2024-2025 OFF-SITE PERIODIC REVIEW REPORT

for

27-01 Jackson Avenue
Long Island City, Queens
NYSDEC Order on Consent No. S241209

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Langan Project No. 170472002

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1.0 Introduction

1.1 General

This Off-Site Periodic Review Report (PRR) was prepared in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved December 12, 2022 Off-Site Site Management Plan (OSMP) and Section 6.3 of NYSDEC Division of Environmental Remediation (DER) Technical Guidance for Site Investigation and Remediation (DER-10), dated May 3, 2010. This report documents quarterly groundwater sampling, well decommissioning, and the annual site inspection performed on April 16, 2025 for the off-site areas within the public right-of-way and sidewalks adjacent to the 27-01 Jackson Avenue site located in the Long Island City neighborhood of Queens, New York (Brownfield Cleanup Program [BCP] Site No. C241209), and subject to the Consent Order (CO) Index No. S241209-08-09 (referred to as the "CO site"). The BCP site was remediated pursuant to the September 17, 2018 Brownfield Cleanup Agreement (BCA), Index No. C241209-08-09, between the NYSDEC and 2701 Jackson Avenue LLC (the Participant) for New York State BCP Site No. C241209. Implementation of the remedy is described in detail in the December 13, 2022 Final Engineering Report (FER) and OSMP. A Certificate of Completion (COC) was issued by the NYSDEC on December 23, 2022.

The BCP site was remediated to meet Track 1 Unrestricted Use (UU) cleanup objectives and is not subject to any future institutional or engineering controls (ICs and ECs). Only the off-site sidewalk areas that adjoin the BCP site to the southeast and southwest are subject to the CO. The intent of the CO is to monitor off-site groundwater conditions following off-site groundwater treatment and on-site dewatering. A site location map is provided as Figure 1 and a site plan is provided as Figure 2. The CO is provided in Appendix A.

This report is organized as follows:

- Periodic Review Report Certification (Section 2) – Summarizes the annual certifications documenting that ICs and ECs were operated, maintained, and monitored in accordance with the OSMP.
- Periodic Review Report –Quarterly Groundwater Monitoring, Well Decommissioning, and Annual Site Inspection (Sections 3, 4 and 5) – Describes the quarterly groundwater monitoring, well decommissioning, and annual site inspection completed during this reporting period, in accordance with the OSMP.
- Recommendations (Section 6) – Summarizes recommendations based on the results of quarterly groundwater monitoring.

- Division of Environmental Remediation Green Remediation Policy (DER-31) (Section 7) – Discusses and evaluates environmental impacts associated with site management activities.

1.2 Site Location and Background

The off-site area within the public right-of-way and sidewalks subject to the CO is an approximately 2,750-square-foot area that spans sections of the Jackson Avenue and 43rd Avenue sidewalks adjoining the BCP site located at 27-01 Jackson Avenue in the Long Island City neighborhood of Queens, New York, identified as Block 432, Lot 21 on the Queens County Tax Map. The BCP site itself is approximately 9,200 square feet and is bound by a multi-story commercial use building and parking lot followed by Hunter Street to the north; vacant land and the Ed Koch Queensboro Bridge on-ramp and upper roadway followed by a multi-story commercial use building to the east; Jackson Avenue followed by a multi-story mixed-use building, a multi-story residential and commercial use building (BCP Site No. C241217), and vacant land and the Ed Koch Queensboro Bridge on-ramp to the south; and 43rd Avenue followed by a multi-story commercial use building to the west. The Metropolitan Transit Authority (MTA) "E" and "M" subway lines are located beneath Jackson Avenue directly south of the BCP site. Prior to redevelopment, the BCP site operated a gas station with petroleum bulk storage and an auto repair shop.

Between July 20, 2021 and March 29, 2022, the BCP site was remediated pursuant to the BCA and amendments. ICs and ECs have been incorporated into the OSMP to control exposure to the remaining contamination beneath the CO site and provide measures for protection of public health and the environment.

2.0 Periodic Review Report Certification

2.1 Institutional Controls

The IC for the site is a CO that is used to 1) require compliance with the Department approved OSMP; and 2) require the remedial party to complete and submit to NYSDEC a periodic certification of ICs in accordance with Part 375-1.8(h). These ICs are:

- Environmental monitoring (i.e., groundwater sampling) must be performed as defined in the OSMP.
- The use of groundwater underlying the CO site is prohibited without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or New York City Department of Health (NYCDOH) to render it safe for use as drinking water or for industrial purposes, and the Participant must first notify and obtain written approval to do so from the NYSDOH or NYCDOH;
- Data and information pertinent to site management must be reported at the frequency and in the manner specified in the OSMP;
- Groundwater monitoring wells must be protected and replaced as necessary to ensure proper functioning in the manner specified in the OSMP;
- Groundwater monitoring may not be discontinued without an amendment or extinguishment of the CO - The CO may be extinguished only by release by the Commissioner of the NYSDEC, or the Commissioner's designee;
- Compliance with the CO by the Participant and the Participant's successors and adherence of all elements of the OSMP is required;
- All future activities that will disturb remaining contaminated groundwater must be conducted in accordance with the OSMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as specified in the OSMP; and
- Participant must provide all persons who undertake responsibility for the implementation of the CO site remedy a complete copy of the OSMP that the NYSDEC approves for the CO site and all NYSDEC-approved amendments to the OSMP.

There have been no changes or actions since the NYSDEC issued the COC that would require modification to the CO. A copy of the CO is included as Appendix A.

2.2 Engineering Control

The EC for the site includes quarterly groundwater monitoring from a monitoring well network comprised of four post-remedy performance monitoring wells (MW-1 through MW-4), two wells located on each sidewalk (Jackson Avenue and 43rd Avenue), to monitor the treatment and reduction of petroleum contaminants in off-site groundwater. As discussed in Sections 3.1 and 3.2, NYSDEC allowed the discontinuation of groundwater monitoring at the post-remedy performance monitoring wells along 43rd Avenue (MW-3 and MW-4) on August 8 and October 13, 2023.

Four quarters of groundwater monitoring have been completed during this reporting period. The monitoring well network was inspected during the annual site inspection on April 16, 2025. Observations and results of the groundwater monitoring are described in Section 3. Monitoring well locations are shown on Figure 3.

2.3 Institutional/Engineering Controls Certificate

The certification period covered by this report is April 30, 2024 to April 30, 2025. OSMP operations, including the annual inspection, were completed in accordance with the requirements of the CO, as certified by the owner and Qualified Environmental Professional (QEP) in the IC/EC Certification Forms. The IC/EC Certification Forms are provided in Appendix B.

3.0 Off-Site Periodic Review Report – Quarterly Groundwater Monitoring, Well Decommissioning, and Annual Site Inspection

In accordance with the OSMP, Langan completed and/or documented the following activities during this reporting period: 1) four quarterly groundwater monitoring events, 2) decommissioning of monitoring well MW-4, and 3) an annual site inspection. These activities are described in the following sections.

3.1 Quarterly Groundwater Monitoring

3.1.1 Groundwater Remedy – Background

An off-site in-situ groundwater treatment program was implemented to treat remaining petroleum-related volatile organic compounds (VOC) beneath the CO site, which were initially identified during the RI. Targeted petroleum-related VOCs included benzene, toluene, ethylbenzene, and xylenes (BTEX), and their breakdown products. Impacted groundwater was treated using an activated carbon solution (PetroFix™) via direct-push injection points located in a rough grid pattern to spread chemicals evenly within the off-site, south- and west-adjoining sidewalks comprising the CO site.

The injection program was carried out by Clean Harbors of Norwell, Massachusetts and Aquifer Drilling and Testing (ADT) of Mineola, New York, under the oversight of Langan, between October 20 and November 11, 2021. Approximately 14,400 pounds of Petrofix® and 720 pounds of electron acceptor blend were applied at depths ranging to 15 to 30 feet below grade surface (bgs) via direct-push drill rig between October 20 and November 11, 2021. Between 664 and 976 pounds of Petrofix® were applied to each point.

Monitoring Well Network Description

During installation of SOE for the BCP site, the four off-site monitoring wells were compromised and subsequently removed. Monitoring wells MW-1 through MW-4 were reinstalled on August 22, 2022 and October 13 and 14, 2022; two monitoring wells were installed on each sidewalk (Jackson Avenue and 43rd Avenue). Beginning in October 2022, monitoring wells MW-1 through MW-4 were sampled on a quarterly basis. Post-injection groundwater monitoring was not conducted between November 2021 and October 2022 due to remediation efforts and active dewatering at the BCP site. Eleven post-injection quarterly sampling events have been completed at the CO site in October 2022, January 2023, April 2023, July 2023, October 2023, January 2024, April 2024, July 2024, October 2024, January 2025, and April 2025.

Monitoring well locations are shown on Figure 3. Results of the baseline monitoring event performed on October 7 and 19, 2021 are summarized in Section 4.6 of the FER.

Between the third and fourth quarter sampling events, monitoring well MW-3 was compromised during utility installation in the 43rd Avenue sidewalk. VOCs were non-detect in MW-3 during the previous three quarters of sampling; therefore, NYSDEC allowed the discontinuation of sampling of MW-3 via email correspondence on August 8, 2023. Based on the results provided in the Fourth Quarter Groundwater Monitoring Report, dated September 15, 2023, VOCs were non-detect in monitoring well MW-4 for four consecutive quarters; therefore, NYSDEC allowed the discontinuation of sampling of MW-4 via email correspondence on October 13, 2023. Copies of NYSDEC correspondence are provided in Appendix C. As discussed in Section 3.2, monitoring well MW-4 was decommissioned in accordance with NYSDEC Commissioner Policy 43 (CP-43) on May 8, 2024.

3.1.2 Post-Remedy Groundwater Sampling and Analysis

In accordance with the OSMP, groundwater monitoring was required on a quarterly basis for a period of two years following the injection program. In correspondence dated September 19, 2024, NYSDEC requested three additional quarters of groundwater monitoring be conducted to further document asymptotic reduction of petroleum-related VOCs in groundwater. The eighth quarterly sampling event was performed in July 2024; the subsequent groundwater monitoring events were performed in October 2024, January 2025, and April 2025. Observations and results from these quarterly events are summarized in quarterly groundwater monitoring reports submitted to NYSDEC for review. A copy of the NYSDEC correspondence requesting additional quarterly groundwater monitoring is provided in Appendix C. Copies of the quarterly groundwater monitoring reports are provided in Appendix D. A summary of the sampling methodology and chemical analysis performed is provided below:

Groundwater Sampling Methodology

Prior to sampling, each monitoring well was visually inspected to confirm there was no evidence of tampering or damage, an initial headspace VOC reading was recorded (in parts per million [ppm]), and the depth to groundwater was measured using a Solinst® oil/water interface probe.

Before sampling, each monitoring well was purged using the low-flow method developed by the United States Environmental Protection Agency (USEPA) ("Low-Flow [Minimal Drawdown] Ground-Water Sampling Procedures," EPA/540/S-95/504, April 1996) and accepted by the NYSDEC. Purging was performed using a peristaltic pump fitted with dedicated tubing at all wells. During purging, the turbidity, pH, temperature, conductivity, oxidation-reduction potential (ORP), and dissolved oxygen (DO) were monitored using a Horiba U-52 water quality meter with a flow-through cell. As a general rule, groundwater was purged until water quality parameters stabilized, after an hour of continuous purging, or after three well volumes of groundwater had been removed from the well. Purged groundwater was containerized in 55-gallon drums during each event.

Groundwater Sampling Chemical Analysis

Monitoring wells were sampled with a peristaltic pump and dedicated tubing immediately following purging. Groundwater samples were collected into laboratory-prepared containers, tightly sealed, uniquely labeled, stored on ice for transport under standard chain-of-custody procedures and analyzed by Pace Analytical (Pace), a New York State Department of Environmental Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-accredited laboratory in Westborough, Massachusetts. One trip blank, one field blank, one duplicate sample, and one matrix spike/matrix spike duplicate (MS/MSD) sample were included for quality assurance/quality control (QA/QC) purposes. All samples were analyzed for Part 375/Target Compound List (TCL) VOCs via United Stated Environmental Protection Agency (USEPA) SW-846 method 8260C.

3.1.3 Groundwater Results

Groundwater sample results were compared to the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Class GA (drinking water) Ambient Water Quality Standards (herein collectively referenced as the NYSDEC SGVs). The following tables summarize groundwater results (provided in micrograms per liter [µg/L]) during the most recent sampling events from each well in comparison to their baseline sample results:

Analyte	NYSDEC SGVs	Sampling Event	Baseline	Quarter 8	Quarter 9	Quarter 10	Quarter 10	Quarter 11	Quarter 11
		Location	MW-1						
		Sample Name	MW01_101921	MW-1_072924	MW-1_102924	MW-1_012425	DUP01_012425	MW-1_041625	DUP01_041625
		Sample Date	10/19/2021	07/29/2024	10/29/2024	01/24/2025	01/24/2025	04/16/2025	04/16/2025
		Unit	Result	Result	Result	Result	Result	Result	Result
VOCs									
1,2,4,5-Tetramethylbenzene	5	ug/l	12	7.4	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene	5	ug/l	11	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	5	ug/l	7.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Benzene	1	ug/l	17	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	5	ug/l	54	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	5	ug/l	10	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	5	ug/l	11	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	10	ug/l	3.4 J	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	5	ug/l	5.6	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	5	ug/l	17	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	5	ug/l	9.1	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	5	ug/l	4.6	0.85 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene	5	ug/l	5.3	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	5	ug/l	20	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

Analyte	NYSDEC SGVs	Sampling Event	Baseline	Quarter 8	Quarter 8	Quarter 9	Quarter 9	Quarter 10	Quarter 11
		Location	MW-2						
		Sample Name	MW02_101921	MW-2_072924	DUP01_072924	MW-2_102924	DUP01_102924	MW-2_012425	MW-2_041625
		Sample Date	10/19/2021	07/29/2024	07/29/2024	10/29/2024	10/29/2024	01/24/2025	04/16/2025
		Unit	Result	Result	Result	Result	Result	Result	Result
VOCs									
1,2,4,5-Tetramethylbenzene	5	ug/l	130	8.5	7	9.6	11	5.7	5
1,2,4-Trimethylbenzene	5	ug/l	1,900	16	15	34	32	37	21
1,3,5-Trimethylbenzene (Mesitylene)	5	ug/l	540	0.79 J	0.72 J	3.8	3.4	4.6	2.3 J
Benzene	1	ug/l	2.1 J	<0.5 U	<0.5 U	0.21 J	0.19 J	<0.5 U	<0.5 U
Ethylbenzene	5	ug/l	890	1.2 J	1.1 J	5.5	4.8	4.9	2.7
Isopropylbenzene (Cumene)	5	ug/l	190	2.4 J	2.1 J	6	5.8	7.1	3.2
M,P-Xylene	5	ug/l	2,300	1.1 J	0.92 J	7.3	5.9	12	5.2
Naphthalene	10	ug/l	460 J	0.96 J	0.87 J	0.77 J	0.91 J	0.99 J	0.92 J
n-Butylbenzene	5	ug/l	25	0.94 J	0.91 J	1 J	1.2 J	0.71 J	<2.5 U
n-Propylbenzene	5	ug/l	370	6.5	6.1	13	13	13	6.2
o-Xylene (1,2-Dimethylbenzene)	5	ug/l	410	<2.5 U	<2.5 U	0.78 J	<2.5 U	1.3 J	<2.5 U
Sec-Butylbenzene	5	ug/l	18 J	0.92 J	0.86 J	1.4 J	1.6 J	1.1 J	0.7 J
Toluene	5	ug/l	130	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	5	ug/l	2,700	1.1 J	0.92 J	8.1 J	5.9	13 J	5.2

Analyte	NYSDEC SGVS	Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 3
		Location	MW-3				
		Sample Name	MW03_100721	MW-3_102122	MW-3_012623	MW-3_042623	DUP01_042623
		Sample Date	10/07/2021	10/21/2022	01/26/2023	04/26/2023	04/26/2023
		Unit	Result	Result	Result	Result	Result
VOCs							
1,2,4,5-Tetramethylbenzene	5	ug/l	2	<2 U	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Benzene	1	ug/l	0.16 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	5	ug/l	4.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	5	ug/l	3.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	10	ug/l	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	**5**	ug/l	**9.4 J**	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

Analyte	NYSDEC SGVS	Sampling Event	Baseline	Baseline	Quarter 1	Quarter 2	Quarter 2	Quarter 3	Quarter 4
		Location	MW-4						
		Sample Name	MW04_100721	GWDUP01_100721	MW-4_102122	MW-4_012623	DUP01_012623	MW-4_042623	MW-4_072723
		Sample Date	10/07/2021	10/07/2021	10/21/2022	01/26/2023	01/26/2023	04/26/2023	07/27/2023
		Unit	Result	Result	Result	Result	Result	Result	Result
VOCs									
1,2,4,5-Tetramethylbenzene	5	ug/l	<2 U	<2.5 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	5	ug/l	<2.5 U	<5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Benzene	1	ug/l	0.17 J	0.2 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	10	ug/l	0.95 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	5	ug/l	0.88 J	0.87 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	5	ug/l	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	5	ug/l	3	3	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

Analytical results from the most recent performance monitoring at each well are summarized as follows:

- MW-1: VOCs were not detected above the NYSDEC SGVs. In comparison to baseline analytical results, total VOC and total BTEX concentrations have decreased by 100%.
- MW-2: 1,2,4-trimethylbenzene, m/p-xylene, n-propylbenzene, and total xylenes were detected above the NYSDEC SGVs. In comparison to baseline analytical results, total VOC and total BTEX concentrations have decreased by 99.2% and 99.8%, respectively.
- MW-3: VOCs were not detected above the NYSDEC SGVs.
- MW-4: VOCs were not detected above the NYSDEC SGVs.

As discussed in Section 3.1.1, VOCs were non-detect in monitoring wells MW-3 and MW-4 for three and four quarters of sampling, respectively. Four VOCs were detected above the NYSDEC SGVs in monitoring well MW-2 during the eleventh quarterly monitoring event (April 2025); VOCs were non-detect in monitoring well MW-1. Total VOC concentrations have decreased by 100% (MW-1) and 99.2% (MW-2), and total BTEX concentrations have decreased by 100% (MW-1) and 99.8% (MW-2) when compared to baseline concentrations. In comparison to the tenth quarterly sampling event, analyte concentrations detected above the NYSDEC SGVs in MW-2 are generally within the same order of magnitude or one order of magnitude lower. Overall, target petroleum

VOC concentrations have been reduced by one to three orders of magnitude relative to baseline concentrations. Based on the post-remedy sampling results and trends, the off-site remedy appears to have been effective; further significant decline of contaminant of concern concentrations in the near term is not anticipated.

Analytical data is presented in Table 1 and shown on Figure 4. Result trends for each monitoring well are shown on Figure 5.

3.2 Well Decommissioning

As discussed in Section 3.2.1, NYSDEC allowed the discontinuation of groundwater monitoring at post-remedy performance monitoring well MW-3 and MW-4 (along 43rd Avenue) on August 8 and October 13, 2023. On May 8, 2024, Langan documented the decommissioning of the MW-4 in accordance with NYSDEC Commissioner Policy 43 (CP-43); MW-3 was compromised during construction and could not be decommissioned. The monitoring well was grouted in-place with bentonite and Portland cement from a depth of about 24 feet bgs to surface grade. The well was decommissioned by Lakewood Environmental Services Corp. of Smithtown, New York under the oversight of a Langan field staff. A well decommissioning log is provided in Appendix E. Photo documentation for the well decommissioning activities is provided in Appendix F. Well locations are shown on Figure 3.

3.3 Site Inspection

In accordance with the OSMP, Langan conducted an annual inspection on April 16, 2025 to document the following:

- Compliance with all ICs, including site usage
- General site conditions at the time of the inspection
- The site management activities being conducted
- If these controls continue to be protective of human health and the environment
- Compliance with requirements of this OSMP and the CO

The site was in compliance with the OSMP and CO during this reporting period. A photograph log showing site conditions during the annual site inspection is included as Appendix F. A completed site inspection form is included as Appendix G.

4.0 Compliance with OSMP

Specific OSMP measures are described in the following sections.

4.1 Construction Health and Safety Plan

The quarterly groundwater monitoring events, well decommissioning, and annual site inspection were performed in compliance with the site-specific Construction Health and Safety Plan (CHASP) and applicable laws and regulations. The health and safety program manager for Langan was William Bohrer, PG.

4.2 Deviations from the Site Management Plan

The ICs have remained fully in place at the site for the April 30, 2024 to April 30, 2025 reporting period and remain effective. There were no IC deviations during the reporting period.

5.0 OSMP Operation Description

The following sections describe OSMP operations performed during this reporting period.

5.1 Site Controls

5.1.1 Reporting

Langan performed the annual site inspection. Observations were recorded in a field book that included a project number and a summary of locations where inspection was performed. A photograph log documenting the annual inspection is provided in Appendix F.

Groundwater monitoring reports were provided to NYSDEC on a quarterly basis and are appended to this Off-Site PRR as Appendix D.

5.2 Transport and Off-Site Disposal

One 55-gallon drum containing drill cuttings from the October 2022 monitoring well installation and one 55-gallon drum containing non-hazardous purged groundwater generated during the reporting period were staged on-site pending disposal to a facility permitted to receive the non-hazardous waste. On May 5, 2025, the 55-gallon drums were transported for off-site disposal by AARCO Environmental Services Inc. (AARCO) of Lindenhurst, New York to the Dale Transfer Corp. facility in West Babylon, New York (an NYSDEC-permitted facility). Drum disposal documentation is provided in Appendix H.

6.0 Recommendations

6.1 Amendments to the Frequency of Off-Site PRR Submissions

VOCs were not detected above the NYSDEC SGVs in MW-1 during the last two quarterly monitoring events, and in comparison to baseline results, total VOC and total BTEX concentrations have decreased in MW-2 by 99.2% and 99.8%, respectively. As requested by NYSDEC in correspondence dated September 19, 2024 (Appendix C), three additional quarters of groundwater monitoring were conducted by Langan upon completion of the two-year quarterly monitoring program outlined in the OSMP. Based on a review of the overall analytical data generated over the course of the eleven quarterly monitoring events, it appears that the remedy was effective in demonstrating a bulk reduction of targeted petroleum-related VOCs. As evidenced by the three additional quarters, asymptotic reduction of VOC concentrations in MW-1 and MW-2 appear to have been achieved, and further decline of contaminant of concern concentrations is not anticipated. Therefore, Langan is requesting to discontinue groundwater monitoring and extinguish the off-site CO.

6.2 Proposed Discontinuation of OSMP

Based on the overall results of the groundwater monitoring program, Langan proposes discontinuation of OSMP obligations at the site, and subsequent extinguishment of the CO and OSMP.

7.0 Division of Environmental Remediation Green Remediation Evaluation

The NYSDEC DER Green Remediation Policy (DER-31) requires that green remediation concepts and techniques be considered during all stages of the remedial program, including site management, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology. A summary of green remediation metrics for site management during the reporting period is included in Appendix G. Goals for the project to incorporate green remediation principles and techniques during the next reporting period include use of public transit by personnel when possible during annual site inspections.

Langan will continue to evaluate green remediation concepts and techniques for inclusion in site management, as applicable.

8.0 Certification

For each institutional or engineering control identified for the site, I certify that all of the following statements are true:

- *The inspection of the CO site to confirm the effectiveness of the ICs required by the remedial program was performed under my direction;*
- *The ICs employed at this site is unchanged from the date the control was put in place, or last approved by the Department;*
- *Nothing has occurred that would impair the ability of the control to protect the public health and environment;*
- *Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;*
- *Access to the CO site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;*
- *Use of the CO site is compliant with the CO;*
- *To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the CO site remedial program and generally accepted engineering practices; and*
- *No new information has come to my attention, including groundwater monitoring data from wells located at the CO site boundary, if any, to indicate that the assumptions made in the qualitative exposure assessment of off-site contamination are no longer valid; and*
- *The information presented in this report is accurate and complete.*

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Brian Gochenaur, QEP, of Langan, Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., have been authorized and designated by the site owner to sign this certification for the site.

Brian Gochenaur _____ QEP

07/01/2025 _____DATE

TABLES

Table 1
Periodic Review Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Analyte	CAS Number	NYSDEC SGVs	Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 4	Quarter 5	Quarter 5	Quarter 6	Quarter 7	Quarter 7	Quarter 8	Quarter 9	Quarter 10	Quarter 10	Quarter 11	Quarter 11
			Location	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1
			Depth to Groundwater (feet bgs)	16.82	17.50	15.60	18.45	13.75	13.75	10.95	10.95	13.31	11.69	11.69	14.50	17.30	18.50	18.50	15.30	15.30
			Sample Name	MW01_101921	MW-1_102122	MW-1_012623	MW-1_042623	MW-1_072723	DUP01_072723	MW-1_102323	DUP01_102323	MW-1_013124	MW-1_042524	DUP01_042524	MW-1_072924	MW-1_102924	MW-1_012425	DUP01_012425	MW-1_041625	DUP01_041625
			Sample Date	10/19/2021	10/21/2022	01/26/2023	04/26/2023	07/27/2023	07/27/2023	10/23/2023	10/23/2023	01/31/2024	04/25/2024	04/25/2024	07/29/2024	10/29/2024	01/24/2025	01/24/2025	04/16/2025	04/16/2025
			Unit	Result	Result	Result	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	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	**12**	1.9 J	**8.9**	1.7 J	<2 U	<2 U	**7.6**	**8.4**	**8**	**11**	**11**	**7.4**	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	**11**	0.77 J	0.74 J	<2.5 U	<2.5 U	<2.5 U	**7.2**	**7.5**	<2.5 U	2.6	2.6	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	**7.8**	4	1.7 J	<2.5 U	<2.5 U	<2.5 U	**5.3**	**5.6**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	26	4	4.9	1.7 J	<2 U	<2 U	1.6 J	1.7 J	3.9	3.5	3.5	2.3	<2 U	<2 U	<2 U	<2 U	<2 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	6.1	1.5 J	1.4 J	<2 U	<2 U	<2 U	4	4.3	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Acetone	67-64-1	**50**	ug/l	4.5 J	25	<5 U	<5 U	2.5 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 U	1.7 J	<5 U	<5 U
Acrylonitrile	107-13-1	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	**17**	<0.5 U	0.22 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromobenzene	108-86-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	1.2 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroform	67-66-3	7	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	1.4 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Ethylbenzene	100-41-4	**5**	ug/l	**54**	<2.5 U	**5.4**	<2.5 U	<2.5 U	<2.5 U	4.7	5	1.9 J	1.5 J	1.5 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	**5**	ug/l	**10**	<2.5 U	**9.1**	<2.5 U	<2.5 U	<2.5 U	3.9	4.2	**5.6**	2.1 J	2.1 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	179601-23-1	**5**	ug/l	**11**	1.3 J	0.88 J	<2.5 U	<2.5 U	<2.5 U	3.7	4	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<5 U	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	91-20-3	**10**	ug/l	3.4 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	2.2 J	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	104-51-8	**5**	ug/l	**5.6**	<2.5 U	2.2 J	<2.5 U	<2.5 U	<2.5 U	1.4 J	1.6 J	1.7 J	0.87 J	0.81 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	103-65-1	**5**	ug/l	**17**	<2.5 U	**11**	<2.5 U	<2.5 U	<2.5 U	**7.1**	**7.7**	**5.7**	1.5 J	1.6 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	**9.1**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.98 J	1 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	135-98-8	**5**	ug/l	4.6	<2.5 U	2.7	0.87 J	<2.5 U	<2.5 U	0.9 J	1 J	1.9 J	1.2 J	1.1 J	0.85 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Styrene	100-42-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.21 J	<2.5 U	<2.5 U	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	**5.3**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	**20**	1.3 J	0.88 J	<2.5 U	<2.5 U	<2.5 U	4.7 J	5 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U

Table 1
Periodic Review Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Analyte	CAS Number	NYSDEC SGVs	Sampling Event	Baseline	Quarter 1	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 5	Quarter 6	Quarter 6	Quarter 7	Quarter 8	Quarter 8	Quarter 9	Quarter 9	Quarter 10	Quarter 11
			Location	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2
			Depth to Groundwater (feet bgs)	14.41	14.50	14.50	14.81	15.94	13.75	11.51	12.21	12.21	12.30	12.42	12.42	14.18	14.18	14.01	13.85
			Sample Name	MW02_101921	MW-2_102022	DUP01_102022	MW-2_012623	MW-2_042623	MW-2_072723	MW-2_102323	MW-2_013124	DUP01_013124	MW-2_042524	MW-2_072924	DUP01_072924	MW-2_102924	DUP01_102924	MW-2_012425	MW-2_041625
			Sample Date	10/19/2021	10/20/2022	10/20/2022	01/26/2023	04/26/2023	07/27/2023	10/23/2023	01/31/2024	01/31/2024	04/25/2024	07/29/2024	07/29/2024	10/29/2024	10/29/2024	01/24/2025	04/16/2025
			Unit	Result	Result	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	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	**130**	1.4 J	4.2 J	<2 U	<2 U	2.6	**6.2**	**6.1 J**	1.3 J	**28**	**8.5**	**7**	**9.6**	**11**	**5.7**	5
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	**1,900**	**10 J**	**34 J**	**12**	**15**	**80**	**37**	**110 J**	**52 J**	**97**	**16**	**15**	**34**	**32**	**37**	**21**
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<2.0 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<10 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	**540**	3.5 J	**8 J**	2.5	2.4 J	**11**	2.5	**11 J**	**6.9 J**	3.2	0.79 J	0.72 J	3.8	3.4	4.6	2.3 J
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	270	<2 U	0.72 J	1.4 J	0.85 J	1.4 J	0.91 J	2.5	1.1 J	7	1.3 J	1.2 J	2.1	2.2	1.5 J	3.3
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<2,500 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 UJ	<250 UJ	<250 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	800	7.4 J	15 J	6.2	9.7	44	13	51 J	30 J	38	5.6	5.3	16	15	18	7.4
Acetone	67-64-1	**50**	ug/l	<50 U	**56**	**63**	4.4 J	12 J	37	3.8 J	<5 UJ	19 J	12	21 J	27 J	12	10	19	9.3
Acrylonitrile	107-13-1	5	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	**2.1 J**	0.69	0.35 J	0.51	0.82	0.6	<0.5 U	0.18 J	0.31 J	<0.5 U	<0.5 U	<0.5 U	0.21 J	0.19 J	<0.5 U	<0.5 U
Bromobenzene	108-86-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<20 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.3 J	2.6 J	0.85 J	1.2 J	1.1 J	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U	<2.5 U
Chloroform	67-66-3	7	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	<2.5 U	<2.5 U	0.7 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.2 J	<2.5 U	2 J	<2.5 U	<2.5 U	0.76 J	0.86 J	0.71 J	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U	<2.5 U
Ethylbenzene	100-41-4	**5**	ug/l	**890**	**5.9**	4	**5.8**	**11**	**41**	3.2	**16**	**19**	**6.3**	1.2 J	1.1 J	**5.5**	4.8	4.9	2.7
Hexachlorobutadiene	87-68-3	0.5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	**5**	ug/l	**190**	3	3.5	3.2	**5.2**	**22**	**8.3**	**26 J**	**18 J**	**17**	2.4 J	2.1 J	**6**	**5.8**	**7.1**	3.2
M,P-Xylene	179601-23-1	**5**	ug/l	**2,300**	**16**	**14**	**12**	**19**	**70**	2.3 J	**32**	**36**	2 J	1.1 J	0.92 J	**7.3**	**5.9**	**12**	**5.2**
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<50 U	<5 UJ	21 J	<5 U	<5 U	27	<5 U	<5 UJ	13 J	<5 U	4.6 J	4.7 J	<5 U	<5 U	<5 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<50 U	1.5 J	<5 U	<5 U	1.7 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<25 U	1 J	<2.5 U	0.92 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.79 J	<2.5 U	<2.5 U	<2.5 U	1.1 J	0.88 J	<2.5 U	<2.5 U
Naphthalene	91-20-3	**10**	ug/l	**460 J**	<2.5 U	3	<2.5 U	<2.5 U	1.4 J	<2.5 U	1.6 J	0.86 J	1 J	0.96 J	0.87 J	0.77 J	0.91 J	0.99 J	0.92 J
n-Butylbenzene	104-51-8	**5**	ug/l	**25**	<2.5 U	0.93 J	<2.5 U	<2.5 U	0.7 J	<2.5 U	1.4 J	<2.5 U	3.2	0.94 J	0.91 J	1 J	1.2 J	0.71 J	<2.5 U
n-Propylbenzene	103-65-1	**5**	ug/l	**370**	2.8 J	**5.7 J**	2.7	4.5	**23**	**9.5**	**37 J**	**19 J**	**40**	**6.5**	**6.1**	**13**	**13**	**13**	**6.2**
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	**410**	2 J	1.9 J	1.5 J	2.1 J	**7.5**	<2.5 U	3.7	4.2	<2.5 U	<2.5 U	<2.5 U	0.78 J	<2.5 U	1.3 J	<2.5 U
Sec-Butylbenzene	135-98-8	**5**	ug/l	**18 J**	<2.5 U	0.83 J	<2.5 U	<2.5 U	0.93 J	0.84 J	1.9 J	<2.5 U	3.5	0.92 J	0.86 J	1.4 J	1.6 J	1.1 J	0.7 J
Styrene	100-42-5	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	**130**	0.7 J	1 J	<2.5 U	0.79 J	1.2 J	<2.5 U	<2.5 U	0.74 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	**2,700**	**18 J**	**16 J**	**14 J**	**21 J**	**78**	2.3 J	**36**	**40**	2 J	1.1 J	0.92 J	**8.1 J**	**5.9**	**13 J**	**5.2**
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<10 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U

Table 1
Periodic Review Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Analyte	CAS Number	NYSDEC SGVs	Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 3	Baseline	Baseline	Quarter 1	Quarter 2	Quarter 2	Quarter 3	Quarter 4
			Location	MW-3	MW-3	MW-3	MW-3	MW-3	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4
			Depth to Groundwater (feet bgs)	-	14.80	15.1	16.12	16.12	-	-	14.90	14.70	14.70	16.18	14.08
			Sample Name	MW03_100721	MW-3_102122	MW-3_012623	MW-3_042623	DUP01_042623	MW04_100721	GWDUP01_100721	MW-4_102122	MW-4_012623	DUP01_012623	MW-4_042623	MW-4_072723
			Sample Date	10/07/2021	10/21/2022	01/26/2023	04/26/2023	04/26/2023	10/07/2021	10/07/2021	10/21/2022	01/26/2023	01/26/2023	04/26/2023	07/27/2023
			Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds															
1,1,1,2-Tetrachloroethane	630-20-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	2	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	2.1 J	<2 U	<2 U	<2 U	<2 U	5.3	5.3 J	<2 U	<2 U	<2 U	<2 U	<2 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<250 UJ	<250 U	<250 U	<250 U	<250 U	<250 UJ	<250 UJ	<250 U	<250 U	<250 U	<250 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	0.9 J	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Acetone	67-64-1	**50**	ug/l	2.9 J	1.8 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Acrylonitrile	107-13-1	5	ug/l	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	0.16 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	0.17 J	0.2 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromobenzene	108-86-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroform	67-66-3	7	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Ethylbenzene	100-41-4	**5**	ug/l	4.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	**5**	ug/l	3.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	179601-23-1	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<5 U	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 U	<5 U	<5 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	91-20-3	**10**	ug/l	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.95 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	104-51-8	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.88 J	0.87 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	103-65-1	**5**	ug/l	**9.4 J**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	135-98-8	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	3	3	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Styrene	100-42-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U

Table 1
Periodic Review Report
Groundwater Sample Analytical Results

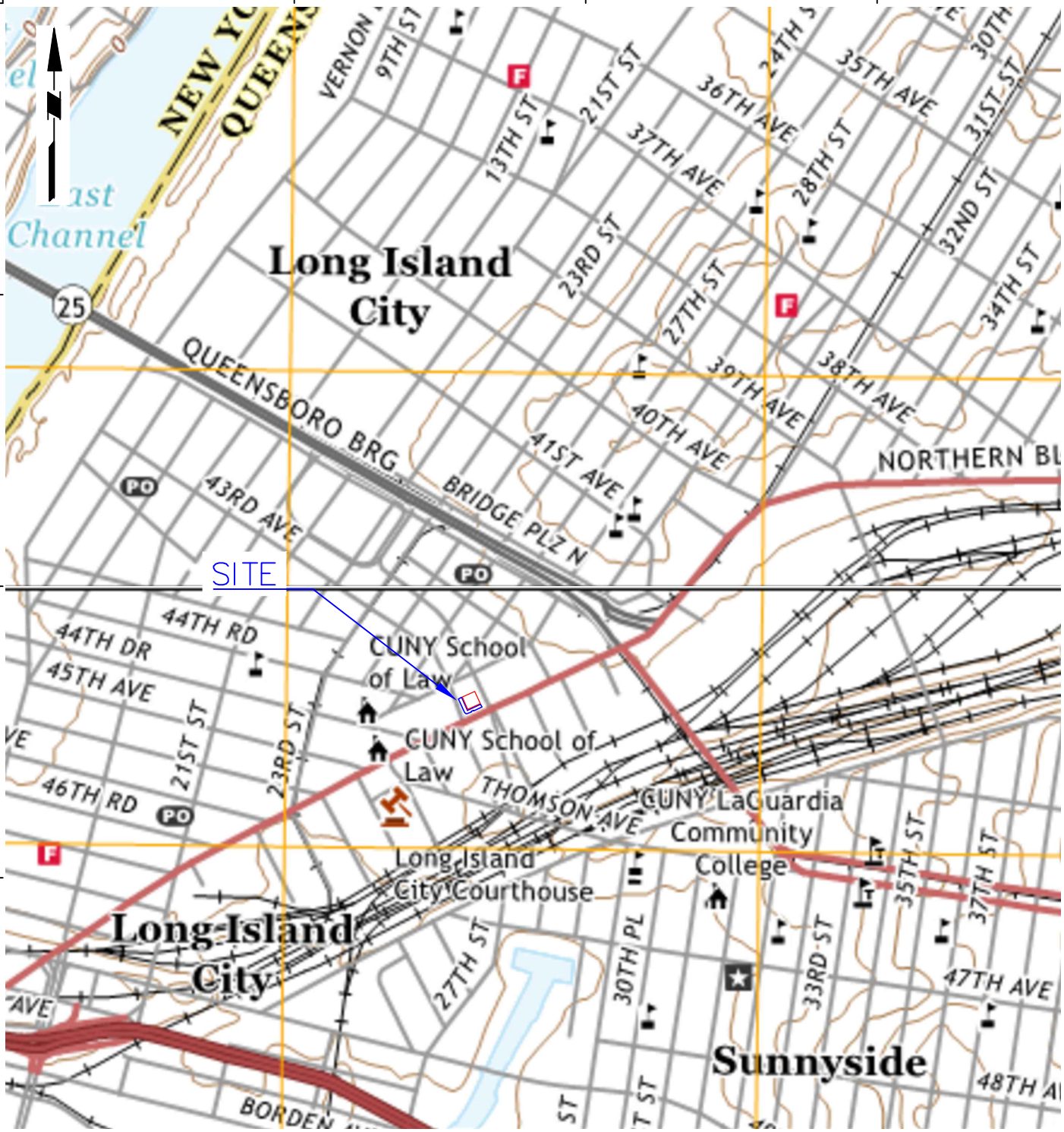
27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Notes:
CAS - Chemical Abstract Service
bgs - below grade surface
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:
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

FIGURES



LEGEND

APPROXIMATE SITE BOUNDARY

APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209

1000 0 500 1000

SCALE: 1 INCH = 1000 FEET

NOTE: BASE MAP IS REFERENCED FROM THE UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5 MINUTE SERIES CENTRAL PARK AND BROOKLYN QUADRANGLE MAPS, DATED 2019.

LANGAN

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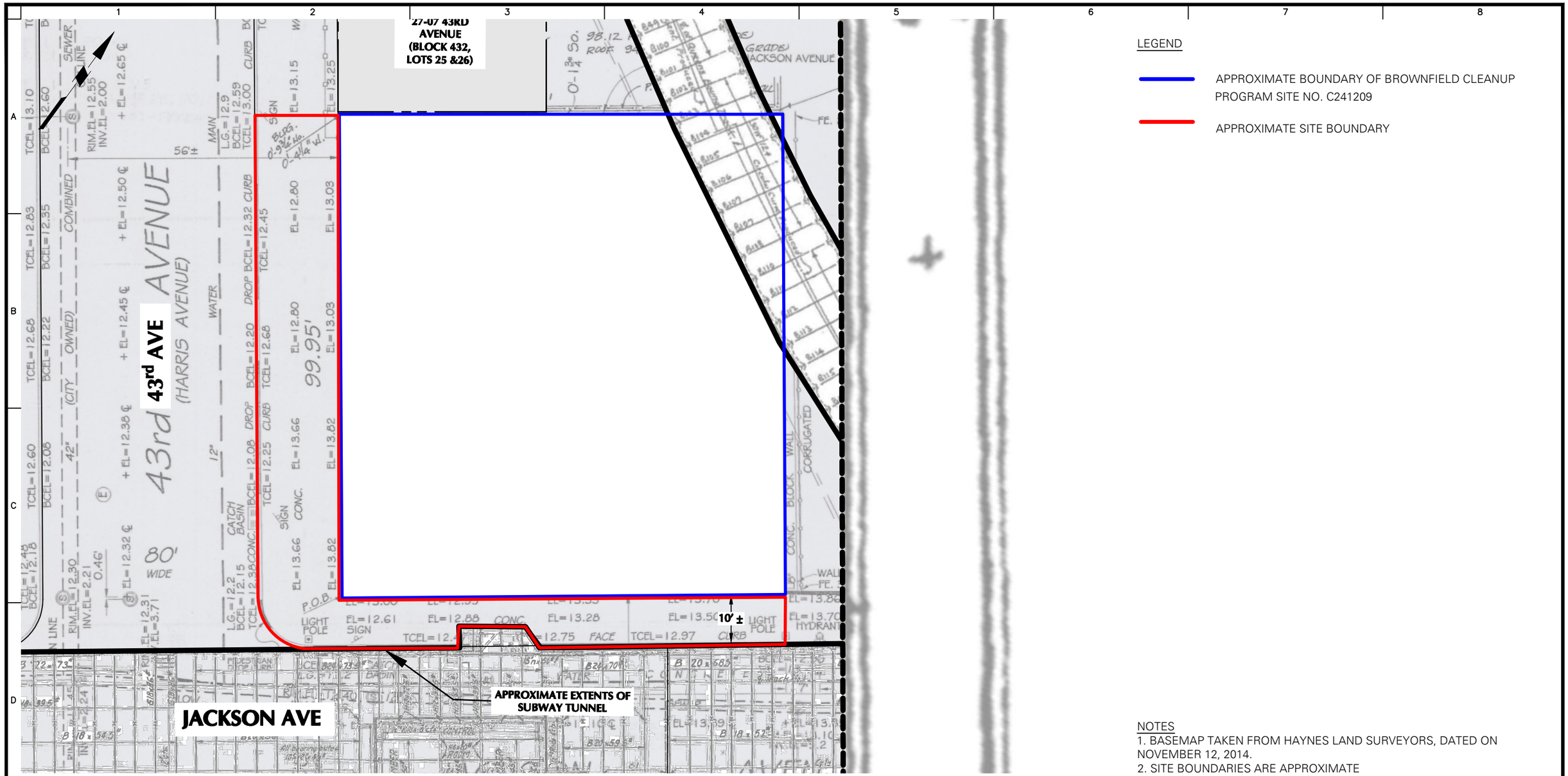
Project	27-01 JACKSON AVENUE BLOCK No. 4321, LOT No. 21 QUEENS NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170472002
Date	06/01/2022
Drawn By	LH
Checked By	KS
Figure No.	1

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\SMP\Figure 1 - Site Location Map.dwg Date: 6/1/2022 Time: 16:11 User: lhaley Style Table: Langan.stb Layout: F1 - SITE LCO MAP



LEGEND

- APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209
- APPROXIMATE SITE BOUNDARY

NOTES

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED ON NOVEMBER 12, 2014.
2. SITE BOUNDARIES ARE APPROXIMATE

20 0 10 20

SCALE IN 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, TO ALTER THIS ITEM IN ANY WAY.

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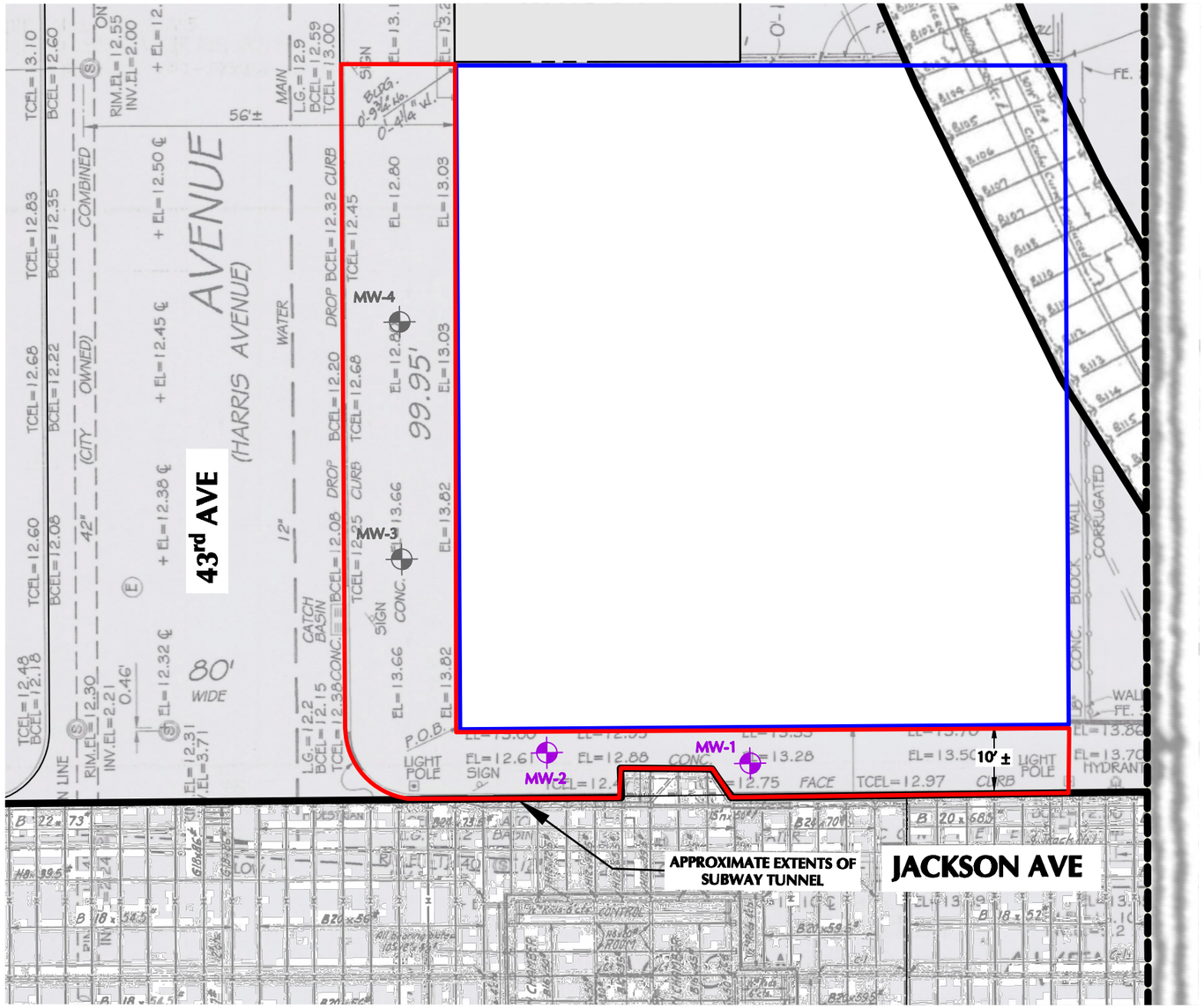
Project	27-01 JACKSON AVENUE BLOCK No. 432 LOT No. 21 QUEENS NEW YORK
Figure Title	SITE LAYOUT PLAN
Project No.	170472002
Date	07/06/2022
Drawn By	LH
Checked By	KS
Figure No.	2

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\SMP\Figure 2 - Site Layout Plan.dwg Date: 7/6/2022 Time: 13:44 User: eseery Style Table: Langan.stb Layout: ANSIB-BL



LEGEND

- APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209
- APPROXIMATE SITE BOUNDARY
- MW-3 — FORMER MONITORING WELL LOCATION
- MW-1 — MONITORING WELL LOCATION

NOTES

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED ON NOVEMBER 12, 2014.
2. ALL LOCATIONS ARE APPROXIMATE.
3. THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) ALLOWED THE DISCONTINUATION OF GROUNDWATER SAMPLING AT MONITORING WELLS MW-3 AND MW-4 VIA EMAIL CORRESPONDENCE ON AUGUST 8 AND OCTOBER 13, 2023. THE WELLS WERE DECOMMISSIONED ON MAY 8, 2024 IN ACCORDANCE WITH NYSDEC COMMISSIONER POLICY 43 (CP-43).

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, TO ALTER THIS ITEM IN ANY WAY.

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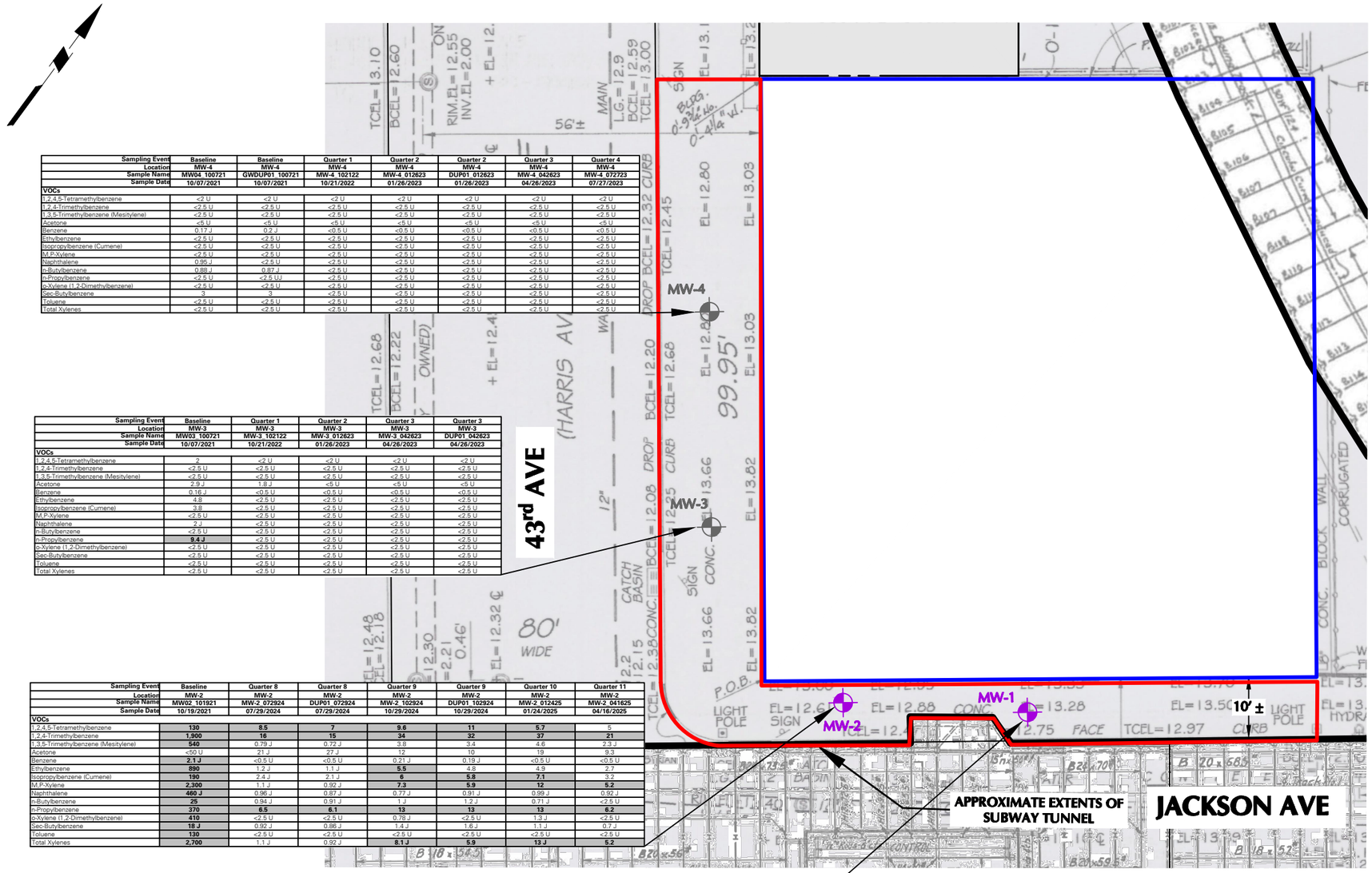
Project	27-01 JACKSON AVENUE BLOCK No. 432 LOT No. 21 QUEENS NEW YORK
Figure Title	MONITORING WELL LOCATION PLAN
Project No.	170472002
Date	05/27/2025
Drawn By	LH
Checked By	KS
Figure No.	3

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\PRR\Figure 3 - Monitoring Well Location Plan.dwg Date: 5/27/2025 Time: 13:16 User: lhaley Style Table: Langan.stb Layout: ANSIB-BL (2)



Sampling Event	Baseline	Baseline	Quarter 1	Quarter 2	Quarter 2	Quarter 3	Quarter 4
Location	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4
Sample Name	MW04_100721	GWDUP01_100721	MW-4_102122	MW-4_012623	DUP01_012623	MW-4_042623	MW-4_072723
Sample Date	10/07/2021	10/07/2021	10/21/2022	01/26/2023	01/26/2023	04/26/2023	07/27/2023
VOCs							
1,2,4,5-Tetramethylbenzene	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Acetone	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	0.17 J	0.2 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	0.95 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	0.88 J	0.87 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	3	3	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 3
Location	MW-3	MW-3	MW-3	MW-3	MW-3
Sample Name	MW03_100721	MW-3_102122	MW-3_012623	MW-3_042623	DUP01_042623
Sample Date	10/07/2021	10/21/2022	01/26/2023	04/26/2023	04/26/2023
VOCs					
1,2,4,5-Tetramethylbenzene	2	<2 U	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Acetone	2.9 J	1.8 J	<5 U	<5 U	<5 U
Benzene	0.16 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	4.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	3.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	**9.4 J**	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

Sampling Event	Baseline	Quarter 8	Quarter 8	Quarter 9	Quarter 9	Quarter 10	Quarter 11
Location	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2
Sample Name	MW02_101921	MW-2_072924	DUP01_072924	MW-2_102924	DUP01_102924	MW-2_012425	MW-2_041625
Sample Date	10/19/2021	07/29/2024	07/29/2024	10/29/2024	10/29/2024	01/24/2025	04/16/2025
VOCs							
1,2,4,5-Tetramethylbenzene	**130**	**8.5**	**7**	**9.6**	**11**	**5.7**	5
1,2,4-Trimethylbenzene	**1,900**	**16**	**15**	**34**	**32**	**37**	**21**
1,3,5-Trimethylbenzene (Mesitylene)	**540**	0.79 J	0.72 J	3.8	3.4	4.6	2.3 J
Acetone	<50 U	21 J	27 J	12	10	19	9.3
Benzene	**2.1 J**	<0.5 U	<0.5 U	0.21 J	0.19 J	<0.5 U	<0.5 U
Ethylbenzene	**890**	1.2 J	1.1 J	**5.5**	4.8	4.9	2.7
Isopropylbenzene (Cumene)	**190**	2.4 J	2.1 J	**6**	**5.8**	**7.1**	3.2
M,P-Xylene	**2,300**	1.1 J	0.92 J	**7.3**	**5.9**	**12**	**5.2**
Naphthalene	**460 J**	0.96 J	0.87 J	0.77 J	0.91 J	0.99 J	0.92 J
n-Butylbenzene	**25**	0.94 J	0.91 J	1 J	1.2 J	0.71 J	<2.5 U
n-Propylbenzene	**370**	**6.5**	**6.1**	**13**	**13**	**13**	**6.2**
o-Xylene (1,2-Dimethylbenzene)	**410**	<2.5 U	<2.5 U	0.78 J	<2.5 U	1.3 J	<2.5 U
Sec-Butylbenzene	**18 J**	0.92 J	0.86 J	1.4 J	1.6 J	1.1 J	0.7 J
Toluene	**130**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	**2,700**	1.1 J	0.92 J	**8.1 J**	**5.9**	**13 J**	**5.2**

Sampling Event	Baseline	Quarter 8	Quarter 9	Quarter 10	Quarter 10	Quarter 11	Quarter 11
Location	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1
Sample Name	MW01_101921	MW-1_072924	MW-1_102924	MW-1_012425	DUP01_012425	MW-1_041625	DUP01_041625
Sample Date	10/19/2021	07/29/2024	10/29/2024	01/24/2025	01/24/2025	04/16/2025	04/16/2025
VOCs							
1,2,4,5-Tetramethylbenzene	**12**	**7.4**	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene	**11**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	**7.8**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Acetone	4.5 J	<5 U	<5 U	<5 U	1.7 J	<5 U	<5 U
Benzene	**17**	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	**54**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	**10**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	**11**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	3.4 J	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	**5.6**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	**17**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	**9.1**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	4.6	0.85 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene	**5.3**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	**20**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

LEGEND

- APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209
- APPROXIMATE SITE BOUNDARY
- MW-3 — FORMER MONITORING WELL LOCATION
- MW-1 — MONITORING WELL LOCATION

Analyte	NYSDEC SGVs
VOCs	
1,2,4,5-Tetramethylbenzene	5
1,2,4-Trimethylbenzene	5
1,3,5-Trimethylbenzene (Mesitylene)	5
Acetone	50
Benzene	1
Ethylbenzene	5
Isopropylbenzene (Cumene)	5
M,P-Xylene	5
Naphthalene	10
n-Butylbenzene	5
n-Propylbenzene	5
o-Xylene (1,2-Dimethylbenzene)	5
Sec-Butylbenzene	5
Toluene	5
Total Xylenes	5

NOTES

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED ON NOVEMBER 12, 2014.
2. ALL LOCATIONS ARE APPROXIMATE.
3. THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) ALLOWED THE DISCONTINUATION OF GROUNDWATER SAMPLING AT MONITORING WELLS MW-3 AND MW-4 VIA EMAIL CORRESPONDENCE ON AUGUST 8 AND OCTOBER 13, 2023. THE WELLS WERE DECOMMISSIONED ON MAY 8, 2024 IN ACCORDANCE WITH NYSDEC COMMISSIONER POLICY 43 (CP-43).
4. GROUNDWATER RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1 AMBIENT WATER QUALITY STANDARDS AND GUIDANCE VALUES (SGVs) FOR CLASS GA GROUNDWATER.
5. THIS FIGURE COMPARES BASELINE ANALYTICAL DATA TO THE FOUR MOST RECENT QUARTERS OF ANALYTICAL DATA FOR EACH WELL. ALL ANALYTICAL DATA FROM THE BASELINE AND QUARTERLY SAMPLING EVENTS ARE PROVIDED IN THE QUARTERLY GROUNDWATER MONITORING REPORT TABLES.
6. ONLY COMPOUNDS EXCEEDING COMPARISON CRITERIA ARE SHOWN.
7. RESULTS ABOVE NYSDEC SGVs ARE SHADED AND BOLDED.
8. RESULTS ARE SHOWN IN MICROGRAMS PER LITER (µg/L).
9. J= THE ANALYTE WAS DETECTED ABOVE THE METHOD DETECTION LIMIT, BUT BELOW THE REPORTING LIMIT (RL); THE RESULT IS AN ESTIMATED CONCENTRATION.
10. U = THE ANALYTE WAS ANALYZED FOR, BUT NOT DETECTED AT A LEVEL GREATER THAN OR EQUAL TO THE RL; THE VALUE SHOWN IN THE TABLE IS THE RL.

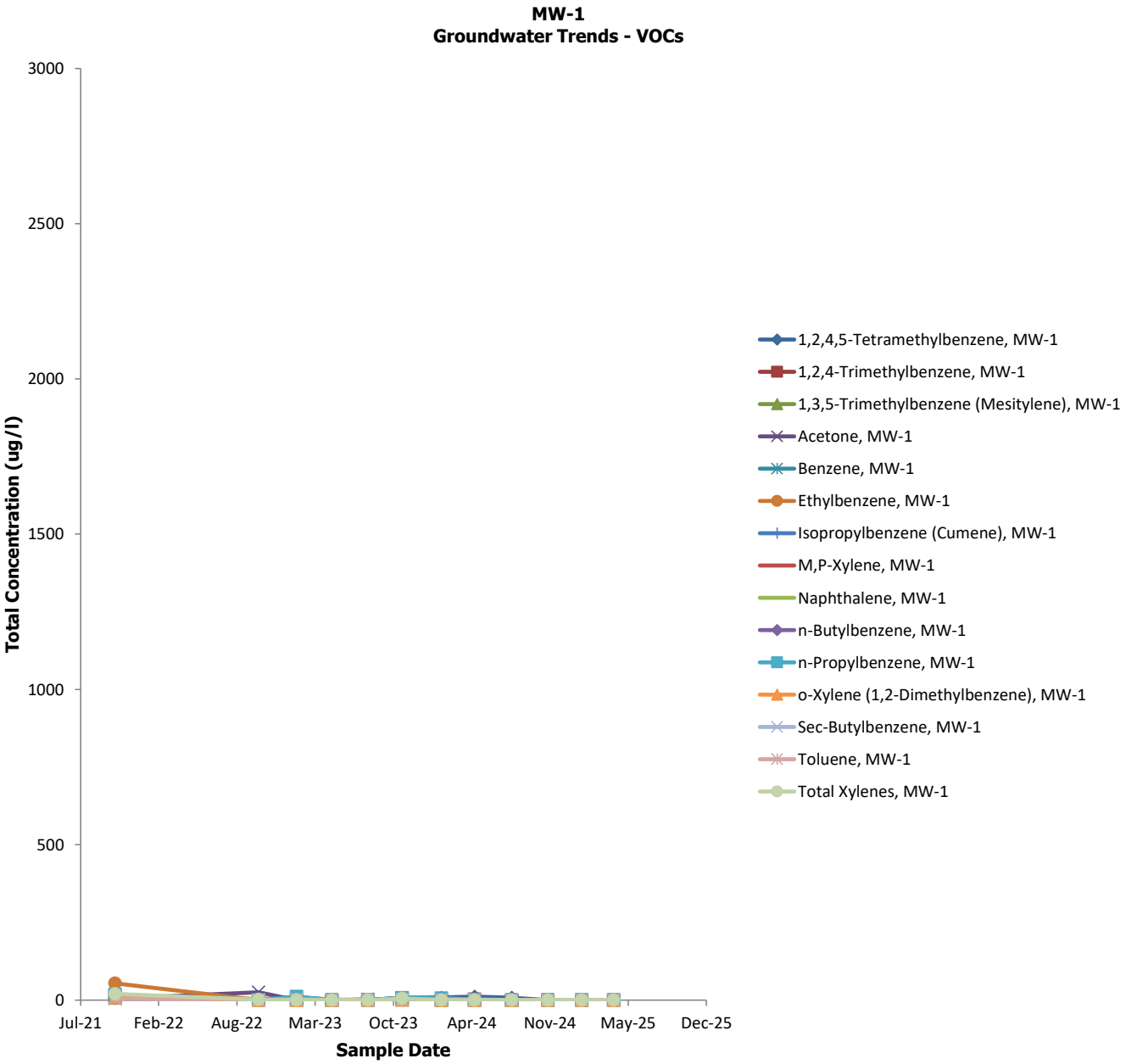
WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

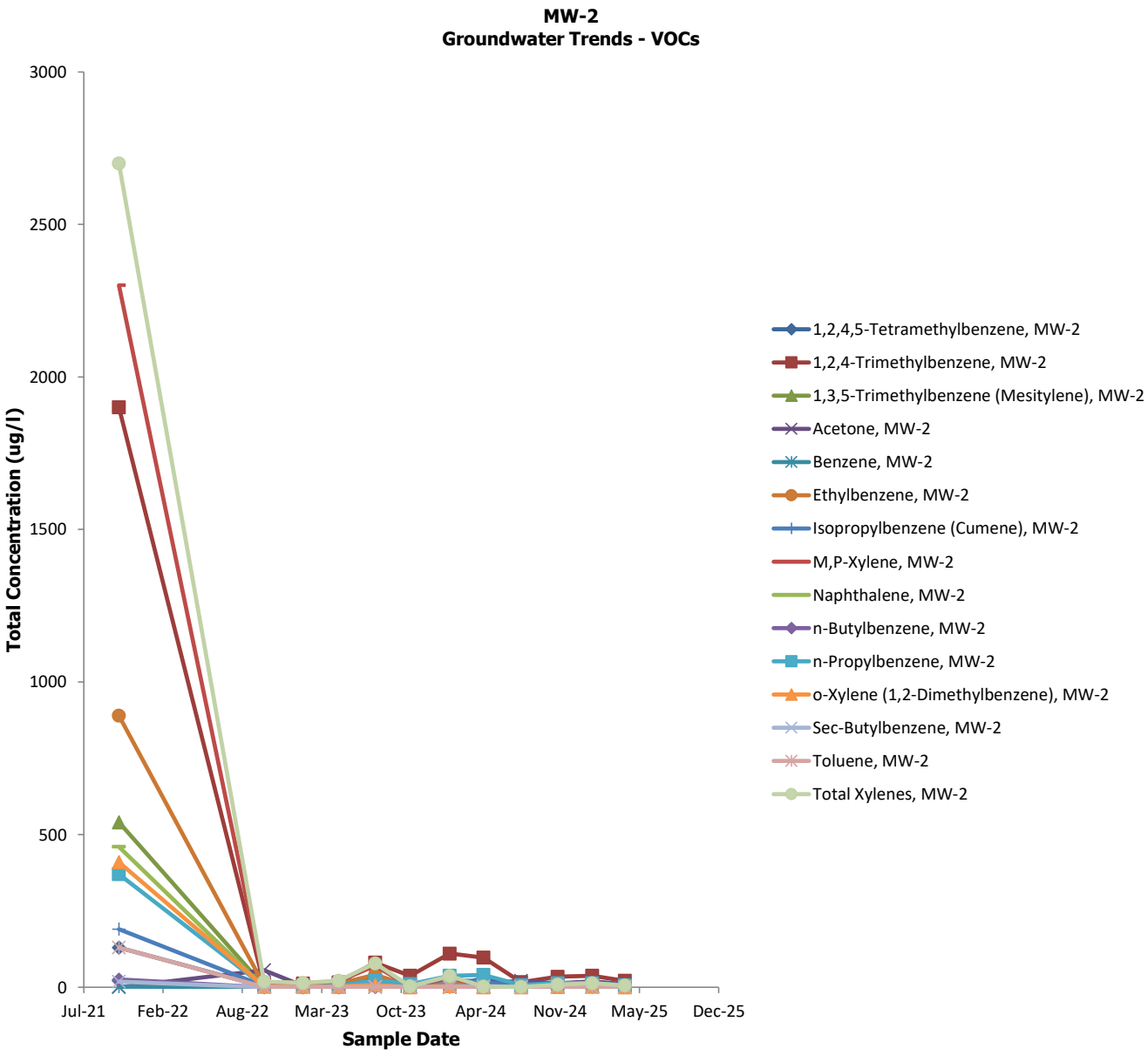
20 0 10 20
SCALE IN FEET

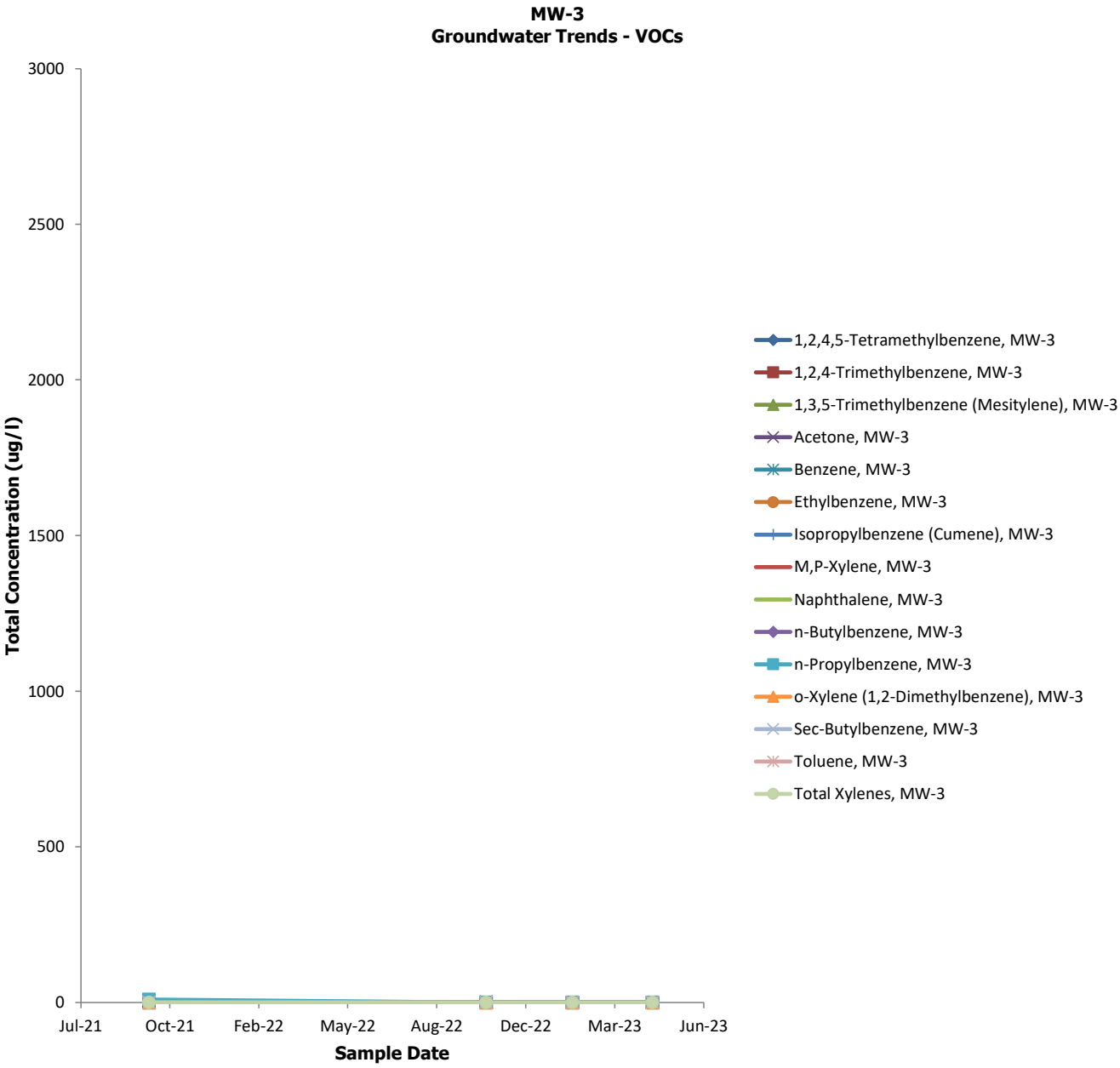
LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

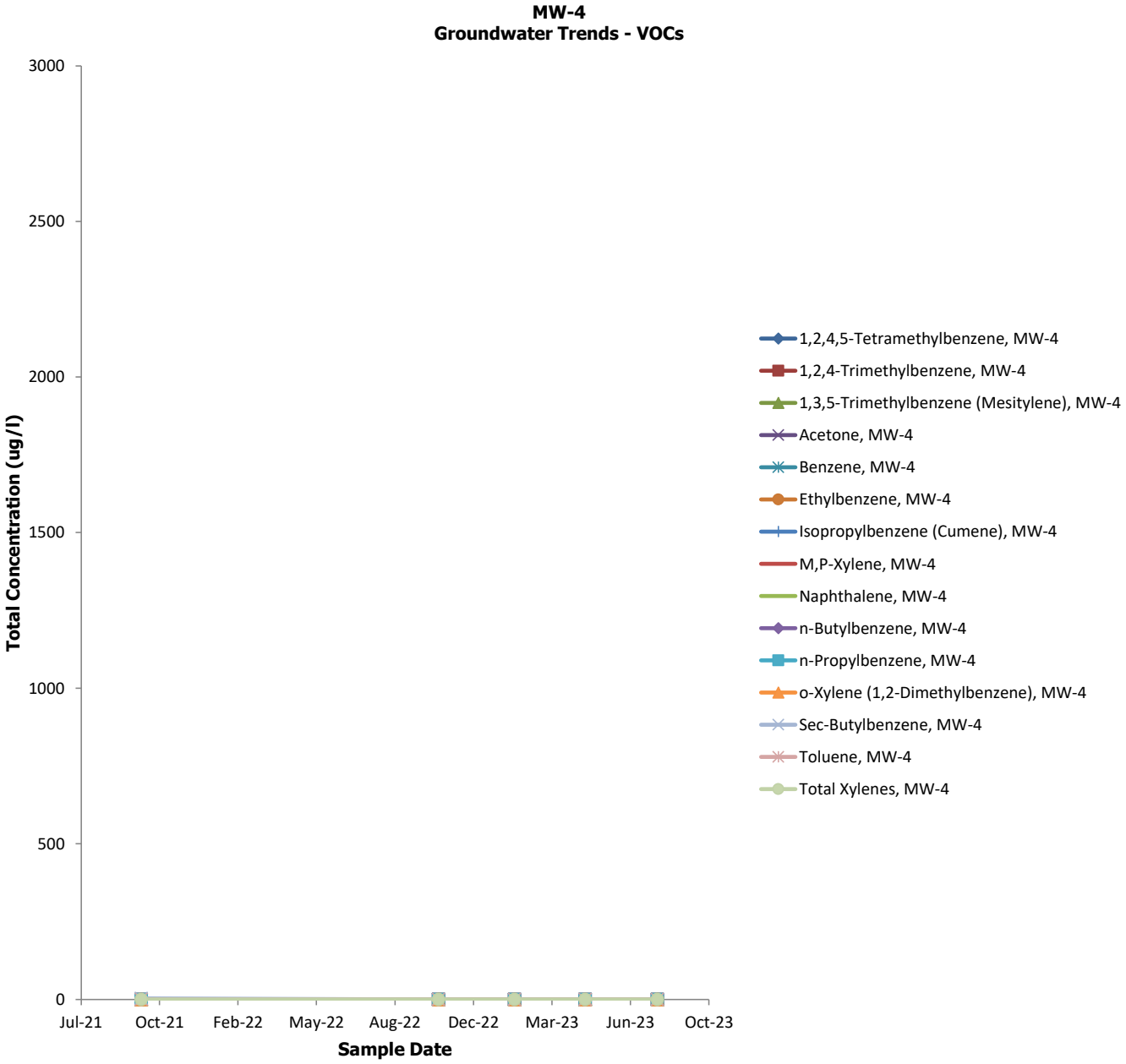
Project	27-01 JACKSON AVENUE BLOCK No. 432 LOT No. 21 QUEENS NEW YORK
Figure Title	GROUNDWATER SAMPLE ANALYTICAL RESULTS MAP
Project No.	170472002
Date	05/27/2025
Drawn By	LH
Checked By	KS
Figure No.	4

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\PRR\Figure 4 - Groundwater Sample Results Map.dwg Date: 5/27/2025 Time: 13:18 User: lhaley Style Table: Langan.stb Layout: ANSIB-BL (2)


MW-1
Groundwater Trends - VOCs
Total Concentration (ug/l)
3000
2500
2000
1500
1000
500
0
Jul-21
Feb-22
Aug-22
Mar-23
Oct-23
Apr-24
Nov-24
May-25
Dec-25
Sample Date
1,2,4,5-Tetramethylbenzene, MW-1
1,2,4-Trimethylbenzene, MW-1
1,3,5-Trimethylbenzene (Mesitylene), MW-1
Acetone, MW-1
Benzene, MW-1
Ethylbenzene, MW-1
Isopropylbenzene (Cumene), MW-1
M,P-Xylene, MW-1
Naphthalene, MW-1
n-Butylbenzene, MW-1
n-Propylbenzene, MW-1
o-Xylene (1,2-Dimethylbenzene), MW-1
Sec-Butylbenzene, MW-1
Toluene, MW-1
Total Xylenes, MW-1


MW-2
Groundwater Trends - VOCs
Total Concentration (ug/l)
3000
2500
2000
1500
1000
500
0
Jul-21
Feb-22
Aug-22
Mar-23
Oct-23
Apr-24
Nov-24
May-25
Dec-25
Sample Date
1,2,4,5-Tetramethylbenzene, MW-2
1,2,4-Trimethylbenzene, MW-2
1,3,5-Trimethylbenzene (Mesitylene), MW-2
Acetone, MW-2
Benzene, MW-2
Ethylbenzene, MW-2
Isopropylbenzene (Cumene), MW-2
M,P-Xylene, MW-2
Naphthalene, MW-2
n-Butylbenzene, MW-2
n-Propylbenzene, MW-2
o-Xylene (1,2-Dimethylbenzene), MW-2
Sec-Butylbenzene, MW-2
Toluene, MW-2
Total Xylenes, MW-2


MW-3
Groundwater Trends - VOCs
Total Concentration (ug/l)
3000
2500
2000
1500
1000
500
0
Jul-21
Oct-21
Feb-22
May-22
Aug-22
Dec-22
Mar-23
Jun-23
Sample Date
1,2,4,5-Tetramethylbenzene, MW-3
1,2,4-Trimethylbenzene, MW-3
1,3,5-Trimethylbenzene (Mesitylene), MW-3
Acetone, MW-3
Benzene, MW-3
Ethylbenzene, MW-3
Isopropylbenzene (Cumene), MW-3
M,P-Xylene, MW-3
Naphthalene, MW-3
n-Butylbenzene, MW-3
n-Propylbenzene, MW-3
o-Xylene (1,2-Dimethylbenzene), MW-3
Sec-Butylbenzene, MW-3
Toluene, MW-3
Total Xylenes, MW-3


MW-4
Groundwater Trends - VOCs
Total Concentration (ug/l)
3000
2500
2000
1500
1000
500
0
Jul-21
Oct-21
Feb-22
May-22
Aug-22
Dec-22
Mar-23
Jun-23
Oct-23
Sample Date
1,2,4,5-Tetramethylbenzene, MW-4
1,2,4-Trimethylbenzene, MW-4
1,3,5-Trimethylbenzene (Mesitylene), MW-4
Acetone, MW-4
Benzene, MW-4
Ethylbenzene, MW-4
Isopropylbenzene (Cumene), MW-4
M,P-Xylene, MW-4
Naphthalene, MW-4
n-Butylbenzene, MW-4
n-Propylbenzene, MW-4
o-Xylene (1,2-Dimethylbenzene), MW-4
Sec-Butylbenzene, MW-4
Toluene, MW-4
Total Xylenes, MW-4

APPENDIX A
CONSENT ORDER

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
STATE SUPERFUND PROGRAM
ECL §27-1301 *et seq.*

– –

In the Matter a Remedial Program for

ORDER ON CONSENT AND ADMINISTRATIVE SETTLEMENT
Index No. S241209-08-09

DEC Site Name: 27-01 Jackson Avenue
DEC Site No.: S241209
Site Address: 27-01 Jackson Avenue, Long Island City, New York 11101

Hereinafter referred to as "Site"

by: 2701 Jackson LLC
2701 Property Owner LLC
RESPONDENT

Hereinafter referred to as "Respondent"

– –

1. A. The New York State Department of Environmental Conservation ("Department") is responsible for inactive hazardous waste disposal site remedial programs pursuant to Article 27, Title 13 of the Environmental Conservation Law ("ECL") and Part 375 of Title 6 of the Official Compilation of Codes, Rules and Regulations ("6 NYCRR") and may issue orders consistent with the authority granted to the Commissioner by such statute.

B. The Department is responsible for carrying out the policy of the State of New York to conserve, improve and protect its natural resources and environment and control water, land, and air pollution consistent with the authority granted to the Department and the Commissioner by Article 1, Title 3 of the ECL.

C. This Order is issued pursuant to the Department's authority under, *inter alia*, ECL Article 27, Title 13 and ECL 3-0301, and resolves Respondent's liability to the State as provided at 6 NYCRR 375-1.5(b)(5).

2. 2701 Jackson LLC and 2701 Property Owner LLC (collectively, “Respondent”) are applicants in the Brownfield Cleanup Program (“BCP” or the “Program”) for the site located at 27-01 Jackson Avenue, Long Island City, NY 11101, Queens County Tax Block 432, Lot 21 (hereinafter the “BCP Site”). Exhibit “A” is a map of the BCP Site showing its general location. The BCP Site is currently not listed in the Registry of Inactive Hazardous Waste Disposal Sites in New York State, but is identified as BCP Site Number C241209 with a Classification A pursuant to ECL § 27-1305. Upon the

issuance of a Certificate of Completion ("COC"), the BCP Site will be reclassified as a Class C Site. The off-Site area subject to this Order is currently not listed in the Registry of Inactive Hazardous Waste Disposal Sites, but is identified by the Department as Site Number S241209 with a Classification A pursuant to ECL § 27-1305.

3. Respondent is a "Participant" in the Program, and there is off-site contamination for which Respondent is responsible.

4. Respondent has achieved a Track 1 Unrestricted Use cleanup on the BCP Site, and the Department intends to issue a Track 1 COC.

5. Respondent has achieved the remedial action objectives for the BCP Site by demonstrating a bulk reduction in on-site groundwater contamination to asymptotic levels without meeting drinking water standards; there is a restriction on groundwater use for the on-site area under NYC Health Code Article 141.

6. Respondent consents to the issuance of this Order without (i) an admission or finding of liability, fault, wrongdoing, or violation of any law, regulation, permit, order, requirement, or standard of care of any kind whatsoever; (ii) an acknowledgment that there has been a release or threatened release of hazardous waste at or from the BCP site; and/or (iii) an acknowledgment that a release or threatened release of hazardous waste at or from the Site constitutes a significant threat to the public health or environment.

7. Respondent and the Department agree that the primary goals of this Order are to provide a mechanism for Respondent to implement any necessary off-site groundwater remedial measures and associated site management and to memorialize Respondent's continuing obligation to address the off-site contamination through compliance with the Site Management Plan ("SMP").

8. Solely with regard to the matters set forth below, Respondent hereby waives any right to a hearing as may be provided by law, consents to the issuance and entry of this Order, and agrees to be bound by its terms. Respondent consents to and agrees not to contest the authority or jurisdiction of the Department to issue or enforce this Order and agrees not to contest the validity of this Order or its terms or the validity of data submitted to the Department by Respondent pursuant to this Order.

NOW, having considered this matter and being duly advised, **IT IS ORDERED THAT**:

I. Real Property

The off-Site contamination subject to this Order has been assigned number S241209, and consists of the area adjacent and downgradient from the BCP Site described as:

Subject Property Description (A Map of the BCP Site and the area of off-Site contamination is attached as Exhibit "A")

Tax Map/Parcel No.: Block 432, Lot 21
27-01 Jackson Avenue
Long Island City, NY, 11101
Owner: 2701 Property Owner LLC

II. Site Management Plan

The applicant will submit a draft SMP before or together with a draft Final Engineering Report.

III. Payment of State Costs

Invoices shall be sent to Respondent at the following address:

Aaron Shirian
2701 Jackson LLC
425 Northern Boulevard, Suite #6
Great Neck, NY 11021

Albert Shirian, Hal Fetner
2701 Property Owner LLC
675 Third Avenue
New York, NY 10017

IV. Communications

A. All written communications required by this Consent Order shall be transmitted by United States Postal Service, by private courier service, by hand delivery, or by electronic mail.

1. Communication from Respondent shall be sent to:

Shaun Bollers (1 hard copy (unbound for work plans) & 1 electronic copy)
New York State Department of Environmental Conservation
Division of Environmental Remediation

47-40 21st Street
Long Island City, New York, 11101
Shaun.bollers@dec.ny.gov

Julia Kenney (electronic copy only)
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
julia.kenney@health.ny.gov

2. Communication from the Department to Respondent shall be sent to:

Aaron Shirian
2701 Jackson LLC
425 Northern Boulevard, Suite #6
Great Neck, NY 11021
aaron.shirian@lionsgroupnyc.com

B. The Department and Respondent reserve the right to designate additional or different addressees for communication on written notice to the other. Additionally, the Department reserves the right to request that the Respondent provide more than one paper copy of any work plan or report.

C. Each party shall notify the other within ninety (90) days after any change in the addresses listed in this paragraph or in Paragraph I.

V. No Further Action/Satisfactory Completion

The Department will not issue a Certificate of Completion ("COC") but rather will issue a No Further Action/Satisfactory Completion Letter ("Letter") to Respondent upon Respondent's demonstration that no further monitoring or treatment is required to address off-site groundwater contamination, and the Department agrees to terminate the SMP. The Letter's form and substance shall be materially similar to the attached Exhibit B.

VI. Compliance

Failure to comply with a required SMP is a violation of this Order and/or any COC issued by the Department. Respondent acknowledges that a violation of the Order is grounds for revocation of any Department-issued COC.

VII. Miscellaneous

A. Appendix A - "Standard Clauses for All New York State, State Superfund Orders" is attached to and hereby made a part of this Order as if set forth fully herein, with the exception of the requirement to submit a Citizen Participation Plan.

B. In the event of a conflict between the terms of this Order (including any and all attachments thereto and amendments thereof) and the terms of Appendix A, the terms of this Order shall control.

C. The effective date of this Order is the 10th day after it is signed by the Commissioner or the Commissioner's designee.

DATED: April 20, 2022

BASIL SEGGOS
COMMISSIONER
NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By: Susan Edwards
_____
Susan Edwards, P.E., Acting Director
Division of Environmental Remediation

CONSENT BY RESPONDENT

Respondent hereby consents to the issuing and entering of this Consent Order, waives Respondent's right to a hearing herein as provided by law, and agrees to be bound by this Consent Order.

2701 Jackson LLC

By: _____

Title: Aaron Shirian

Date: 2/24/22

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

On the 24th day of February in the year 2022, before me, the undersigned, personally appeared Aaron Shirian *(full name)* personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Acknowledgment by a corporation, in New York State:

On the _____ day of _____ in the year 20__, before me, the undersigned, personally appeared _____ *(full name)* personally known to me who, being duly sworn, did depose and say that he/she/they reside at _____ *(full mailing address)* and that he/she/they is (are) the _____ *(president or other officer or director or attorney in fact duly appointed)* of the _____ *(full legal name of corporation)*, the corporation described in and which executed the above instrument; and that he/she/they signed his/her/their name(s) thereto by the authority of the board of directors of said corporation.

_____
Notary Public, State of New York

RAY H MOMANY
Notary Public, State of New York
No. 01MO6323505
Qualified in Nassau County
2023

CONSENT BY RESPONDENT

Respondent hereby consents to the issuing and entering of this Consent Order, waives Respondent's right to a hearing herein as provided by law, and agrees to be bound by this Consent Order.

2701 Property Owner LLC

By: _____
Title: Albert Shirian
Date: 2/24/22

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

On the 24th day of FEBRUARY in the year 2022, before me, the undersigned, personally appeared ALBERT SHIRIAN *(full name)* personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Acknowledgment by a corporation, in New York State:

On the _____ day of _____ in the year 20__, before me, the undersigned, personally appeared _____ *(full name)* personally known to me who, being duly sworn, did depose and say that he/she/they reside at _____ *(full mailing address)* and that he/she/they is (are) the _____ *(president or other officer or director or attorney in fact duly appointed)* of the _____ *(full legal name of corporation)*, the corporation described in and which executed the above instrument; and that he/she/they signed his/her/their name(s) thereto by the authority of the board of directors of said corporation.

_____

RAY R MOMANY
Notary Public, State of New York
No. 01MO6323505
Qualified in Nassau County
2023

EXHIBIT "A"

Map

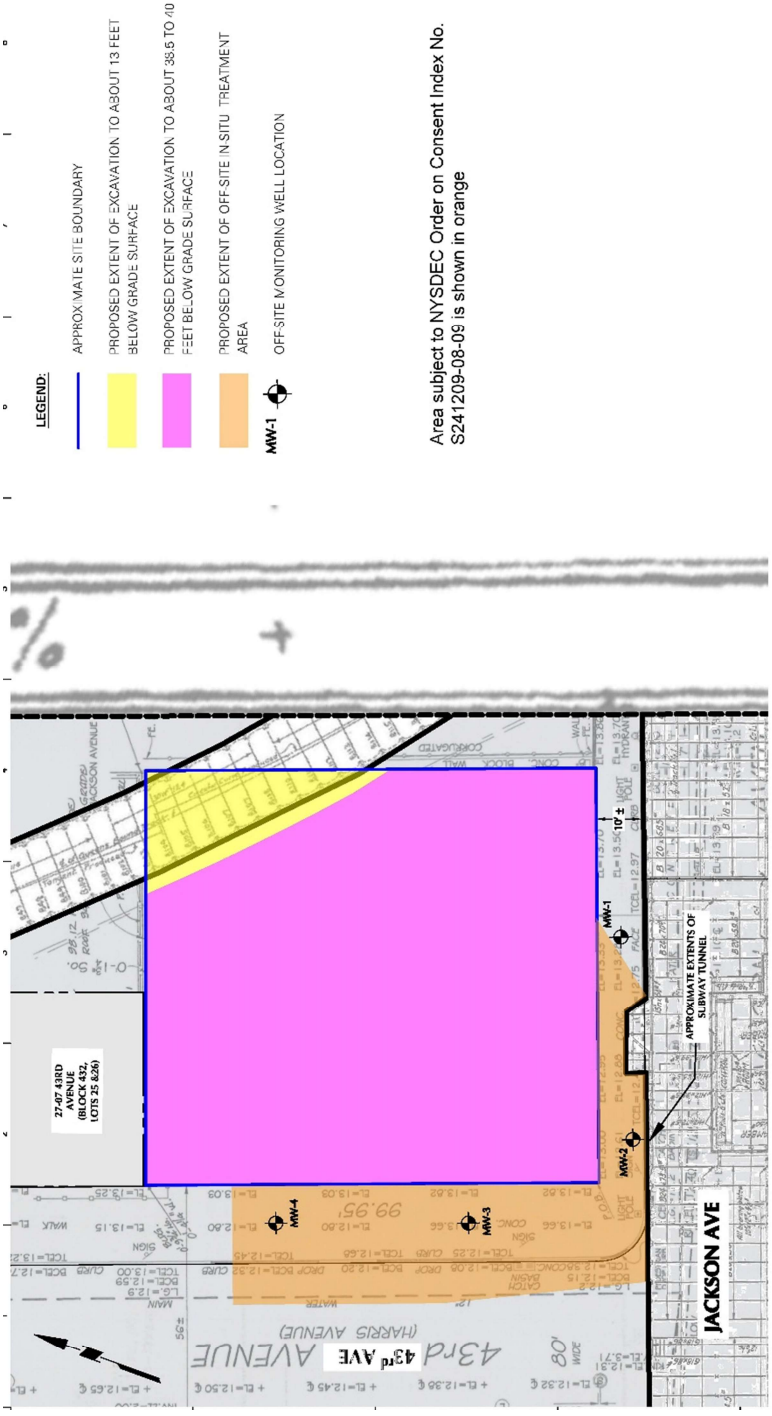


EXHIBIT "B"

DATE

Aaron Shirian
2701 Jackson LLC
425 Northern Boulevard, Suite #6
Great Neck, NY 11021

Albert Shirian, Hal Fetner
2701 Property Owner LLC
675 Third Avenue
New York, NY 10017

RE: Satisfactory Completion Letter/No Further Action Letter
Site No.: S241209
Site Name: 27-01 Jackson Avenue

Dear Respondent:

This letter is sent to notify Respondent that it has satisfactorily completed all site management activities for the remediation project that Respondent undertook under the Consent Order Index No. S241209-08-09 for the off-site contamination affiliated with the 27-01 Jackson Avenue, Long Island City, NY site (Tax Block 432, Lot 21) ("Site"). As such, the Department has determined, subject to the Department's reservation of rights outlined below, contained in the Consent Order, or existing at law, based upon our inspection of the above-referenced Site and upon our review of the documents you have submitted, that you completed the project in accordance with the terms and conditions of the above-referenced Order and no further remedial action is necessary. As a result, the Department is issuing this Satisfactory Completion/No Further Action Letter for the project.

Notwithstanding that the Department has determined that no further remedial action is necessary with the respect to the off-site contamination affiliated with the Site, the Department reserves any and all rights and authority, including rights concerning any claim for natural resource damages or the authority to engage in or require any further investigation or remediation the Department deems necessary. The Department retains all its respective rights concerning circumstances where Respondent, their lessees, sublessees, successors, or assigns cause or permit a Release or threat of

Release at the site of any hazardous substance (as that term is defined at 42 USC 9601[14]) or petroleum (as that term is defined in Navigation Law § 172[15]).

Additionally, with respect to the off-site contamination, nothing contained in this letter shall be construed to:

- preclude the State of New York on behalf of the New York State Environmental Protection and Spill Compensation Fund from recovering a claim of any kind or nature against any party;

- prejudice any rights of the Department to take any investigatory action or remediation or corrective measures it may deem necessary if Respondent fails to comply with the Order or if contamination other than contamination within the present knowledge of the Department is encountered;

- prohibit the Commissioner or his duly authorized representative from exercising any summary abatement powers.

If you have any questions, please do not hesitate to contact Shaun Bollers, site project manager, at 718-482-4096.

Sincerely,

Susan Edwards, P.E., Acting Director
Division of Environmental Remediation

Department's Copies:
ec: Gerard Burke
Jane O'Connell
Jennifer Andaloro
Kelly Lewandowski
Shaun Bollers
Grace Nam

Applicant's Copies:
ec: Aaron Shirian (aaron.shirian@lionsgroupnyc.com)
Albert Shirian (albert.shirian@lionsgroupnyc.com)
Hal Fetner (hal@fetner.com)
Michael Bogin (mbogin@sprlaw.com)
Mimi Raygorodetsky (mraygorodetsky@langan.com)

APPENDIX "A"

STANDARD CLAUSES FOR ALL NEW YORK STATE STATE SUPERFUND ORDERS

The parties to the State Superfund Order (hereinafter "Order") agree to be bound by the following clauses which are hereby made a part of the Order. The word "Respondent" herein refers to any party to the Order, other than the New York State Department of Environmental Conservation (hereinafter "Department").

I. Citizen Participation Plan

Within twenty (20) days after the effective date of this Order, Respondent shall submit for review and approval a written citizen participation plan prepared in accordance with the requirements of ECL §27-1417 and 6 NYCRR sections 375-1.10 and 375-3.10. Upon approval, the Citizen Participation Plan shall be deemed to be incorporated into and made a part of this Order.

II. Initial Submittal

Within thirty (30) days after the effective date of this Order, Respondent shall submit to the Department a Records Search Report prepared in accordance with Exhibit “B” attached to the Order. The Records Search Report can be limited if the Department notifies Respondent that prior submissions satisfy specific items required for the Records Search Report.

III. Development, Performance, and Reporting of Work Plans

A. Work Plan Requirements

All activities at the Site that comprise any element of an Inactive Hazardous Waste Disposal Site Remedial Program shall be conducted pursuant to one or more Department-approved work plans (“Work Plan” or “Work Plans”) and this Order and all activities shall be consistent with the National Oil and Hazardous Substances Pollution Contingency Plan (NCP), 40 C.F.R. Part 300, as required under CERCLA, 42 U.S.C. § 9600 *et seq*. The Work Plan(s) under this Order shall address both on-Site and off-Site conditions and shall be developed and implemented in accordance with 6 NYCRR § 375-1.6(a), 375-3.6, and 375-6. All Department-approved Work Plans shall be incorporated into and become enforceable parts of this Order. Upon approval of a Work Plan by the Department, Respondent shall implement such Work Plan in accordance with the schedule contained therein. Nothing in this Subparagraph shall mandate that any particular Work Plan be submitted.

The Work Plans shall be captioned as follows:

1. Site Characterization (“SC”) Work Plan: a Work Plan which provides for the identification of the presence of any hazardous waste disposal at the Site;

2. Remedial Investigation/Feasibility Study (“RI/FS”) Work Plan: a Work Plan which provides for the investigation of the nature and extent of contamination within the boundaries of the Site and emanating from such Site and a study of remedial alternatives to address such on-site and off-site contamination;

3. Remedial Design/Remedial Action (“RD/RA”) Work Plan: a Work Plan which provides for the development and implementation of final plans and specifications for implementing the remedial alternative set forth in the ROD;

4. "IRM Work Plan" if the Work Plan provides for an interim remedial measure;

5. "Site Management Plan" if the Work Plan provides for the identification and implementation of institutional and/or engineering controls as well as any necessary monitoring and/or operation and maintenance of the remedy; or

6. "Supplemental" if additional work plans other than those set forth in II.A.1-5 are required to be prepared and implemented.

B. Submission/Implementation of Work Plans

1. Respondent may opt to propose one or more additional or supplemental Work Plans (including one or more IRM Work Plans) at any time, which the Department shall review for appropriateness and technical sufficiency.

2. Any proposed Work Plan shall be submitted for the Department's review and approval and shall include, at a minimum, a chronological description of the anticipated activities, a schedule for performance of those activities, and sufficient detail to allow the Department to evaluate that Work Plan.

i. The Department shall notify Respondent in writing if the Department determines that any element of a Department-approved Work Plan needs to be modified in order to achieve the objectives of the Work Plan as set forth in Subparagraph III.A or to ensure that the Remedial Program otherwise protects human health and the environment. Upon receipt of such notification, Respondent shall, subject to dispute resolution pursuant to Paragraph XV, modify the Work Plan.

ii. The Department may request, subject to dispute resolution pursuant to Paragraph XV, that Respondent submit additional or supplemental Work Plans for the Site to complete the current remedial phase within thirty (30) Days after the Department's written request.

3. A Site Management Plan, if necessary, shall be submitted in accordance with the schedule set forth in the IRM Work Plan or Remedial Work Plan.

4. During all field activities conducted under a Department-approved Work Plan, Respondent shall have on-Site a representative who is qualified to supervise the activities undertaken in accordance with the provisions of 6 NYCRR 375-1.6(a)(3).

5. A Professional Engineer must stamp and sign all Work Plans other than SC or RI/FS Work Plans.

C. Submission of Final Reports and Periodic Reports

1. In accordance with the schedule contained in a Work Plan, Respondent shall submit a final report as provided at 6 NYCRR 375-1.6(b) and a final engineering report as provided at 6 NYCRR 375-1.6(c).

2. Any final report or final engineering report that includes construction activities shall include "as built" drawings showing any changes made to the remedial design or the IRM.

3. In the event that the final engineering report for the Site requires Site management, Respondent shall submit an initial periodic report by in accordance with the schedule in the Site Management Plan and thereafter in accordance with a schedule determined by the Department. Such periodic report shall be signed by a Professional Engineer or by such other qualified environmental professional as the Department may find acceptable and shall contain a certification as provided at 6 NYCRR 375-1.8(h)(3). Respondent may petition the Department for a determination that the institutional and/or engineering controls may be terminated. Such petition must be supported by a statement by a Professional Engineer that such controls are no longer necessary for the protection of public health and the environment. The Department shall not unreasonably withhold its approval of such petition.

4. Within sixty (60) days of the Department's approval of a Final Report, Respondent shall submit such additional Work Plans as is required by the Department in its approval letter of such Final Report. Failure to submit any additional Work Plans within such period shall be a violation of this Order.

D. Review of Submittals

1. The Department shall make a good faith effort to review and respond in writing to each submittal Respondent makes pursuant to this Order within sixty (60) Days. The Department's response shall include, in accordance with 6 NYCRR 375-1.6(d), an approval, modification request, or disapproval of the submittal, in whole or in part.

i. Upon the Department's written approval of a Work Plan, such Department-approved Work Plan shall be deemed to be incorporated into and made a part of this Order and shall be implemented in accordance with the schedule contained therein.

ii. If the Department modifies or requests modifications to a submittal, it shall specify the reasons for such modification(s). Within fifteen (15) Days after the date of the Department's written notice that Respondent's submittal has been disapproved, Respondent shall notify the Department of its election in accordance with 6 NYCRR 375-1.6(d)(3). If Respondent elects to modify or accept the Department's modifications to the submittal, Respondent shall make a revised submittal that incorporates all of the Department's modifications to the first submittal in accordance with the time period set forth in 6 NYCRR 375-1.6(d)(3). In the event that Respondent's revised submittal is disapproved, the Department shall set forth its reasons for such disapproval in writing and Respondent shall be in violation of this Order unless it invokes dispute resolution pursuant to Paragraph XV and its position prevails. Failure to make an election or failure to comply with the election is a violation of this Order.

iii. If the Department disapproves a submittal, it shall specify the reasons for its disapproval. Within fifteen (15) Days after the date of the Department's written notice that Respondent's submittal has been disapproved, Respondent shall notify the Department of its election in accordance with 6 NYCRR 375-1.6(d)(4). If Respondent elects to modify the submittal, Respondent shall make a revised submittal that addresses all of the Department's stated reasons for disapproving the first submittal in accordance with the time period set forth in 6 NYCRR 375-1.6(d)(4). In the event that Respondent's revised submittal is disapproved, the Department shall set forth its reasons for such disapproval in writing and Respondent shall be in violation of this Order unless it invokes dispute resolution pursuant to Paragraph XV and its position prevails. Failure to make an election or failure to comply with the election is a violation of this Order.

2. Within thirty (30) Days after the Department's approval of a final report, Respondent shall submit such final report, as well as all data gathered and drawings and submittals made pursuant to such Work Plan, in an electronic format acceptable to the Department. If any document cannot be converted into electronic format, Respondent shall submit such document in an alternative format acceptable to the Department.

E. Department's Issuance of a ROD

1. Respondent shall cooperate with the Department and provide reasonable assistance, consistent with the Citizen Participation Plan, in soliciting public comment on the proposed remedial action plan ("PRAP"), if any. After the close of the public comment period, the Department shall select a final remedial alternative for the Site in a ROD. Nothing in this Order shall be construed to abridge any rights of Respondent, as provided by law, to judicially challenge the Department's ROD.

2. Respondent shall have 60 days from the date of the Department's issuance of the ROD to notify the Department in writing whether it will implement the remedial activities required by such ROD. If

the Respondent elects not to implement the required remedial activities, then this order shall terminate in accordance with Paragraph XIV.A. Failure to make an election or failure to comply with the election is a violation of this Order.

F. Institutional/Engineering Control Certification

In the event that the remedy for the Site, if any, or any Work Plan for the Site, requires institutional or engineering controls, Respondent shall submit a written certification in accordance with 6 NYCRR 375-1.8(h)(3) and 375-3.8(h)(2).

IV. Penalties

A. 1. Respondent's failure to comply with any term of this Order constitutes a violation of this Order, the ECL, and 6 NYCRR 375-2.11(a)(4). Nothing herein abridges Respondent's right to contest any allegation that it has failed to comply with this Order.

2. Payment of any penalties shall not in any way alter Respondent's obligations under this Order.

B. 1. Respondent shall not suffer any penalty or be subject to any proceeding or action in the event it cannot comply with any requirement of this Order as a result of any Force Majeure Event as provided at 6 NYCRR 375-1.5(b)(4). Respondent must use best efforts to anticipate the potential Force Majeure Event, best efforts to address any such event as it is occurring, and best efforts following the Force Majeure Event to minimize delay to the greatest extent possible. "Force Majeure" does not include Respondent's economic inability to comply with any obligation, the failure of Respondent to make complete and timely application for any required approval or permit, and non-attainment of the goals, standards, and requirements of this Order.

2. Respondent shall notify the Department in writing within five (5) Days of the onset of any Force Majeure Event. Failure to give such notice within such five (5) Day period constitutes a waiver of any claim that a delay is not subject to penalties. Respondent shall be deemed to know of any circumstance which it, any entity controlled by it, or its contractors knew or should have known.

3. Respondent shall have the burden of proving by a preponderance of the evidence that (i) the delay or anticipated delay has been or will be caused by a Force Majeure Event; (ii) the duration of the delay or the extension sought is warranted under the circumstances; (iii) best efforts were exercised to avoid and mitigate the effects of the delay; and (iv) Respondent complied with the requirements of Subparagraph IV.B.2 regarding timely notification.

4. If the Department agrees that the delay or anticipated delay is attributable to a Force Majeure Event, the time for performance of the obligations that are affected by the Force Majeure Event shall be extended for a period of time equivalent to the time lost because of the Force Majuere event, in accordance with 375-1.5(4).

5. If the Department rejects Respondent's assertion that an event provides a defense to non-compliance with this Order pursuant to Subparagraph IV.B, Respondent shall be in violation of this Order unless it invokes dispute resolution pursuant to Paragraph XV and Respondent's position prevails.

V. Entry upon Site

A. Respondent hereby consents, upon reasonable notice under the circumstances presented, to entry upon the Site (or areas in the vicinity of the Site which may be under the control of Respondent) by any duly designated officer or employee of the Department or any State agency having jurisdiction with

respect to matters addressed pursuant to this Order, and by any agent, consultant, contractor, or other person so authorized by the Commissioner, all of whom shall abide by the health and safety rules in effect for the Site, for inspecting, sampling, copying records related to the contamination at the Site, testing, and any other activities necessary to ensure Respondent's compliance with this Order. Upon request, Respondent shall (i) provide the Department with suitable work space at the Site, including access to a telephone, to the extent available, and (ii) permit the Department full access to all non-privileged records relating to matters addressed by this Order. Raw data is not considered privileged and that portion of any privileged document containing raw data must be provided to the Department. In the event Respondent is unable to obtain any authorization from third-party property owners necessary to perform its obligations under this Order, the Department may, consistent with its legal authority, assist in obtaining such authorizations.

B. The Department shall have the right to take its own samples and scientific measurements and the Department and Respondent shall each have the right to obtain split samples, duplicate samples, or both, of all substances and materials sampled. The Department shall make the results of any such sampling and scientific measurements available to Respondent.

VI. Payment of State Costs

A. Within forty-five (45) days after receipt of an itemized invoice from the Department, Respondent shall pay to the Department a sum of money which shall represent reimbursement for State Costs as provided by 6 NYCRR 375-1.5 (b)(3)(i). Failure to timely pay any invoice will be subject to late payment charge and interest at a rate of 9% from the date the payment is due until the date the payment is made.

B. Costs shall be documented as provided by 6 NYCRR 375-1.5(b)(3). The Department shall not be required to provide any other documentation of costs, provided however, that the Department's records shall be available consistent with, and in accordance with, Article 6 of the Public Officers Law.

C. Each such payment shall be made payable to the New York State Department of Environmental Conservation and shall be sent to:

Director, Bureau of Program Management
Division of Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-7012

D. The Department shall provide written notification to the Respondent of any change in the foregoing addresses.

E. If Respondent objects to any invoiced costs under this Order, the provisions of 6 NYCRR 375-1.5 (b)(3)(v) and (vi) shall apply. Objections shall be sent to the Department as provided under subparagraph VI.C above.

F. In the event of non-payment of any invoice within the 45 days provided herein, the Department may seek enforcement of this provision pursuant to Paragraph IV or the Department may commence an enforcement action for non-compliance with ECL '27-1423 and ECL 71-4003.

VII. Release and Covenant Not to Sue

Upon the Department's issuance of a Certificate of Completion as provided at 6 NYCRR 375-1.9 and 375-2.9, Respondent shall obtain the benefits conferred by such provisions, subject to the terms and conditions described therein.

VIII. Reservation of Rights

A. Except as provided at 6 NYCRR 375-1.9 and 375-2.9, nothing contained in this Order shall be construed as barring, diminishing, adjudicating, or in any way affecting any of the Department's rights or authorities, including, but not limited to, the right to require performance of further investigations and/or response action(s), to recover natural resource damages, and/or to exercise any summary abatement powers with respect to any person, including Respondent.

B. Except as otherwise provided in this Order, Respondent specifically reserves all rights and defenses under applicable law respecting any Departmental assertion of remedial liability and/or natural resource damages against Respondent, and further reserves all rights respecting the enforcement of this Order, including the rights to notice, to be heard, to appeal, and to any other due process. The existence of this Order or Respondent's compliance with it shall not be construed as an admission of liability, fault, wrongdoing, or breach of standard of care by Respondent, and shall not give rise to any presumption of law or finding of fact, or create any rights, or grant any cause of action, which shall inure to the benefit of any third party. Further, Respondent reserves such rights as it may have to seek and obtain contribution, indemnification, and/or any other form of recovery from its insurers and from other potentially responsible parties or their insurers for past or future response and/or cleanup costs or such other costs or damages arising from the contamination at the Site as may be provided by law, including but not limited to rights of contribution under section 113(f)(3)(B) of CERCLA, 42 U.S.C. § 9613(f)(3)(B).

IX. Indemnification

Respondent shall indemnify and hold the Department, the State of New York, the Trustee of the State's natural resources, and their representatives and employees harmless as provided by 6 NYCRR 375-2.5(a)(3)(i).

X. Public Notice

A. Within thirty (30) Days after the effective date of this Order, Respondent shall provide notice as required by 6 NYCRR 375-1.5(a). Within sixty (60) Days of such filing, Respondent shall provide the Department with a copy of such instrument certified by the recording officer to be a true and faithful copy.

B. If Respondent proposes to transfer by sale or lease the whole or any part of Respondent's interest in the Site, or becomes aware of such transfer, Respondent shall, not fewer than forty-five (45) Days before the date of transfer, or within forty-five (45) Days after becoming aware of such conveyance, notify the Department in writing of the identity of the transferee and of the nature and proposed or actual date of the conveyance, and shall notify the transferee in writing, with a copy to the Department, of the applicability of this Order. However, such obligation shall not extend to a conveyance by means of a corporate reorganization or merger or the granting of any rights under any mortgage, deed, trust, assignment, judgment, lien, pledge, security agreement, lease, or any other right accruing to a person not affiliated with Respondent to secure the repayment of money or the performance of a duty or obligation.

XI. Change of Use

Applicant shall notify the Department at least sixty (60) days in advance of any change of use, as defined in 6 NYCRR 375-2.2(a), which is proposed for the Site, in accordance with the provisions of 6 NYCRR 375-1.11(d). In the event the Department determines that the proposed change of use is prohibited, the Department shall notify Applicant of such determination within forty-five (45) days of receipt of such notice.

XII. Environmental Easement

A. If a Record of Decision for the Site relies upon one or more institutional and/or engineering controls, Respondent (or the owner of the Site) shall submit to the Department for approval an Environmental Easement to run with the land in favor of the State which complies with the requirements of ECL Article 71, Title 36, and 6 NYCRR 375-1.8(h)(2). Upon acceptance of the Environmental Easement by the State, Respondent shall comply with the requirements of 6 NYCRR 375-1.8(h)(2).

B. If the ROD provides for no action other than implementation of one or more institutional controls, Respondent shall cause an environmental easement to be recorded under the provisions of Subparagraph XII.A.

C. If Respondent does not cause such environmental easement to be recorded in accordance with 6 NYCRR 375-1.8(h)(2), Respondent will not be entitled to the benefits conferred by 6 NYCRR 375-1.9 and 375-2.9 and the Department may file an Environmental Notice on the site.

XIII. Progress Reports

Respondent shall submit a written progress report of its actions under this Order to the parties identified in Subparagraph IV.A.1 of the Order by the 10th day of each month commencing with the month subsequent to the approval of the first Work Plan and ending with the Termination date as set forth in Paragraph XIV, unless a different frequency is set forth in a Work Plan. Such reports shall, at a minimum, include: all actions relative to the Site during the previous reporting period and those anticipated for the next reporting period; all approved activity modifications (changes of work scope and/or schedule); all results of sampling and tests and all other data received or generated by or on behalf of Respondent in connection with this Site, whether under this Order or otherwise, in the previous reporting period, including quality assurance/quality control information; information regarding percentage of completion; unresolved delays encountered or anticipated that may affect the future schedule and efforts made to mitigate such delays; and information regarding activities undertaken in support of the Citizen Participation Plan during the previous reporting period and those anticipated for the next reporting period.

XIV. Termination of Order

A. This Order will terminate upon the earlier of the following events:

1. Respondent's election in accordance with Paragraph III.E.2 not to implement the remedial activities required pursuant to the ROD. In the event of termination in accordance with this Subparagraph, this Order shall terminate effective the 5th Day after the Department's receipt of the written notification, provided, however, that if there are one or more Work Plan(s) for which a final report has not been approved at the time of Respondent's notification of its election not to implement the remedial activities in accordance with the ROD, Respondent shall complete the activities required by such previously approved Work Plan(s) consistent with the schedules contained therein. Thereafter, this Order shall terminate effective the 5th Day after the Department's approval of the final report for all previously approved Work Plans; or

2. The Department's written determination that Respondent has completed all phases of the Remedial Program (including Site Management), in which event the termination shall be effective on the 5th Day after the date of the Department's letter stating that all phases of the remedial program have been completed.

B. Notwithstanding the foregoing, the provisions contained in Paragraphs VI and IX shall survive the termination of this Order and any violation of such surviving Paragraphs shall be a violation of this Order, the ECL, and 6 NYCRR 375-2.11(a)(4), subjecting Respondent to penalties as provided under Paragraph IV so long as such obligations accrued on or prior to the Termination Date.

C. If the Order is terminated pursuant to Subparagraph XIV.A.1, neither this Order nor its termination shall affect any liability of Respondent for remediation of the Site and/or for payment of State Costs, including implementation of removal and remedial actions, interest, enforcement, and any and all other response costs as defined under CERCLA, nor shall it affect any defenses to such liability that may be asserted by Respondent. Respondent shall also ensure that it does not leave the Site in a condition, from the perspective of human health and environmental protection, worse than that which existed before any activities under this Order were commenced. Further, the Department's efforts in obtaining and overseeing compliance with this Order shall constitute reasonable efforts under law to obtain a voluntary commitment from Respondent for any further activities to be undertaken as part of a Remedial Program for the Site.

XV. Dispute Resolution

A. In the event disputes arise under this Order, Respondent may, within fifteen (15) Days after Respondent knew or should have known of the facts which are the basis of the dispute, initiate dispute resolution in accordance with the provisions of 6 NYCRR 375-1.5(b)(2).

B. All cost incurred by the Department associated with dispute resolution are State costs subject to reimbursement pursuant to this Order.

C. Nothing contained in this Order shall be construed to authorize Respondent to invoke dispute resolution with respect to the remedy selected by the Department in the ROD or any element of such remedy, nor to impair any right of Respondent to seek judicial review of the Department's selection of any remedy.

XVI. Miscellaneous

A. Respondent agrees to comply with and be bound by the provisions of 6 NYCRR Subparts 375-1 and 375-2; the provisions of such Subparts that are referenced herein are referenced for clarity and convenience only and the failure of this Order to specifically reference any particular regulatory provision is not intended to imply that such provision is not applicable to activities performed under this Order.

B. The Department may exempt Respondent from the requirement to obtain any state or local permit or other authorization for any activity conducted pursuant to this Order in accordance with 6 NYCRR 375-1.12(b), (c), and (d).

C. 1. Respondent shall use best efforts to obtain all Site access, permits, easements, approvals, institutional controls, and/or authorizations necessary to perform Respondent's obligations under this Order, including all Department-approved Work Plans and the schedules contained therein. If, despite Respondent's best efforts, any access, permits, easements, approvals, institutional controls, or authorizations cannot be obtained, Respondent shall promptly notify the Department and include a summary of the steps taken. The Department may, as it deems appropriate and within its authority, assist Respondent in obtaining same.

2. If an interest in property is needed to implement an institutional control required by a Work Plan and such interest cannot be obtained, the Department may require Respondent to modify the Work Plan pursuant to 6 NYCRR 375-1.6(d)(3) to reflect changes necessitated by Respondent's inability to obtain such interest.

D. The paragraph headings set forth in this Order are included for convenience of reference only and shall be disregarded in the construction and interpretation of any provisions of this Order.

E. 1. The terms of this Order shall constitute the complete and entire agreement between the Department and Respondent concerning the implementation of the activities required by this Order. No term, condition, understanding, or agreement purporting to modify or vary any term of this Order shall be binding unless made in writing and subscribed by the party to be bound. No informal advice, guidance, suggestion, or comment by the Department shall be construed as relieving Respondent of Respondent's obligation to obtain such formal approvals as may be required by this Order. In the event of a conflict between the terms of this Order and any Work Plan submitted pursuant to this Order, the terms of this Order shall control over the terms of the Work Plan(s). Respondent consents to and agrees not to contest the authority and jurisdiction of the Department to enter into or enforce this Order.

2. i. Except as set forth herein, if Respondent desires that any provision of this Order be changed, Respondent shall make timely written application to the Commissioner with copies to the parties listed in Subparagraph IV.A.1.

ii. If Respondent seeks to modify an approved Work Plan, a written request shall be made to the Department's project manager, with copies to the parties listed in Subparagraph IV.A.1.

iii. Requests for a change to a time frame set forth in this Order shall be made in writing to the Department's project attorney and project manager; such requests shall not be unreasonably denied and a written response to such requests shall be sent to Respondent promptly.

F. 1. If there are multiple parties signing this Order, the term "Respondent" shall be read in the plural, the obligations of each such party under this Order are joint and several, and the insolvency of or failure by any Respondent to implement any obligations under this Order shall not affect the obligations of the remaining Respondent(s) under this Order.

2. If Respondent is a partnership, the obligations of all general partners (including limited partners who act as general partners) under this Order are joint and several and the insolvency or failure of any general partner to implement any obligations under this Order shall not affect the obligations of the remaining partner(s) under this Order.

3. Notwithstanding the foregoing Subparagraphs XVI.F.1 and 2, if multiple parties sign this Order as Respondents but not all of the signing parties elect to implement a Work Plan, all Respondents are jointly and severally liable for each and every obligation under this Order through the completion of activities in such Work Plan that all such parties consented to; thereafter, only those Respondents electing to perform additional work shall be jointly and severally liable under this Order for the obligations and activities under such additional Work Plan(s). The parties electing not to implement the additional Work Plan(s) shall have no obligations under this Order relative to the activities set forth in such Work Plan(s). Further, only those Respondents electing to implement such additional Work Plan(s) shall be eligible to receive the release and covenant not to sue referenced in Paragraph VII.

G. Respondent shall be entitled to receive contribution protection and/or to seek contribution to the extent authorized by ECL 27-1421(6) and 6 NYCRR 375-1.5(b)(5).

H. Unless otherwise expressly provided herein, terms used in this Order which are defined in ECL Article 27 or in regulations promulgated thereunder shall have the meaning assigned to them under said statute or regulations.

I. Respondent's obligations under this Order represent payment for or reimbursement of response costs, and shall not be deemed to constitute any type of fine or penalty.

J. Respondent and Respondent's successors and assigns shall be bound by this Order. Any change in ownership or corporate status of Respondent shall in no way alter Respondent's responsibilities under this Order.

K. This Order may be executed for the convenience of the parties hereto, individually or in combination, in one or more counterparts, each of which shall be deemed to have the status of an executed original and all of which shall together constitute one and the same.

APPENDIX B
IC AND EC CERTIFICATION FORMS

Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. S241209

Site Name 27-01 Jackson Avenue - Off-Site

Site Address: 27-01 JACKSON AVENUE Zip Code: 11101
City/Town: Long Island City
County: Queens
Site Acreage: 0.211

Reporting Period: April 30, 2024 to April 30, 2025

	YES	NO
1. Is the information above correct?	☒	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☒
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☒
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☒
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	☒

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below?	☒	☐
7. Are all ICs in place and functioning as designed?	☒	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____
Signature of Owner, Remedial Party or Designated Representative Date

Box 2A

	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☒

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	☒	☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. S241209 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
432-21	City of New York	Monitoring Plan Site Management Plan

- Consent Order index no. S241209-08-09 requires compliance with the Off-Site Site Management Plan (OSMP)
- Environmental monitoring (i.e., groundwater sampling) must be performed as defined in the OSMP.
- The use of groundwater underlying the off-site area is prohibited without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or New York City Department of Health (NYCDOH) to render it safe for use as drinking water or for industrial purposes, and the Participant must first notify and obtain written approval to do so from the NYSDOH or NYCDOH.
- Groundwater monitoring wells must be protected and replaced as necessary to ensure proper functioning in the manner specified in the OSMP.
- Data and information pertinent to the off-site area management must be reported at a frequency and in a manner defined in the OSMP.
- Groundwater monitoring may not be discontinued without an amendment or extinguishment of the Consent Order. The Consent Order may be extinguished only by release by the Commissioner of NYSDEC, or the Commissioner's designee.
- Compliance with the Consent Order by the Participant and the Participant's successors and assigns and adherence to all elements of the OSMP is required.
- All future activities that will disturb remaining contaminated material must be conducted in accordance with the OSMP.
- Monitoring to assess the performance and effectiveness of the remedy must be conducted in accordance with the OSMP.
- Participant must provide all persons who acquire any interest in the off-site area a complete copy of the NYSDEC-approved OSMP and all NYSDEC-approved amendments to the OSMP.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
432-21	Monitoring Wells

Wells will be monitored quarterly for two years. If warranted by results, a request to decrease monitoring frequency or to discontinue monitoring will be submitted to NYSDEC.

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
X	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
X	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____

Signature of Owner, Remedial Party or Designated Representative Date

IC CERTIFICATIONS
SITE NO. S241209

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Aaron Shirian at 11 Grace Avenue #401, Great Neck, NY 11021,
print name print business address

am certifying as Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

5/6/25
Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Brian Gochenaur, QEP at 368 Ninth Avenue, 8th Floor New York, NY 10001,

print name — print business address

am certifying as a Qualified Environmental Professional for the Owner

(Owner or Remedial Party)

Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	5/27/2025 Date

APPENDIX C
NYSDEC CORRESPONDENCE

Caroline Devin

From: Caroline Devin
Sent: Wednesday, November 8, 2023 5:18 PM
To: Caroline Devin
Subject: FW: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

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From: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Sent: Friday, October 13, 2023 10:10 AM
To: Lexi Haley <lhaley@langan.com>
Cc: Kimberly Semon <ksemon@langan.com>; Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>
Subject: [External] RE: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

Good Morning Lexi:
NYSDEC has no objections to this change in the sampling protocol as the MW-4 groundwater samples have shown non-detect for 4 consecutive quarters.

BTW How far has the on-site construction progressed?

Regards,
Shaun

Shaun Bollers
Assistant Environmental Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4096 | F: (718) 482-6358 | shaun.bollers@dec.ny.gov

www.dec.ny.gov |

From: Lexi Haley <lhaley@langan.com>
Sent: Wednesday, October 11, 2023 3:12 PM
To: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: RE: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

Good afternoon Shaun,

I hope you are doing well!

We are planning to schedule the next quarterly sampling event at 27-01 Jackson Avenue for the week of October 23rd. As noted in the Q4 Off-Site Quarterly GW Monitoring Report, groundwater results from MW-4

have been non-detect for consecutive quarters and we are requesting to conduct further monitoring only in MW-1 and MW-2.

Please let us know if you have any objections to this plan.

Thank you,

Lexi Haley
Senior Staff Engineer

LANGAN

Direct: 212.479.5499 x5656
Mobile: 332.208.2127
File Sharing Link
www.langan.com

NEW YORK NEW JERSEY CONNECTICUT MASSACHUSETTS PENNSYLVANIA VIRGINIA WASHINGTON, DC
OHIO ILLINOIS NORTH CAROLINA TENNESSEE FLORIDA TEXAS ARIZONA COLORADO UTAH WASHINGTON CALIFORNIA
ATHENS CALGARY DUBAI LONDON PANAMA

From: Lexi Haley
Sent: Friday, September 15, 2023 1:58 PM
To: 'Bollers, Shaun (DEC)' <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

Good afternoon Shaun,

Please see below for a link to the quarterly sampling report for 27-01 Jackson Avenue. Please note that, since groundwater results from MW-4 have been non-detect for consecutive quarters, we are requesting to conduct further monitoring only in MW-1 and MW-2.

https://clients.langan.com/Sharing/filesharing/ViewPosted?transactionHash=1122680310

Let us know if you have any questions.

Have a great weekend,

Lexi Haley
Senior Staff Engineer

LANGAN

Direct: 212.479.5499 x5656
Mobile: 332.208.2127
File Sharing Link

Phone: 212.479.5400 Fax: 212.479.5444
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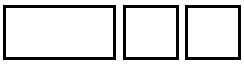

Ali Reach

To: Lexi Haley
Subject: RE: 27-01 Jackson Avenue Off-site (S241209) - Off-Site Well Monitoring Program Meeting

From: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Sent: Tuesday, August 8, 2023 10:30 AM
To: Lexi Haley <lhaley@langan.com>
Cc: Brian Gochenaur <bgochenaur@Langan.com>; Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>; Kenney, Julia M (HEALTH) <julia.kenney@health.ny.gov>
Subject: [External] RE: 27-01 Jackson Avenue Off-site (S241209) - Off-Site Well Monitoring Program Meeting

Lexi:
As discussed during our telecon last Friday 8/5 this change in sampling protocol for the 27-01 Jackson Avenue Off-site site S241209 is acceptable. There is no need to replace MW-3.

Thanks,

Shaun
Shaun Bollers
Assistant Environmental Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4096 | F: (718) 482-6358 | shaun.bollers@dec.ny.gov

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From: Lexi Haley <lhaley@langan.com>
Sent: Tuesday, August 8, 2023 9:34 AM
To: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: RE: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Good morning Shaun,

As discussed during our call on Friday, monitoring well MW-3 (located along 43rd Avenue) was destroyed during installation of utilities beneath the sidewalk and was not able to be sampled from during the Q4 event. In

the previous three quarters of groundwater monitoring, VOC concentrations were non-detect in samples collected from MW-3. As such, we are requesting to stop monitoring at MW-3.

We will continue to monitor VOC concentrations in groundwater from monitoring wells MW-1, MW-2, and MW-4 on a quarterly basis.

Thank you,

Lexi Haley
Senior Staff Engineer

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From: Lexi Haley
Sent: Tuesday, August 1, 2023 2:13 PM
To: 'Bollers, Shaun (DEC)' <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: RE: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Thanks Shaun – I will send out the meeting invite for Friday.

Lexi Haley
Senior Staff Engineer

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From: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Sent: Tuesday, August 1, 2023 2:00 PM

To: Lexi Haley <lhaley@langan.com>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: [External] RE: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Hi Lexy:
Friday 8/4 would be fine.

Shaun
Shaun Bollers
Assistant Environmental Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4096 | F: (718) 482-6358 | shaun.bollers@dec.ny.gov

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From: Lexi Haley <lhaley@langan.com>
Sent: Tuesday, August 1, 2023 11:38 AM
To: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Hi

Good morning Shaun,

Brian and I would like to set up a call with you to discuss the off-site well monitoring program at 27-01 Jackson Avenue (BCP Site No. C241209). We are available between 12 pm and 2:30 pm on Thursday (8/3) and between 11 am and 12 pm on Friday (8/4). Do either of these time slots work for you? If not, we can schedule something for next week.

Thank you,

Lexi Haley
Senior Staff Engineer

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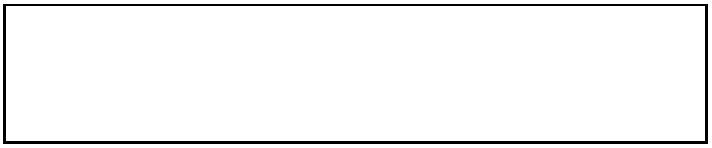

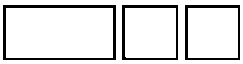

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Lexi Haley

From: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Sent: Thursday, September 19, 2024 2:52 PM
To: Lexi Haley; Kimberly Semon; Brian Gochenaur
Cc: aaron.shirian@lionsgroupnyc.com; O'Connell, Jane H (DEC); Maycock, Cris-Sandra (DEC); McLaughlin, Scarlett E (HEALTH); Kenney, Julia M (HEALTH)
Subject: [External] RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Groundwater Monitoring Report

Hi Langan Team,

I am reiterating here what was discussed in today's meeting re: the request to discontinue groundwater monitoring at the referenced site.

NYSDEC has denied the request to discontinue quarterly groundwater monitoring. Groundwater monitoring must continue at the stated frequency of the OSMP, i.e. quarterly. While the data that you have shown us appears satisfactory, we do not have enough data to be confident that these numbers will not rebound and spike in subsequent quarters. It is for that reason that groundwater monitoring is to continue. As mentioned in the email below denying the request, this request can be re-evaluated again at the time of submission of the 2024-2025 PRR in late May. This allows for three more quarters of groundwater sampling events to show asymptotic reduction in groundwater concentrations of VOCs.

Please reach out if you have further questions.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

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From: Salazar, Marlen C (DEC)
Sent: Thursday, September 12, 2024 1:14 PM
To: Lexi Haley <lhaley@langan.com>
Cc: aaron.shirian@lionsgroupnyc.com; Kimberly Semon <ksemon@langan.com>; Brian Gochenaur <bgochenaur@Langan.com>; O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>; Maycock, Cris-Sandra (DEC) <cris-sandra.maycock@dec.ny.gov>; McLaughlin, Scarlett E (HEALTH) <scarlett.mclaughlin@health.ny.gov>; Kenney, Julia M (HEALTH) <julia.kenney@health.ny.gov>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Groundwater Monitoring Report

Hi Lexi,

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) have reviewed the 8th quarterly groundwater sampling report for 27-01 Jackson Avenue – Off-site (site no. S241209) prepared by Langan Engineering, Environmental Surveying, Landscape Architecture and Geology D.P.C. on behalf of 2701 Jackson Avenue LLC. The request to terminate the groundwater monitoring program at the site has been **denied** for the following reasons:

1. Groundwater VOC concentrations in MW-1 and MW-2 are still consistently above AWQSGVs
2. NYSDEC and NYSDOH would like to see at least two consecutive quarters of non-detect concentrations or concentrations below the AWQSGVs before considering termination of the groundwater monitoring program.
    a. Additionally, NYSDEC and NYSDOH would like to continue monitoring until the 2024-2025 PRR is submitted after which Langan may again request to terminate the groundwater monitoring program with supporting data as part of the PRR conclusion for NYSDEC and NYSDOH review.

Please let me know if you have any questions.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

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From: Lexi Haley <lhaley@langan.com>
Sent: Tuesday, September 10, 2024 5:55 PM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Cc: Kimberly Semon <ksemon@langan.com>; Brian Gochenaur <bgochenaur@Langan.com>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Groundwater Monitoring Report

Good afternoon Marlen,

Please see below for a link to the 8th quarterly sampling report for 27-01 Jackson Avenue. As discussed in our previous conversation, overall result trends for each monitoring well show bulk reduction in petroleum-related VOCs, and asymptotic levels appear to have been achieved. Further decline of contaminant of concern concentrations is not anticipated; therefore, as part of the 8th quarterly groundwater monitoring report, Langan is requesting the discontinuation of groundwater monitoring at the site.

https://clients.langan.com/Sharing/filesharing/ViewPosted?transactionHash=-1672278986

Name	Type	Size

2024-08 - Q8 Groundwater Monitoring Letter Report.pdf	.pdf	12.76 MB

Let us know if you have any questions.

Thank you,

Lexi Haley
Senior Staff Engineer

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From: Lexi Haley
Sent: Thursday, August 22, 2024 9:56 AM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>; Brian Gochenaur <bgochenaur@Langan.com>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Understood, thank you Marlen. We anticipate having the report ready for your review by the end of next week.

Best,

Lexi Haley
Senior Staff Engineer

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From: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Sent: Thursday, August 22, 2024 7:43 AM
To: Brian Gochenaur <bgochenaur@Langan.com>; Lexi Haley <lhaley@langan.com>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: [External] RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

You could do both honestly (like a zoom-in on one of the scales), but don't worry about it too much I suppose. The tables will have all the data regardless which I can refer to.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

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47-40 21st Street, Long Island City, New York 11101
P: 718-482-7129 | marlen.salazar@dec.ny.gov

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From: Brian Gochenaur <bgochenaur@Langan.com>
Sent: Thursday, August 22, 2024 7:40 AM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>; Lexi Haley <lhaley@langan.com>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Hi Marlen – We typically show the wells on different scales in the report, we just wanted to show all the graphs on the same scale to demonstrate that asymptotic levels were achieved. I felt like the zoomed in scale on some and not others illustrated a skewed perspective, but we can change it back for the report. Thx

Brian Gochenaur, QEP
Associate Principal

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From: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Sent: Thursday, August 22, 2024 7:35 AM
To: Lexi Haley <lhaley@langan.com>
Cc: Brian Gochenaur <bgochenaur@Langan.com>; Kimberly Semon <ksemon@langan.com>
Subject: [External] RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Hi Lexi,

I'll wait to receive the Q4 groundwater monitoring report. For the graphs, is it possible to use a smaller scale on the y-axis for all wells except MW-2? The concentrations of MW-1, MW-3, and MW-4 are all much less than 500 ug/L so the large y-axis scale makes getting any sort of visual information from the graphs a bit difficult.

Roughly around when can I expect to receive this report too? I'll keep an eye out for it.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

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NEW YORK STATE | Department of Environmental Conservation

From: Lexi Haley <lhaley@langan.com>
Sent: Wednesday, August 21, 2024 3:36 PM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>; Kimberly Semon <ksemon@langan.com>
Subject: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Good afternoon Marlen,

We have completed Q8 of groundwater sampling at the 27-01 Jackson Avenue site. The overall result trends for each monitoring well are attached for your review, which show a bulk reduction in petroleum-related VOCs to asymptotic levels over the course of the monitoring program. The trends will be included in the forthcoming quarterly report for the site.

Considering VOCs were non-detect in wells MW-3 and MW-4 for consecutive quarters, DEC previously approved the discontinuation of groundwater monitoring at these locations. Groundwater monitoring has continued at MW-1 and MW-2. Based on the Q8 analytical data, total VOCs and total BTEX concentrations have decreased by 95% and 100%, respectively, in MW-1 and by over 99% in MW-2. Based on review of the overall analytical data provided over the course of the monitoring program, it appears that the remedy was effective in demonstrating a bulk reduction of these contaminants. Asymptotic levels appear to have been achieved, and further decline of contaminant of concern concentrations is not anticipated. Therefore, as part of our forthcoming quarterly groundwater monitoring report, Langan will be requesting the discontinuation of groundwater monitoring at the site.

Thank you,

Lexi Haley
Senior Staff Engineer

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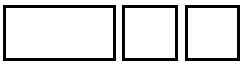

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APPENDIX D

QUARTERLY GROUNDWATER MONITORING REPORTS

LANGAN

September 10, 2024

Ms. Marlen Salazar
New York State Department of Environmental Conservation (NYSDEC) Region 2
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101

RE: Eighth Quarter Groundwater Monitoring Report
27-01 Jackson Avenue
Long Island City, New York
NYSDEC Order on Consent No. S241209
Langan Project No.: 170472002

Dear Ms. Salazar:

In accordance with the January 23, 2020 Off-Site In-Situ Treatment Remedial Design Plan (RDP) and the December 12, 2022 NYSDEC-approved Off-Site Site Management Plan (OSMP), Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) conducted groundwater sampling within the public right-of-way and sidewalks adjacent to the 27-01 Jackson Avenue site located in the Long Island City neighborhood of Queens, New York (Brownfield Cleanup Program [BCP] Site No. C241209). The south- and west-adjoining sidewalks are subject to the April 20, 2022 Order on Consent and Administrative Settlement (CO), Index No. S241209-08-09 and hereinafter referred to as the "CO site". A site location map is provided as Figure 1. This was the eighth quarterly sampling event completed following implementation of the off-site in-situ groundwater treatment program between October 20 and November 11, 2021.

Project Background

The CO site is an approximately 2,750-square-foot area that spans sections of the Jackson Avenue and 43rd Avenue sidewalks adjoining the BCP site located at 27-01 Jackson Avenue in the Long Island City neighborhood of Queens, New York (identified as Block 432, Lot 21 on the Queens County Tax Map). A site layout plan is presented on Figure 2.

Light non-aqueous phase liquid (LNAPL), and petroleum-impacted soil, groundwater, and soil vapor were identified on- and off-site during a Remedial Investigation (RI) and supplemental sampling events performed between October 2018 and July 2020. To address the impacts, NYSDEC approved the RDP and the Remedial Action Work Plan (RAWP) on January 23, 2020 and January 9, 2021, respectively. A Track 1 remedy was achieved at the BCP site and a certificate of completion (COC) was issued on December 23, 2022. Pursuant to the RAWP, a CO

was executed on April 20, 2022, which requires compliance with the NYSDEC-approved December 12, 2022 OSMP. The intent of the CO is to monitor off-site conditions in groundwater following off-site groundwater treatment and on-site dewatering. The OSMP addresses the means for implementing, monitoring, and reporting on the Engineering and Institutional Controls (ECs/ICs) that are required by the CO for the off-site areas adjacent to the BCP site.

In-Situ Groundwater Treatment

An off-site in-situ groundwater treatment program was implemented to treat remaining petroleum-related VOCs beneath the CO site, which were initially identified during the RI. Targeted petroleum-related VOCs included benzene, toluene, ethylbenzene, and xylenes (BTEX), and their breakdown products. Impacted groundwater was treated using an activated carbon solution (PetroFix™) via direct-push injection points located in a rough grid pattern to spread chemicals evenly within the off-site, south- and west-adjoining sidewalks comprising the CO site.

The injection program was carried out by Clean Harbors of Norwell, Massachusetts and Aquifer Drilling and Testing (ADT) of Mineola, New York, under the oversight of Langan, between October 20 and November 11, 2021. Injection point locations are shown on Figure 3. At each injection point, a hollow steel injection rod was advanced to depths ranging from about 15 to 30 feet below grade surface (bgs). Injections were made using a "bottom-up" approach, beginning at the deepest 2-foot interval, and raised from the bottom depth in 2-foot intervals to approximately 15 feet bgs. Approximately 14,400 pounds of Petrofix® and 720 pounds of electron acceptor blend were applied via direct-push drill rig between October 20 and November 11, 2021. Between 664 and 976 pounds of Petrofix® were applied to each point.

Performance Monitoring Methodology

The RDP and OSMP included baseline sampling and quarterly post-injection groundwater monitoring to evaluate the efficacy of the CO site remedy. Baseline groundwater sampling was conducted from existing monitoring wells MW-3 and MW-4 and temporary monitoring wells MW-1 and MW-2 on October 7 and 19, 2021. Monitoring wells MW-3 and MW-4 were compromised during installation of the support of excavation, and the four monitoring wells were reinstalled for post-remediation groundwater monitoring on August 22, 2022 and October 13 and 14, 2022. Post-injection monitoring well locations are shown on Figure 3.

Post-injection groundwater monitoring was not conducted between November 2021 and October 2022 due to remediation efforts and active dewatering at the BCP site. Eight post-injection quarterly sampling events have been completed at the CO site in October 2022, January 2023, April 2023, July 2023, October 2023, January 2024, April 2024, and July 2024.

Between the third and fourth quarter sampling events, monitoring well MW-3 was compromised during the installation of utilities beneath the 43rd Avenue sidewalk. Considering VOCs were non-detect in MW-3 during the previous three quarters of sampling, NYSDEC allowed the discontinuation of sampling of MW-3 via email correspondence on August 8th, 2023. The Fourth Quarter Groundwater Monitoring Report, dated September 15, 2023, indicated that VOCs were

also non-detect in monitoring well MW-4 during the previous four quarters; therefore, NYSDEC allowed the discontinuation of sampling of MW-4 via email correspondence on October 13th, 2023. NYSDEC correspondence is included as Attachment A.

Well Purging and Sampling

Monitoring well sampling was conducted for monitoring wells MW-1 and MW-2 on July 29, 2024. Before sampling, each well was purged using the low-flow method developed by the United States Environmental Protection Agency (USEPA) "Low-Flow [Minimal Drawdown] Ground-Water Sampling Procedures," EPA/540/S-95/504, April 1996) and accepted by the NYSDEC. purging was performed using a peristaltic pump fitted with dedicated tubing at each well. During purging, the turbidity, pH, temperature, conductivity, oxidation-reduction potential (ORP), and dissolved oxygen (DO) were monitored using a Horiba U-52 water quality meter with a flow-through cell. Purged groundwater was containerized in 55-gallon drums during each event. The daily site observation report is included in Attachment B. The groundwater quality parameters were recorded in the Well Purging and Sampling Logs provided in Attachment C.

As a general rule, groundwater was purged until water quality parameters stabilized, after an hour of continuous purging, or after three well volumes of groundwater had been removed from the well. Groundwater quality parameters stabilized in MW-2 prior to sampling, and a groundwater sample was collected from MW-1 after purging three well volumes.

After purging each well, a groundwater sample was collected directly from the pump discharge line using USEPA low-flow techniques. For quality assurance and quality control, one field blank sample and one duplicate sample were collected. A trip blank was included in each shipment for quality control during transport. All samples were analyzed for Part 375/Target Compound List (TCL) VOCs via USEPA SW-846 method 8260C by Alpha Analytical Laboratories, a NYSDOH Environmental Laboratory Approval Program (ELAP)-accredited laboratory in Westborough, Massachusetts.

The laboratory analytical results for the baseline sampling event, the previous quarterly sampling events, and the July 2024 sampling event are summarized in Table 1 and illustrated on Figure 4. The laboratory analytical report from the July 2024 sampling event is provided as Attachment D. Groundwater analytical results were compared to the NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical & Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA drinking water (herein collectively referenced as the NYSDEC SGVs). Analytical results from the first quarterly sampling event are discussed in the NYSDEC-approved December 2022 Final Engineering Report (FER), and analytical results from subsequent quarters are discussed in their respective quarterly monitoring reports.

July 2024 Performance Monitoring Analytical Results

Analytical results from the July 2024 performance monitoring are summarized as follows:

- MW-1: 1,2,4,5-Tetramethylbenzene was detected above the NYSDEC SGVs. In comparison to baseline analytical results, total VOC and total BTEX concentrations have decreased by 95% and 100%, respectively.
- MW-2: 1,2,4,5-Tetramethylbenzene, 1,2,4-trimethylbenzene, and n-propylbenzene were detected above the NYSDEC SGVs. In comparison to baseline analytical results, total VOC and total BTEX concentrations have decreased by 99.4% and 99.9%, respectively.

Three VOCs were detected above the NYSDEC SGVs in groundwater samples collected during the July 2024 monitoring event. Total VOC concentrations have decreased by over 95% (MW-1) and 99% (MW-2), and total BTEX concentrations have decreased by 100% (MW-1) and 99.9% (MW-2) when compared to baseline concentrations. In comparison to the seventh quarterly sampling event, analyte concentrations detected above the NYSDEC SGVs in MW-1 and MW-2 are within the same order of magnitude or one order of magnitude lower.

Analytical data are shown on Figure 4 and result trends are shown on Figure 5. Comparison of overall result trends for each monitoring well show a bulk reduction in petroleum-related VOCs to asymptotic levels over the course of the monitoring program. Based on the post-remedy sampling results and trends, the off-site remedy appears to have been effective; further decline of contaminant of concern concentrations is not anticipated.

Data Validation

A copy of the Analytical Services Protocol (ASP) Category B laboratory report was submitted to Langan's data validation department for review in accordance with the USEPA validation guidelines for organic and inorganic data. The data were found to be 100% acceptable. The Data Usability Summary Report (DUSR) is included in Attachment E.

Closure

Targeted petroleum-related VOC concentrations exceeded the NYSDEC SGVs in MW-1 and MW-2 but have been reduced by one to four orders of magnitude relative to baseline concentrations, indicating that bulk reduction has been observed. Based on the overall sampling event results trends, asymptotic levels have been achieved over the eight monitoring events, indicating that the off-site remedy has been effective. Further significant decline of concentrations of contaminants of concern is not anticipated; therefore, Langan requests discontinuation of groundwater monitoring at the CO site.

Should you have any questions, please call the undersigned at 212-479-5427.

Sincerely,

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

Jason Hayes, P.E.
Principal/Vice President

Enclosures:

Figure 1	Site Location Map
Figure 2	Site Layout Plan
Figure 3	In-Situ Groundwater Treatment Injection Plan
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TABLES

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Analyte	CAS Number	NYSDEC SGVs	Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 4	Quarter 5	Quarter 5	Quarter 6	Quarter 7	Quarter 7	Quarter 8
			Location	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1
			Sample Name	MW01_101921	MW-1_102122	MW-1_012623	MW-1_042623	MW-1_072723	DUP01_072723	MW-1_102323	DUP01_102323	MW-1_013124	MW-1_042524	DUP01_042524	MW-1_072924
			Sample Date	10/19/2021	10/21/2022	01/26/2023	04/26/2023	07/27/2023	07/27/2023	10/23/2023	10/23/2023	01/31/2024	04/25/2024	04/25/2024	07/29/2024
			Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds															
1,1,1,2-Tetrachloroethane	630-20-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	**12**	1.9 J	**8.9**	1.7 J	<2 U	<2 U	**7.6**	**8.4**	**8**	**11**	**11**	**7.4**
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	**11**	0.77 J	0.74 J	<2.5 U	<2.5 U	<2.5 U	**7.2**	**7.5**	<2.5 U	2.6	2.6	<2.5 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	**7.8**	4	1.7 J	<2.5 U	<2.5 U	<2.5 U	**5.3**	**5.6**	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	26	4	4.9	1.7 J	<2 U	<2 U	1.6 J	1.7 J	3.9	3.5	3.5	2.3
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	6.1	1.5 J	1.4 J	<2 U	<2 U	<2 U	4	4.3	<2 U	<2 U	<2 U	<2 U
Acetone	67-64-1	**50**	ug/l	4.5 J	25	<5 U	<5 U	2.5 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Acrylonitrile	107-13-1	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	**17**	<0.5 U	0.22 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromobenzene	108-86-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	1.2 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroform	67-66-3	7	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	1.4 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Ethylbenzene	100-41-4	**5**	ug/l	**54**	<2.5 U	**5.4**	<2.5 U	<2.5 U	<2.5 U	4.7	5	1.9 J	1.5 J	1.5 J	<2.5 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	**5**	ug/l	**10**	<2.5 U	**9.1**	<2.5 U	<2.5 U	<2.5 U	3.9	4.2	**5.6**	2.1 J	2.1 J	<2.5 U
M,P-Xylene	179601-23-1	**5**	ug/l	**11**	1.3 J	0.88 J	<2.5 U	<2.5 U	<2.5 U	3.7	4	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<5 U	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	91-20-3	**10**	ug/l	3.4 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	2.2 J	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	104-51-8	**5**	ug/l	**5.6**	<2.5 U	2.2 J	<2.5 U	<2.5 U	<2.5 U	1.4 J	1.6 J	1.7 J	0.87 J	0.81 J	<2.5 U
n-Propylbenzene	103-65-1	**5**	ug/l	**17**	<2.5 U	**11**	<2.5 U	<2.5 U	<2.5 U	**7.1**	**7.7**	**5.7**	1.5 J	1.6 J	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	**9.1**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.98 J	1 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	135-98-8	**5**	ug/l	4.6	<2.5 U	2.7	0.87 J	<2.5 U	<2.5 U	0.9 J	1 J	1.9 J	1.2 J	1.1 J	0.85 J
Styrene	100-42-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.2 J	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	**5.3**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	**20**	1.3 J	0.88 J	<2.5 U	<2.5 U	<2.5 U	4.7 J	5 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Analyte	CAS Number	NYSDEC SGVs	Sampling Event	Baseline	Quarter 1	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 5	Quarter 6	Quarter 6	Quarter 7	Quarter 8	Quarter 8
			Location	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2
			Sample Name	MW02_101921	MW-2_102022	DUP01_102022	MW-2_012623	MW-2_042623	MW-2_072723	MW-2_102323	MW-2_013124	DUP01_013124	MW-2_042524	MW-2_072924	DUP01_072924
			Sample Date	10/19/2021	10/20/2022	10/20/2022	01/26/2023	04/26/2023	07/27/2023	10/23/2023	01/31/2024	01/31/2024	04/25/2024	07/29/2024	07/29/2024
			Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds															
1,1,1,2-Tetrachloroethane	630-20-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<15 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	**130**	1.4 J	4.2 J	<2 U	<2 U	2.6	**6.2**	**6.1 J**	1.3 J	**28**	**8.5**	**7**
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	**1,900**	**10 J**	**34 J**	**12**	**15**	**80**	**37**	**110 J**	**52 J**	**97**	**16**	**15**
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<20 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<10 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	**540**	3.5 J	**8 J**	2.5	2.4 J	**11**	2.5	**11 J**	**6.9 J**	3.2	0.79 J	0.72 J
1,3-Dichlorobenzene	541-73-1	3	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	270	<2 U	0.72 J	1.4 J	0.85 J	1.4 J	0.91 J	2.5	1.1 J	7	1.3 J	1.2 J
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<2,500 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	800	7.4 J	15 J	6.2	9.7	44	13	51 J	30 J	38	5.6	5.3
Acetone	67-64-1	**50**	ug/l	<50 U	**56**	**63**	4.4 J	12 J	37	3.8 J	<5 UJ	19 J	12	21 J	27 J
Acrylonitrile	107-13-1	5	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	**2.1 J**	0.69	0.35 J	0.51	0.82	0.6	<0.5 U	0.18 J	0.31 J	<0.5 U	<0.5 U	<0.5 U
Bromobenzene	108-86-1	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<20 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.3 J	2.6 J	0.85 J	1.2 J	1.1 J	<2.5 U	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroform	67-66-3	7	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	<25 U	<2.5 U	0.7 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.2 J	<2.5 U	2 J	<2.5 U	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Ethylbenzene	100-41-4	**5**	ug/l	**890**	**5.9**	4	**5.8**	**11**	**41**	3.2	**16**	**19**	**6.3**	1.2 J	1.1 J
Hexachlorobutadiene	87-68-3	0.5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	**5**	ug/l	**190**	3	3.5	3.2	**5.2**	**22**	**8.3**	**26 J**	**18 J**	**17**	2.4 J	2.1 J
M,P-Xylene	179601-23-1	**5**	ug/l	**2,300**	**16**	**14**	**12**	**19**	**70**	2.3 J	**32**	**36**	2 J	1.1 J	0.92 J
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<50 U	<5 UJ	21 J	<5 U	<5 U	27	<5 U	<5 UJ	13 J	<5 U	4.6 J	4.7 J
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<50 U	1.5 J	<5 U	<5 U	1.7 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<25 U	1 J	<2.5 U	0.92 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.79 J	<2.5 U	<2.5 U	<2.5 U
Naphthalene	91-20-3	**10**	ug/l	**460 J**	<2.5 U	3	<2.5 U	<2.5 U	1.4 J	<2.5 U	1.6 J	0.86 J	1 J	0.96 J	0.87 J
n-Butylbenzene	104-51-8	**5**	ug/l	**25**	<2.5 U	0.93 J	<2.5 U	<2.5 U	0.7 J	<2.5 U	1.4 J	<2.5 U	3.2	0.94 J	0.91 J
n-Propylbenzene	103-65-1	**5**	ug/l	**370**	2.8 J	**5.7 J**	2.7	4.5	**23**	**9.5**	**37 J**	**19 J**	**40**	**6.5**	**6.1**
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	**410**	2 J	1.9 J	1.5 J	2.1 J	**7.5**	<2.5 U	3.7	4.2	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	135-98-8	**5**	ug/l	**18 J**	<2.5 U	0.83 J	<2.5 U	<2.5 U	0.93 J	0.84 J	1.9 J	<2.5 U	3.5	0.92 J	0.86 J
Styrene	100-42-5	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	**130**	0.7 J	1 J	<2.5 U	0.79 J	1.2 J	<2.5 U	<2.5 U	0.74 J	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	**2,700**	**18 J**	**16 J**	**14 J**	**21 J**	**78**	2.3 J	**36**	**40**	2 J	1.1 J	0.92 J
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<10 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Analyte	CAS Number	NYSDEC SGVs	Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 3	Baseline	Baseline	Quarter 1	Quarter 2	Quarter 2	Quarter 3	Quarter 4
			Location	MW-3	MW-3	MW-3	MW-3	MW-3	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4
			Sample Name	MW03_100721	MW-3_102122	MW-3_012623	MW-3_042623	DUP01_042623	MW04_100721	GWDUP01_100721	MW-4_102122	MW-4_012623	DUP01_012623	MW-4_042623	MW-4_072723
			Sample Date	10/07/2021	10/21/2022	01/26/2023	04/26/2023	04/26/2023	10/07/2021	10/07/2021	10/21/2022	01/26/2023	01/26/2023	04/26/2023	07/27/2023
			Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds															
1,1,1,2-Tetrachloroethane	630-20-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	2	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	2.1 J	<2 U	<2 U	<2 U	<2 U	5.3	5.3 J	<2 U	<2 U	<2 U	<2 U	<2 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<250 UJ	<250 U	<250 U	<250 U	<250 U	<250 UJ	<250 UJ	<250 U	<250 U	<250 U	<250 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	0.9 J	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Acetone	67-64-1	**50**	ug/l	2.9 J	1.8 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Acrylonitrile	107-13-1	5	ug/l	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	0.16 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	0.17 J	0.2 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromobenzene	108-86-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroform	67-66-3	7	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Ethylbenzene	100-41-4	**5**	ug/l	4.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	**5**	ug/l	3.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	179601-23-1	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<5 U	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 U	<5 U	<5 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	91-20-3	**10**	ug/l	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.95 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	104-51-8	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.88 J	0.87 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	103-65-1	**5**	ug/l	**9.4 J**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	135-98-8	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	3	3	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Styrene	100-42-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

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:

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

FIGURES

LEGEND

APPROXIMATE SITE BOUNDARY

APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209

1000 0 500 1000

SCALE: 1 INCH = 1000 FEET

NOTE: BASE MAP IS REFERENCED FROM THE UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5 MINUTE SERIES CENTRAL PARK AND BROOKLYN QUADRANGLE MAPS, DATED 2019.

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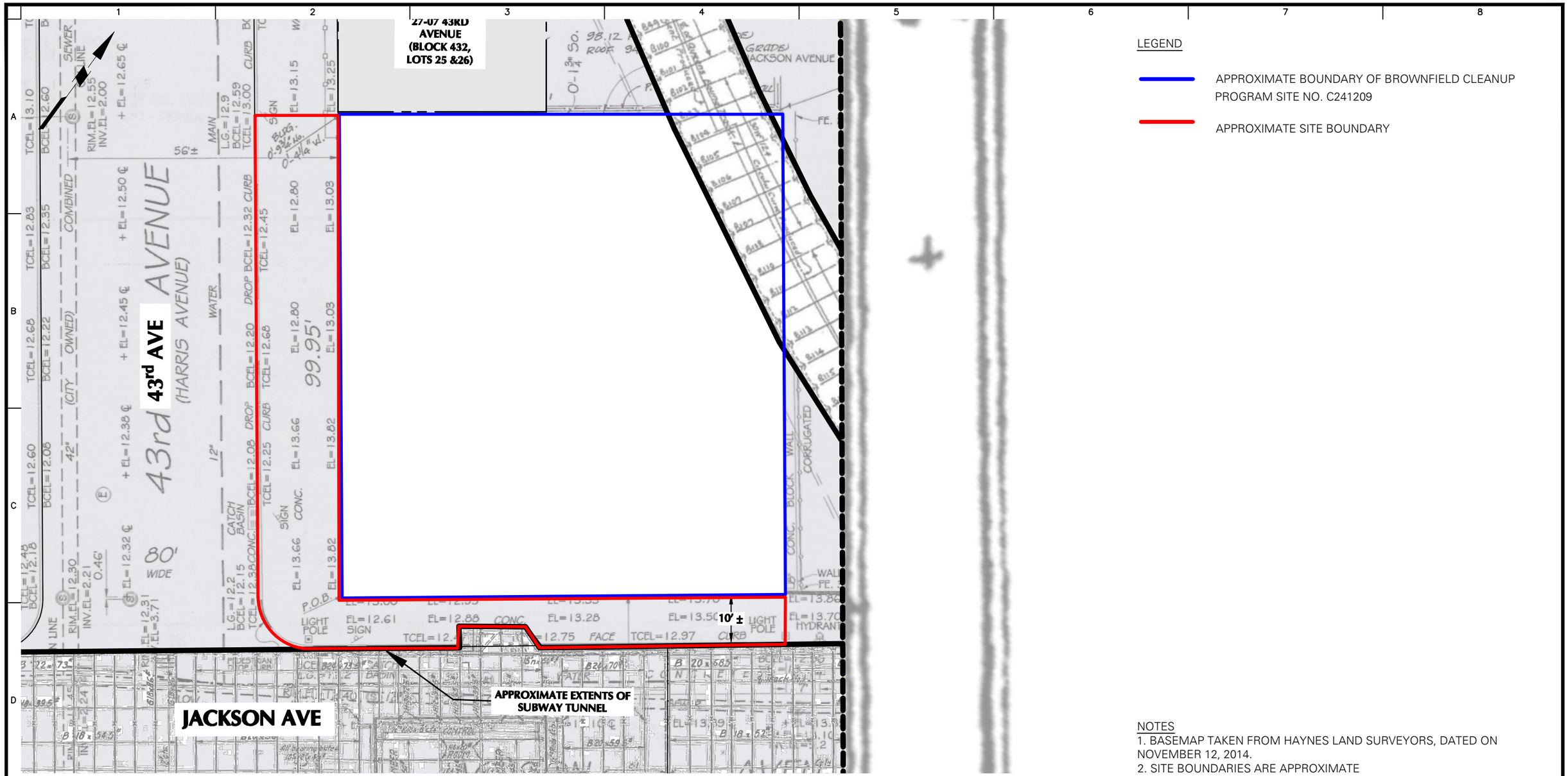
Project	27-01 JACKSON AVENUE BLOCK No. 4321, LOT No. 21 QUEENS NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170472002
Date	06/01/2022
Drawn By	LH
Checked By	KS
Figure No.	1

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\OSMP\Figure 1 - Site Location Map.dwg Date: 2/14/2023 Time: 22:25 User: lhaley Style Table: Langan.stb Layout: F1 - SITE LCO MAP



LEGEND

- APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209
- APPROXIMATE SITE BOUNDARY

NOTES

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED ON NOVEMBER 12, 2014.
2. SITE BOUNDARIES ARE APPROXIMATE

20 0 10 20

SCALE IN 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, TO ALTER THIS ITEM IN ANY WAY.

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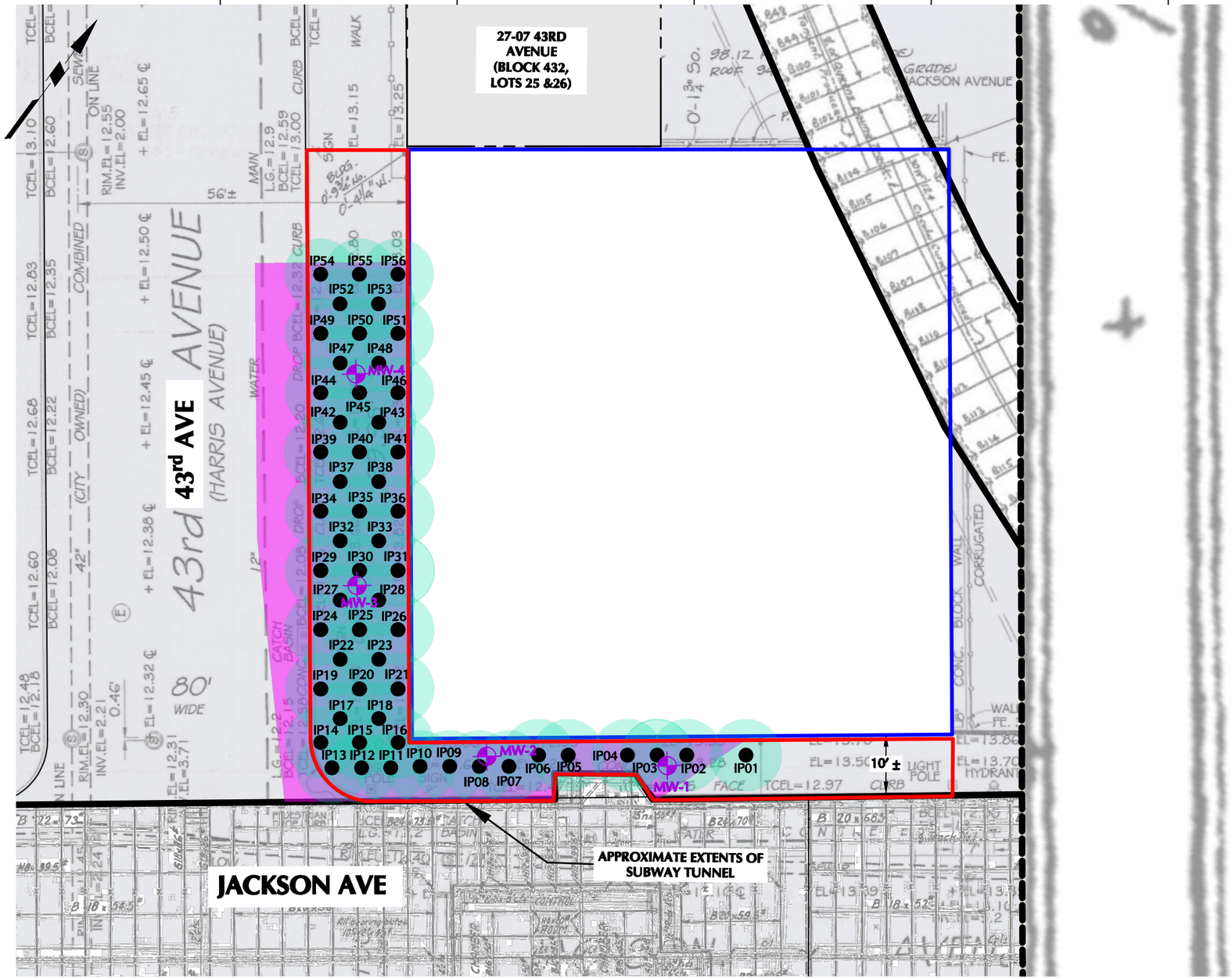
Project	27-01 JACKSON AVENUE BLOCK No. 432 LOT No. 21 QUEENS NEW YORK
Figure Title	SITE LAYOUT PLAN
Project No.	170472002
Date	07/06/2022
Drawn By	LH
Checked By	KS
Figure No.	2

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\SMP\Figure 2 - Site Layout Plan.dwg Date: 7/6/2022 Time: 13:44 User: eseery Style Table: Langan.stb Layout: ANSIB-BL



LEGEND

- APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209
- APPROXIMATE SITE BOUNDARY
- IP01 — INJECTION POINT LOCATION
- APPROXIMATE RADIUS OF INFLUENCE FOR PETROFIX
- APPROXIMATE EXTENT OF OFF-SITE PETROLEUM PLUME
- MW-1 — MONITORING WELL LOCATION

NOTES

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED NOVEMBER 12, 2014.
2. INJECTIONS WERE COMPLETED BETWEEN OCTOBER 20, 2021 AND NOVEMBER 11, 2021.
3. RADIUS OF INFLUENCE CALCULATIONS WERE DETERMINED IN CONSULTATION WITH REMEDIAL CHEMICAL MANUFACTURERS BASED ON SUBSURFACE CONDITIONS AND CONTAMINANT CONCENTRATIONS ENCOUNTERED DURING THE REMEDIAL INVESTIGATION CONDUCTED BY LANGAN.
4. ALL INJECTION AND MONITORING WELL LOCATIONS ARE APPROXIMATE.
5. ELEVATIONS (EL.) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAVD83).

20 0 10 20
SCALE IN FEET

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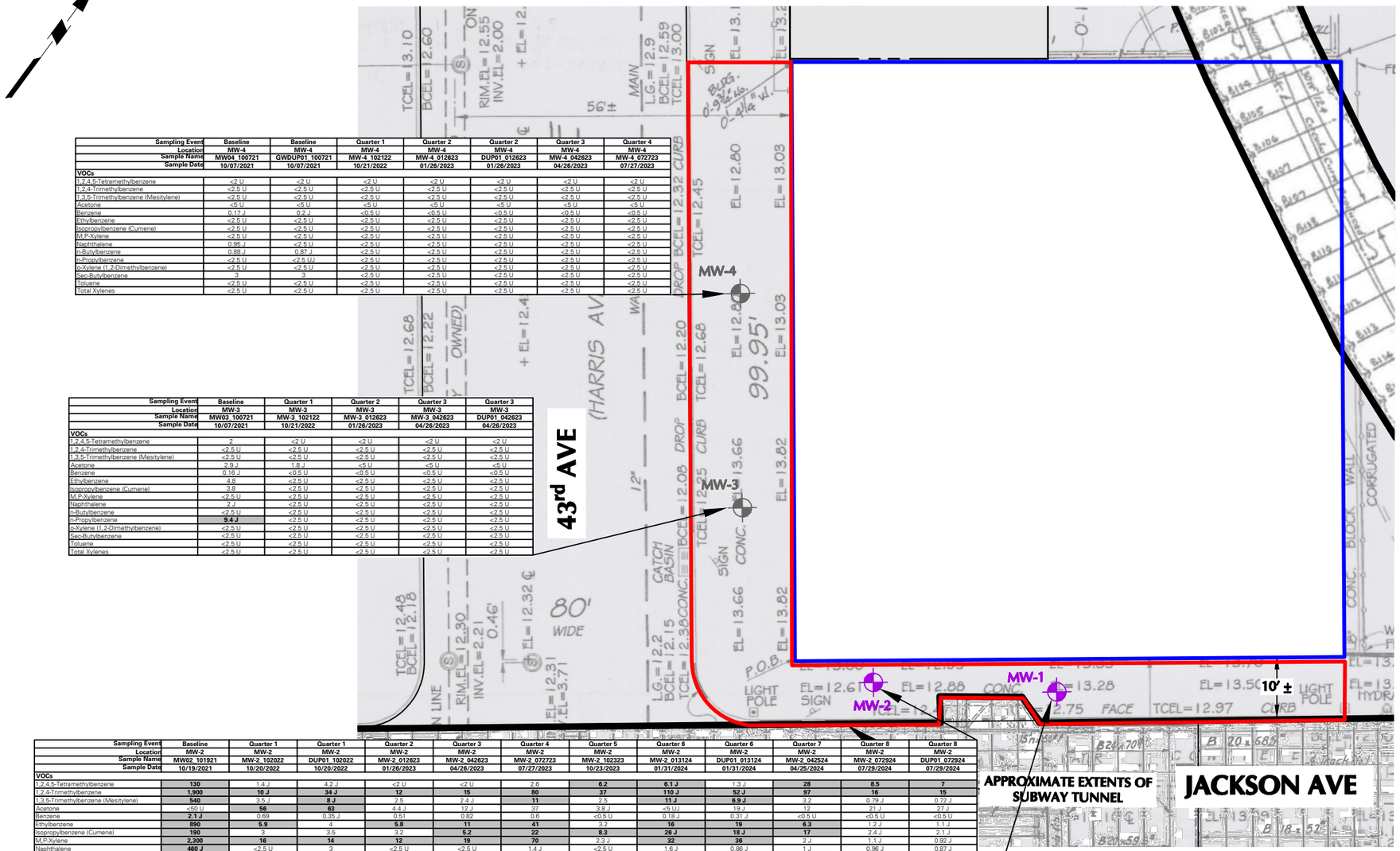
Project	27-01 JACKSON AVENUE BLOCK No. 432 LOT No. 21 QUEENS NEW YORK
Figure Title	IN-SITU GROUNDWATER TREATMENT INJECTION PLAN
Project No.	170472002
Date	11/17/2022
Drawn By	LH
Checked By	KS
Figure No.	3

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\OSMP\Figure 3 - In-Situ Groundwater Treatment Injection Plan.dwg Date: 11/17/2022 Time: 22:22 User: lhaley Style Table: Langan.stb Layout: ANSIB-BL



Sampling Event	Baseline	Baseline	Quarter 1	Quarter 2	Quarter 2	Quarter 3	Quarter 4
Location	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4
Sample Name	MW04_100721	GWDUP01_100721	MW-4_102122	MW-4_012623	DUP01_012623	MW-4_042623	MW-4_072723
Sample Date	10/07/2021	10/07/2021	10/21/2022	01/26/2023	01/26/2023	04/26/2023	07/27/2023
VOCs							
1,2,4,5-Tetramethylbenzene	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Acetone	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	0.17 J	0.2 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	0.95 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	0.88 J	0.87 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	3	3	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 3
Location	MW-3	MW-3	MW-3	MW-3	MW-3
Sample Name	MW03_100721	MW-3_102122	MW-3_012623	MW-3_042623	DUP01_042623
Sample Date	10/07/2021	10/21/2022	01/26/2023	04/26/2023	04/26/2023
VOCs					
1,2,4,5-Tetramethylbenzene	2	<2 U	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Acetone	2.9 J	1.8 J	<5 U	<5 U	<5 U
Benzene	0.16 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	4.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	3.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	**9.4 J**	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

Sampling Event	Baseline	Quarter 1	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 5	Quarter 6	Quarter 6	Quarter 7	Quarter 8	Quarter 8
Location	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2
Sample Name	MW02_101921	MW-2_102022	DUP01_102022	MW-2_012823	MW-2_042623	MW-2_072723	MW-2_102323	MW-2_013124	DUP01_013124	MW-2_042524	MW-2_072924	DUP01_072924
Sample Date	10/19/2021	10/20/2022	10/20/2022	01/26/2023	04/26/2023	07/27/2023	10/23/2023	01/31/2024	01/31/2024	04/25/2024	07/29/2024	07/29/2024
VOCs												
1,2,4,5-Tetramethylbenzene	**130**	1.4 J	4.2 J	<2 U	<2 U	2.6	**6.2**	**6.1 J**	1.3 J	**28**	**8.5**	**7**
1,2,4-Trimethylbenzene	**1,900**	**10 J**	**34 J**	**12**	**15**	**80**	**37**	**110 J**	**52 J**	**97**	**16**	**15**
1,3,5-Trimethylbenzene (Mesitylene)	**540**	3.5 J	**8 J**	2.5	2.4 J	**11**	2.5	**11 J**	**6.9 J**	3.2	0.79 J	0.72 J
Acetone	<50 U	**56**	**63**	4.4 J	12 J	37	3.8 J	<5 UJ	19 J	12	21 J	27 J
Benzene	**2.1 J**	0.69	0.35 J	0.51	0.82	0.6	<0.5 U	0.18 J	0.31 J	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	**890**	**5.9**	4	**5.8**	**11**	**41**	3.2	**16**	**19**	**6.3**	1.2 J	1.1 J
Isopropylbenzene (Cumene)	**190**	3	3.5	3.2	**5.2**	**22**	**8.3**	**26 J**	**18 J**	**17**	2.4 J	2.1 J
M,P-Xylene	**2,300**	**16**	**14**	**12**	**19**	**70**	2.3 J	**32**	**36**	2 J	1.1 J	0.92 J
Naphthalene	**460 J**	<2.5 U	3	<2.5 U	<2.5 U	1.4 J	<2.5 U	1.6 J	0.86 J	1 J	0.96 J	0.87 J
n-Butylbenzene	**25**	<2.5 U	0.93 J	<2.5 U	<2.5 U	0.7 J	<2.5 U	1.4 J	<2.5 U	3.2	0.94 J	0.91 J
n-Propylbenzene	**370**	2.8 J	**5.7 J**	2.7	4.5	**23**	**9.5**	**37 J**	**19 J**	**40**	**6.5**	**6.1**
o-Xylene (1,2-Dimethylbenzene)	**410**	2 J	1.9 J	1.5 J	2.1 J	**7.5**	<2.5 U	3.7	4.2	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	**18 J**	<2.5 U	0.83 J	<2.5 U	<2.5 U	0.93 J	0.84 J	1.9 J	<2.5 U	3.5	0.92 J	0.86 J
Toluene	**130**	0.7 J	1 J	<2.5 U	0.79 J	1.2 J	<2.5 U	<2.5 U	0.74 J	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	**2,700**	**18 J**	**16 J**	**14 J**	**21 J**	**78**	2.3 J	**36**	**40**	2 J	1.1 J	0.92 J

Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 4	Quarter 5	Quarter 5	Quarter 6	Quarter 7	Quarter 7	Quarter 8
Location	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1
Sample Name	MW01_101921	MW-1_102122	MW-1_012623	MW-1_042623	MW-1_072723	DUP01_072723	MW-1_102323	DUP01_102323	MW-1_013124	MW-1_042524	DUP01_042524	MW-1_072924
Sample Date	10/19/2021	10/21/2022	01/26/2023	04/26/2023	07/27/2023	07/27/2023	10/23/2023	10/23/2023	01/31/2024	04/25/2024	04/25/2024	07/29/2024
VOCs												
1,2,4,5-Tetramethylbenzene	**12**	1.9 J	**8.9**	1.7 J	<2 U	<2 U	**7.6**	**8.4**	**8**	**11**	**11**	**7.4**
1,2,4-Trimethylbenzene	**11**	0.77 J	0.74 J	<2.5 U	<2.5 U	<2.5 U	**7.2**	**7.5**	<2.5 U	2.6	2.6	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	**7.8**	4	1.7 J	<2.5 U	<2.5 U	<2.5 U	**5.3**	**5.6**	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Acetone	4.5 J	25	<5 U	<5 U	2.5 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	**17**	<0.5 U	0.22 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	**54**	<2.5 U	**5.4**	<2.5 U	<2.5 U	<2.5 U	4.7	5	1.9 J	1.5 J	1.5 J	<2.5 U
Isopropylbenzene (Cumene)	**10**	<2.5 U	**9.1**	<2.5 U	<2.5 U	<2.5 U	3.9	4.2	**5.6**	2.1 J	2.1 J	<2.5 U
M,P-Xylene	**11**	1.3 J	0.88 J	<2.5 U	<2.5 U	<2.5 U	3.7	4	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	3.4 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	2.2 J	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	**5.6**	<2.5 U	2.2 J	<2.5 U	<2.5 U	<2.5 U	1.4 J	1.6 J	1.7 J	0.87 J	0.81 J	<2.5 U
n-Propylbenzene	**17**	<2.5 U	**11**	<2.5 U	<2.5 U	<2.5 U	**7.1**	**7.7**	**5.7**	1.5 J	1.6 J	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	**9.1**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.98 J	1 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	4.6	<2.5 U	2.7	0.87 J	<2.5 U	<2.5 U	0.9 J	1 J	1.9 J	1.2 J	1.1 J	0.85 J
Toluene	**5.3**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	**20**	1.3 J	0.88 J	<2.5 U	<2.5 U	<2.5 U	4.7 J	5 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U

LEGEND

- APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209
- APPROXIMATE SITE BOUNDARY
- MW-3 — MONITORING WELL LOCATION (GROUNDWATER SAMPLING DISCONTINUED 2023)
- MW-1 — MONITORING WELL LOCATION

Analyte	NYSDEC SGVs
VOCs	
1,2,4,5-Tetramethylbenzene	5
1,2,4-Trimethylbenzene	5
1,3,5-Trimethylbenzene (Mesitylene)	5
Acetone	50
Benzene	1
Ethylbenzene	5
Isopropylbenzene (Cumene)	5
M,P-Xylene	5
Naphthalene	10
n-Butylbenzene	5
n-Propylbenzene	5
o-Xylene (1,2-Dimethylbenzene)	5
Sec-Butylbenzene	5
Toluene	5
Total Xylenes	5

NOTES

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED ON NOVEMBER 12, 2014.
2. ALL LOCATIONS ARE APPROXIMATE.
3. THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) ALLOWED THE DISCONTINUATION OF GROUNDWATER SAMPLING AT MONITORING WELLS MW-3 AND MW-4 VIA EMAIL CORRESPONDENCE ON AUGUST 8 AND OCTOBER 13, 2023.
4. GROUNDWATER RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1 AMBIENT WATER QUALITY STANDARDS AND GUIDANCE VALUES (SGVs) FOR CLASS GA GROUNDWATER.
5. ONLY COMPOUNDS EXCEEDING COMPARISON CRITERIA ARE SHOWN.
6. RESULTS ABOVE NYSDEC SGVs ARE SHADED AND BOLDED.
7. RESULTS ARE SHOWN IN MICROGRAMS PER LITER (µg/L).
8. J= THE ANALYTE WAS DETECTED ABOVE THE METHOD DETECTION LIMIT, BUT BELOW THE REPORTING LIMIT (RL); THE RESULT IS AN ESTIMATED CONCENTRATION.
9. U = THE ANALYTE WAS ANALYZED FOR, BUT NOT DETECTED AT A LEVEL GREATER THAN OR EQUAL TO THE RL; THE VALUE SHOWN IN THE TABLE IS THE RL.

20 0 10 20
SCALE IN 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, TO ALTER THIS ITEM IN ANY WAY.

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Project
27-01 JACKSON AVENUE
BLOCK No. 432 LOT No. 21
QUEENS NEW YORK

Figure Title
GROUNDWATER SAMPLE ANALYTICAL RESULTS MAP

Project No. 170472002
Date 08/26/2024
Drawn By LH
Checked By KS

Figure No. 4

Figure 5
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results Trends

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

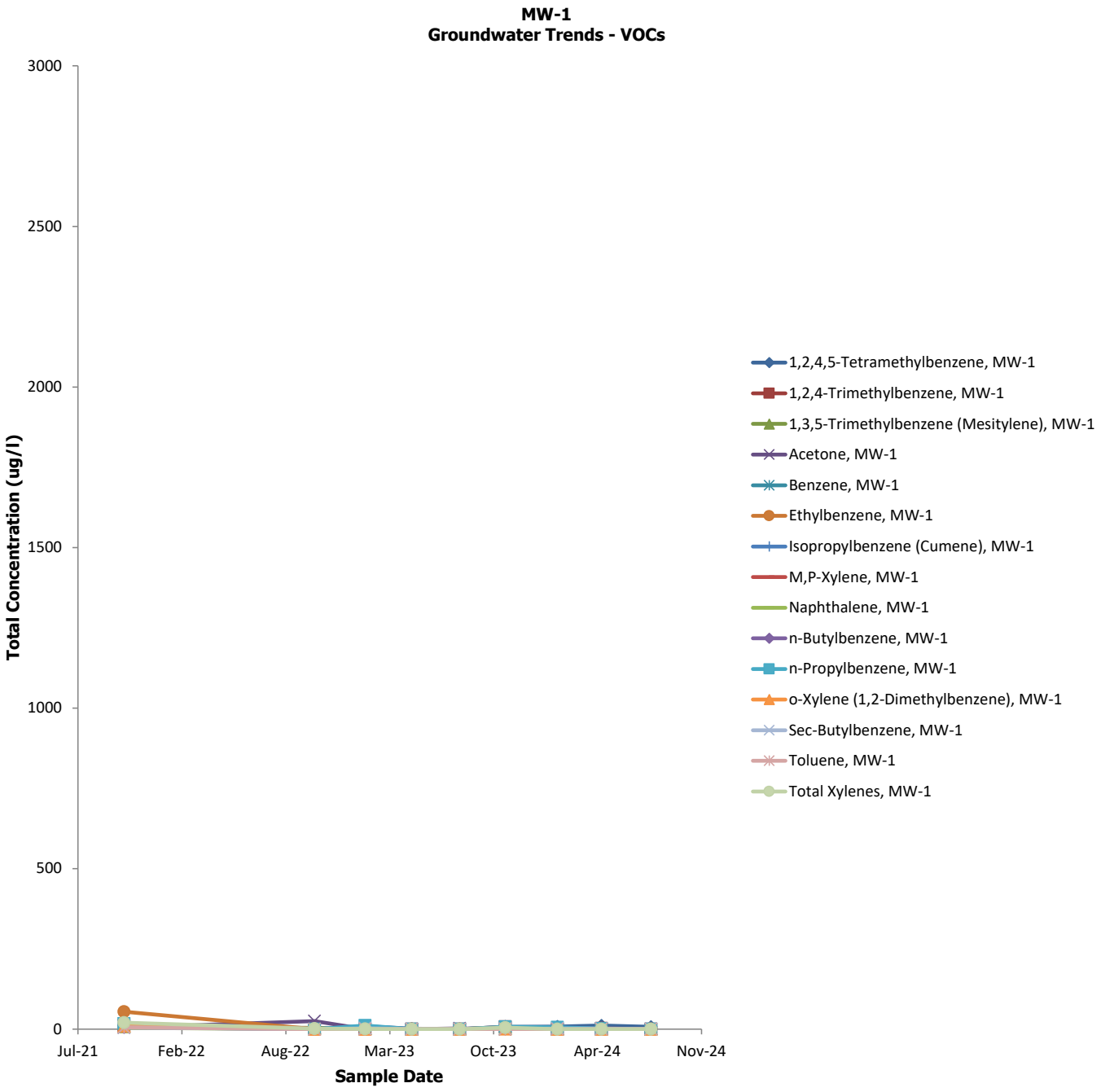


Figure 5
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results Trends

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

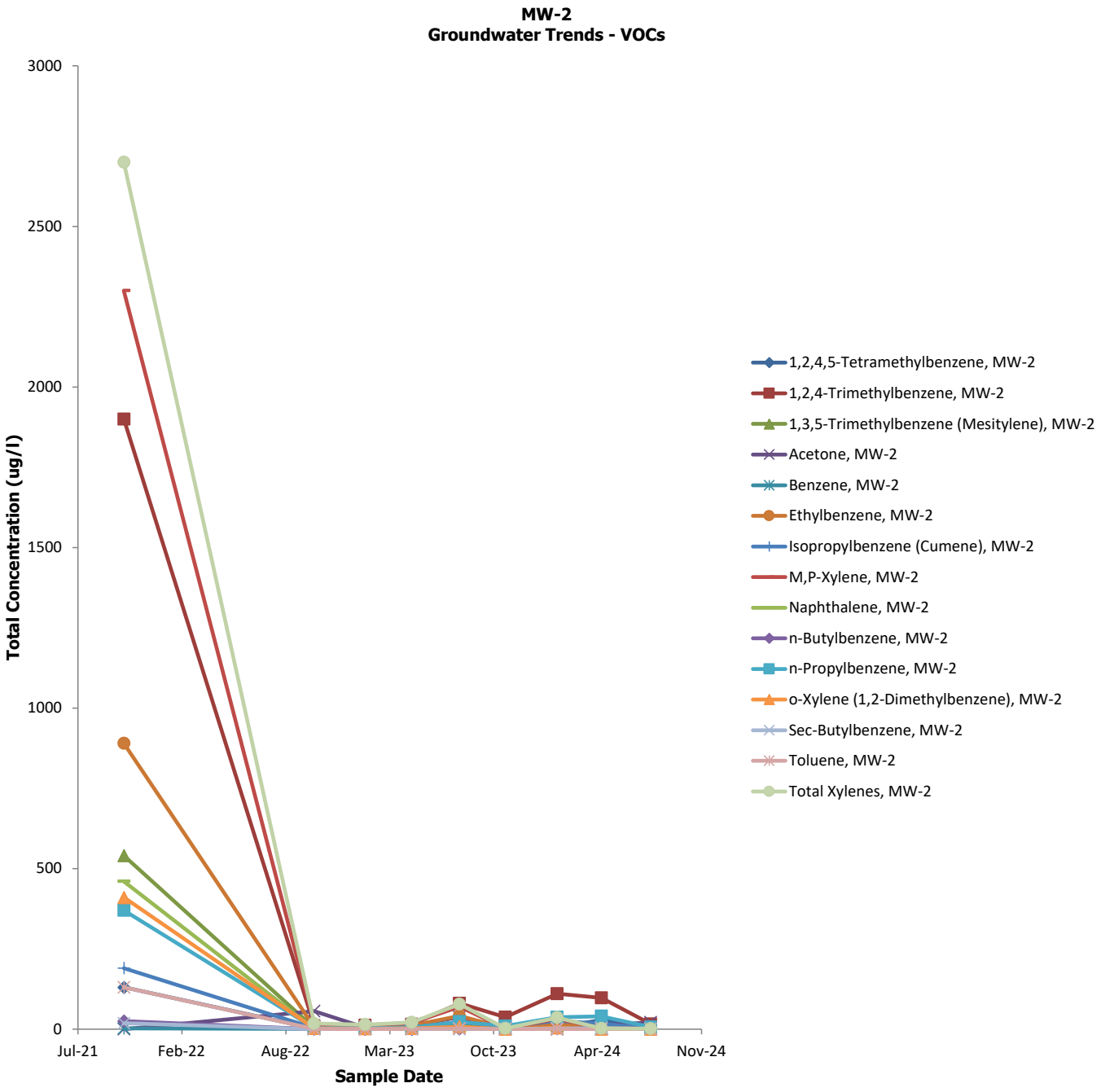


Figure 5
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results Trends

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

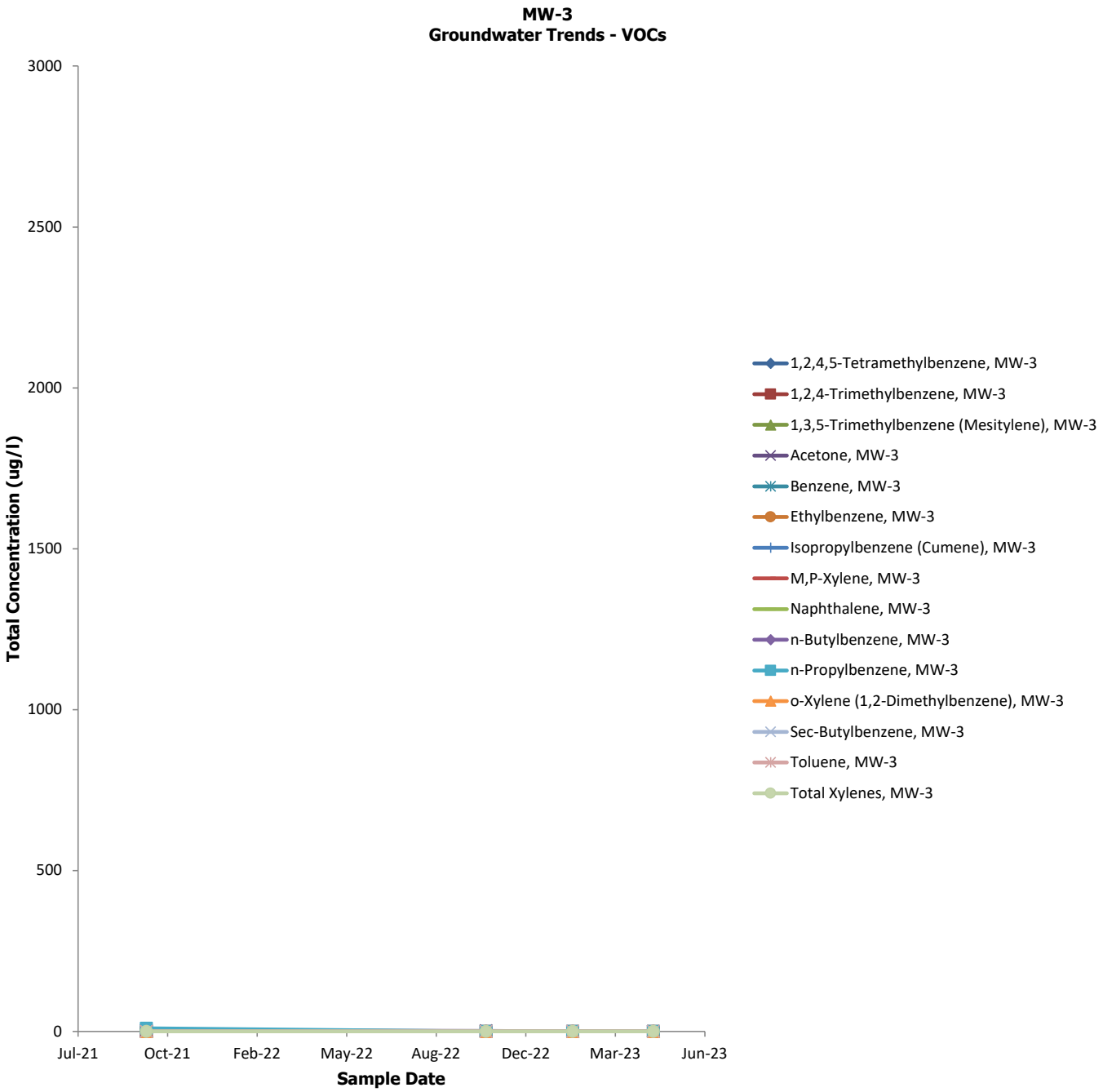
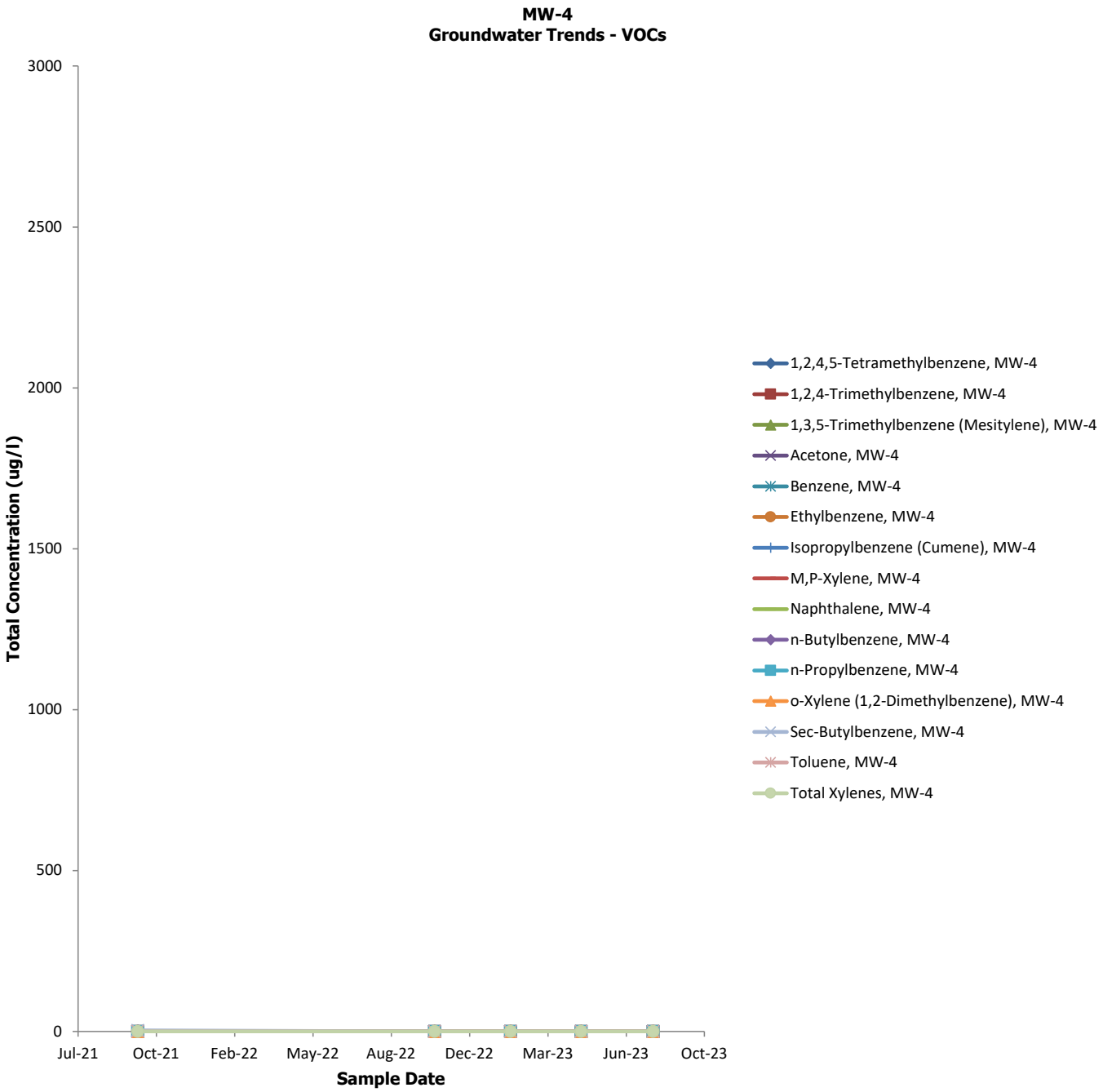


Figure 5
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results Trends

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002



ATTACHMENT A

NYSDEC Correspondence for MW-3 and MW-4 Monitoring

Ali Reach

To: Lexi Haley
Subject: RE: 27-01 Jackson Avenue Off-site (S241209) - Off-Site Well Monitoring Program Meeting

From: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Sent: Tuesday, August 8, 2023 10:30 AM
To: Lexi Haley <lhaley@langan.com>
Cc: Brian Gochenaur <bgochenaur@Langan.com>; Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>; Kenney, Julia M (HEALTH) <julia.kenney@health.ny.gov>
Subject: [External] RE: 27-01 Jackson Avenue Off-site (S241209) - Off-Site Well Monitoring Program Meeting

Lexi:
As discussed during our telecon last Friday 8/5 this change in sampling protocol for the 27-01 Jackson Avenue Off-site site S241209 is acceptable. There is no need to replace MW-3.

Thanks,

Shaun
Shaun Bollers
Assistant Environmental Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4096 | F: (718) 482-6358 | shaun.bollers@dec.ny.gov

www.dec.ny.gov | |

From: Lexi Haley <lhaley@langan.com>
Sent: Tuesday, August 8, 2023 9:34 AM
To: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: RE: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Good morning Shaun,

As discussed during our call on Friday, monitoring well MW-3 (located along 43rd Avenue) was destroyed during installation of utilities beneath the sidewalk and was not able to be sampled from during the Q4 event. In

the previous three quarters of groundwater monitoring, VOC concentrations were non-detect in samples collected from MW-3. As such, we are requesting to stop monitoring at MW-3.

We will continue to monitor VOC concentrations in groundwater from monitoring wells MW-1, MW-2, and MW-4 on a quarterly basis.

Thank you,

Lexi Haley
Senior Staff Engineer

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ATHENS CALGARY DUBAI LONDON PANAMA

From: Lexi Haley
Sent: Tuesday, August 1, 2023 2:13 PM
To: 'Bollers, Shaun (DEC)' <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: RE: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Thanks Shaun – I will send out the meeting invite for Friday.

Lexi Haley
Senior Staff Engineer

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ATHENS CALGARY DUBAI LONDON PANAMA

From: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Sent: Tuesday, August 1, 2023 2:00 PM

To: Lexi Haley <lhaley@langan.com>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: [External] RE: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Hi Lexy:
Friday 8/4 would be fine.

Shaun
Shaun Bollers
Assistant Environmental Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4096 | F: (718) 482-6358 | shaun.bollers@dec.ny.gov

www.dec.ny.gov | |

From: Lexi Haley <lhaley@langan.com>
Sent: Tuesday, August 1, 2023 11:38 AM
To: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Hi

Good morning Shaun,

Brian and I would like to set up a call with you to discuss the off-site well monitoring program at 27-01 Jackson Avenue (BCP Site No. C241209). We are available between 12 pm and 2:30 pm on Thursday (8/3) and between 11 am and 12 pm on Friday (8/4). Do either of these time slots work for you? If not, we can schedule something for next week.

Thank you,

Lexi Haley
Senior Staff Engineer

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8th Floor
New York, NY 10001-2727
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Caroline Devin

From: Caroline Devin
Sent: Wednesday, November 8, 2023 5:18 PM
To: Caroline Devin
Subject: FW: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

---

From: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Sent: Friday, October 13, 2023 10:10 AM
To: Lexi Haley <lhaley@langan.com>
Cc: Kimberly Semon <ksemon@langan.com>; Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>
Subject: [External] RE: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

Good Morning Lexi:
NYSDEC has no objections to this change in the sampling protocol as the MW-4 groundwater samples have shown non-detect for 4 consecutive quarters.

BTW How far has the on-site construction progressed?

Regards,
Shaun

Shaun Bollers
Assistant Environmental Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
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From: Lexi Haley <lhaley@langan.com>
Sent: Wednesday, October 11, 2023 3:12 PM
To: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: RE: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

Good afternoon Shaun,

I hope you are doing well!

We are planning to schedule the next quarterly sampling event at 27-01 Jackson Avenue for the week of October 23rd. As noted in the Q4 Off-Site Quarterly GW Monitoring Report, groundwater results from MW-4

have been non-detect for consecutive quarters and we are requesting to conduct further monitoring only in MW-1 and MW-2.

Please let us know if you have any objections to this plan.

Thank you,

Lexi Haley
Senior Staff Engineer

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ATHENS CALGARY DUBAI LONDON PANAMA

From: Lexi Haley
Sent: Friday, September 15, 2023 1:58 PM
To: 'Bollers, Shaun (DEC)' <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

Good afternoon Shaun,

Please see below for a link to the quarterly sampling report for 27-01 Jackson Avenue. Please note that, since groundwater results from MW-4 have been non-detect for consecutive quarters, we are requesting to conduct further monitoring only in MW-1 and MW-2.

https://clients.langan.com/Sharing/filesharing/ViewPosted?transactionHash=1122680310

Let us know if you have any questions.

Have a great weekend,

Lexi Haley
Senior Staff Engineer

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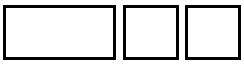

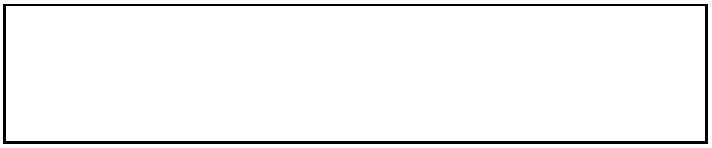

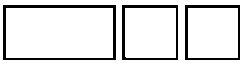

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ATTACHMENT B

Daily Site Observation Report

LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170472002 **PROJECT:** 27-01 Jackson Avenue **LOCATION:** Long Island City, NY	**CLIENT:** 2701 Jackson Avenue LLC	**DATE:** 07/29/24
CONTRACTOR: Lions Group NYC		**LANGAN REP. :** Ali Reach
CONTRACTOR'S EQUIPMENT: N/A	**PRESENT AT SITE:** Ali Reach and Mike Pinnella – Langan Michael Capozzoli– Lions Group NYC (Construction Manager)	

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe environmental protocols in accordance with the January 2021 NYSDEC approved Off-Site Site Management Plan (OSMP) for BCP site C241209 at 27-01 Jackson Avenue (Block 432, Lot 21). Observed activities were as follows:

Site Activities

- Langan used a peristaltic pump to purge and sample groundwater monitoring wells MW-1 and MW-2 along the Jackson Avenue sidewalk. Purged groundwater was screened for odors, sheen, and organic vapors using a photoionization detector (PID). Odors, sheen or PID readings above background levels were not observed in MW-2. A maximum PID reading of 147.0 parts per million (ppm) was detected beneath the well cap at MW-1; however, no odors or sheen was observed in the purged groundwater. Purged groundwater was containerized in a 55-gallon New York State Department of Transportation (NYSDOT)-approved drum for future disposal.

Sampling

- Langan collected two groundwater samples (plus quality assurance/quality control [QA/QC] samples) for laboratory analysis of NYSDEC Part 375/target compound list (TCL) volatile organic compounds (VOCs). The samples were submitted to Alpha Analytical Inc. (Alpha) of Mahwah, New Jersey, a New York State Department of Health (NYSDOH) Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.

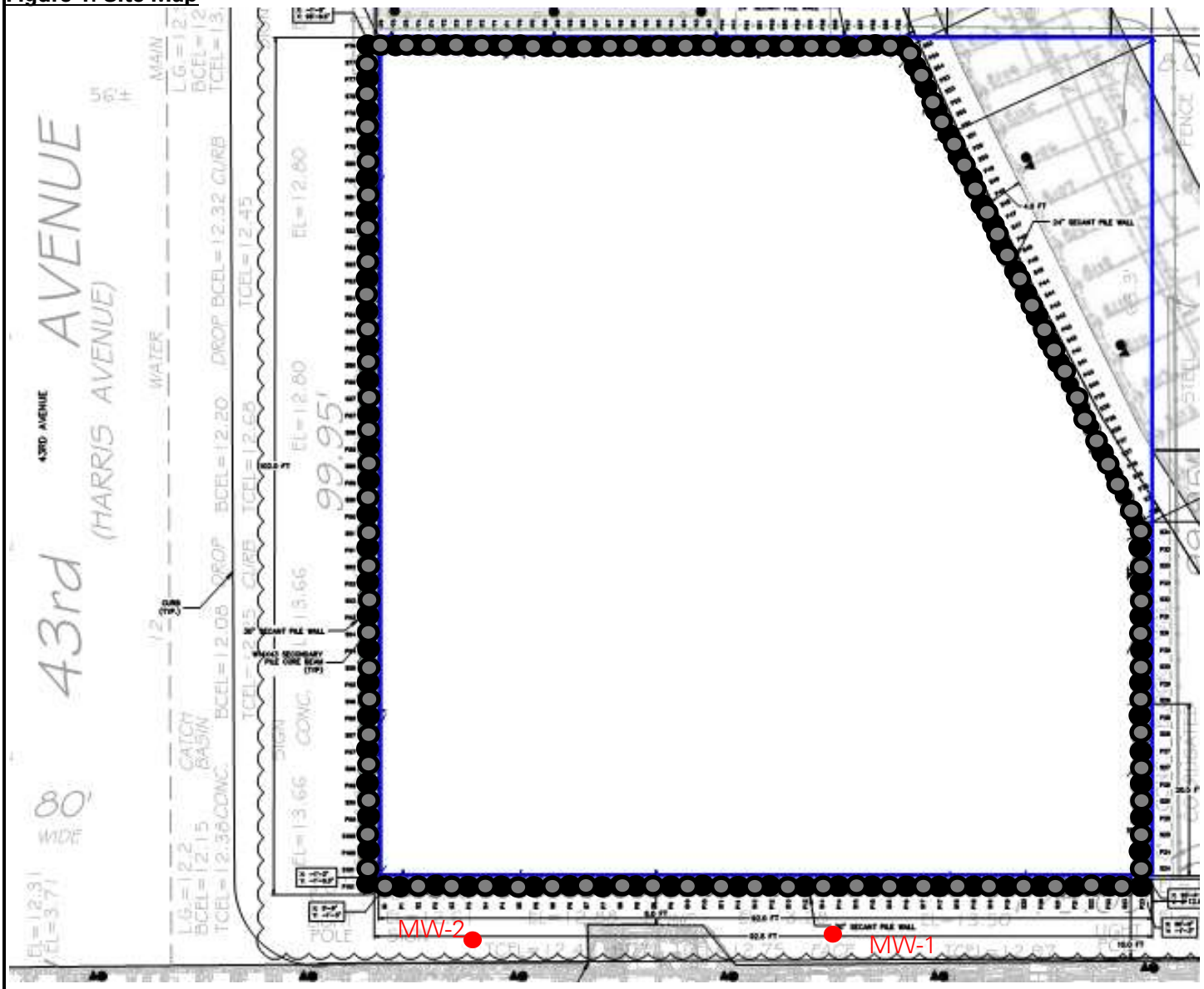
Anticipated Activities

- Further assessment of groundwater sample analytical results will determine future site activities, if required by the NYSDEC.

Cc:	L. Haley, K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Ali Reach **LANGAN**

SITE OBSERVATION REPORT

Figure 1: Site Map



Legend:

- Monitoring Well Location

Cc:	L. Haley, K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Ali Reach **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: View of Langan purging monitoring well MW-2 along the Jackson Avenue sidewalk (facing northwest).

Cc:	L. Haley, K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Ali Reach **LANGAN**

ATTACHMENT C

Well Purging and Sampling Logs

Project Information		Well Information		Equipment Information		Sampling Conditions		Sampling Information	
Project Name:	27-01 Jackson Ave	**Well No:**	MW-1	**Water Quality Device Model:**	Horiba U-52	**Weather:**	Cloudy, 69-84 °F	**Sample(s):**	MW-1_072924 and MS/MSD
Project Number:	170472002	**Well Depth:**	19 ft	**Pine Number:**	25355	**Background PID (ppm):**	0.0		
Site Location:	Long Island City, NY	**Well Diameter:**	2-inch	**Pump Make and Model:**	Peristaltic Pump	**PID Beneath Inner Cap (ppm):**	147		
Sampling Personnel:	Ali Reach	**Well Screen Interval:**	9 ft 19 ft	**Pine Number:**	01118	**Pump Intake Depth:**	18.00	**Sample Date:**	7/29/2024
				Tubing Diameter:	3/8-inch OD	**Depth to Water Before Purge:**	14.5	**Sample Time:**	14:15

STABILIZATION = 3 successive readings within limits

TIME	TEMP °Celsius (+/- 3%)	PH (+/- 0.1)	ORP mV (+/- 10mV)	CONDUCTIVITY mS/cm (+/- 3%)	TURBIDITY ntu (+/- 10%) above 5 NTU	DO mg/l (+/- 10%) above 0.5 mg/l	DTW ft Drawdown < 0.33 ft	Flow Rate (gpm) <0.13 gpm)	Cumulative Discharge Volume (Gal)	NOTES color, odor etc.	Stabilized?
BEGIN PURGING											
12:35	24.89	7.41	-64	3.090	24.0	0.34	14.50	N/A	0.00	orange-beige material	**N**
12:40	22.73	6.98	-65	3.100	20.5	0.00	16.10	0.05	0.25		**N**
12:45	21.49	6.79	-70	2.910	26.8	0.00	18.00	0.05	0.50	clear, no odor	**N**
13:20	24.16	6.74	-78	2.620	25.3	0.32	16.02	0.05	0.75	well dry. wait for recharge	**N**
13:25	22.52	6.82	-82	2.420	39.1	6.48	17.40	0.05	1.00	clear, no odor	**N**
13:30	21.99	6.78	-80	2.410	39.4	6.02	17.90	0.05	1.25		**N**
13:35	22.06	6.76	-80	2.540	63.4	0.14	18.90	0.05	1.50	well dry. wait for recharge	**N**
13:40	22.89	7.10	-100	2.640	57.2	0.00	18.40	0.09	1.20	clear, no odor	**N**
13:45	22.91	6.85	-113	2.641	43.0	0.00	18.90	0.04	1.20	well dry. wait for recharge	**N**

Additional water quality parameters were not monitored due to poor recharge of the well. Groundwater sample was collected after purging about three well volumes.

Notes:

1. Well depths and groundwater depths were measured in feet below the top of well casing.
2. Well and tubing diameters are measured in inches.
3. PID = Photoionization Detector
4. PPM = Parts per million
5. pH = Hydrogen ion concentration
6. ORP = Oxidation-reduction potential, measured in millivolts (mV)
7. DO = Dissolved Oxygen, measured in milligrams per liter (mg/L)
8. DTW = Depth to water
9. mS/cm = milli-Siemens per centimeter
10. NTU = Nephelometric Turbidity Unit
11. N/A = Not Applicable

Project Information		Well Information		Equipment Information		Sampling Conditions		Sampling Information	
Project Name:	27-01 Jackson Ave	**Well No:**	MW-2	**Water Quality Device Model:**	Horiba U-52	**Weather:**	Cloudy, 69-84 °F		MW-2_072924
Project Number:	170472002	**Well Depth:**	20 ft	**Pine Number:**	25355	**Background PID (ppm):**	0.0	**Sample(s):**	and
Site Location:	Long Island City, NY	**Well Diameter:**	1-inch	**Pump Make and Model:**	Peristaltic Pump	**PID Beneath Inner Cap (ppm):**	0.0		DUP01_072924
Sampling Personnel:	Ali Reach	**Well Screen Interval:**	10 ft 20 ft	**Pine Number:**	01118	**Pump Intake Depth:**	16.5 ft	**Sample Date:**	7/29/2024
				Tubing Diameter:	3/8-inch OD	**Depth to Water Before Purge:**	12.42 ft	**Sample Time:**	11:30

a

TIME	TEMP °Celsius (+/- 3%)	PH (+/- 0.1)	ORP mV (+/- 10mV)	CONDUCTIVITY mS/cm (+/- 3%)	TURBIDITY ntu (+/- 10%) above 5 NTU	DO mg/l (+/- 10%) above 0.5 mg/l	DTW ft Drawdown < 0.33 ft	Flow Rate (gpm) (<0.13 gpm)	Cumulative Discharge Volume (Gal)	NOTES color, odor etc.	Stabilized?
BEGIN PURGING											
10:40	24.78	9.60	-2	1.21	84.0	5.08	N/A	N/A	0.0	clear water, no odors/sheen	**N**
10:45	24.76	9.63	-6	1.20	69.0	5.09	N/A	0.05	0.25		**N**
10:50	24.77	9.64	-7	1.21	63.0	5.09	N/A	0.05	0.5		**N**
10:55	24.77	9.69	-13	1.18	50.0	5.23	N/A	0.05	0.75		**N**
11:00	25.15	9.72	-25	1.16	28.5	6.04	N/A	0.05	1		**N**
11:05	25.20	9.85	-24	1.14	24.6	6.06	N/A	0.05	1.25		**N**
11:10	25.18	9.91	-29	1.15	23.2	6.10	N/A	0.05	1.50		**N**
11:15	25.11	9.92	-31	1.14	22.9	6.07	N/A	0.05	1.75		**Y**

Notes:

1. Well depths and groundwater depths were measured in feet below the top of well casing.
2. Well and tubing diameters are measured in inches.
3. PID = Photoionization Detector
4. PPM = Parts per million
5. pH = Hydrogen ion concentration
6. ORP = Oxidation-reduction potential, measured in millivolts (mV)
7. DO = Dissolved Oxygen, measured in milligrams per liter (mg/L)
8. DTW = Depth to water
9. mS/cm = milli-Siemens per centimeter
10. NTU = Nephelometric Turbidity Unit
11. N/A = Not Applicable

ATTACHMENT D

Laboratory Analytical Report

ANALYTICAL REPORT

Lab Number:	L2442518
Client:	Langan Engineering & Environmental 21 Penn Plaza 360 W. 31st Street, 8th Floor New York, NY 10001-2727
ATTN:	Kimberly Semon
Phone:	(212) 479-5486
Project Name:	27-01 JACKSON AVENUE
Project Number:	170472002
Report Date:	08/02/24

Certifications & Approvals: MA (M-MA086), NH NELAP (2064), CT (PH-0826), IL (200077), IN (C-MA-03), KY (KY98045), ME (MA00086), MD (348), NJ (MA935), NY (11148), NC (25700/666), OR (MA-1316), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #525-23-122-91930A1).

Project Name: 27-01 JACKSON AVENUE
Project Number: 170472002

Lab Number: L2442518
Report Date: 08/02/24

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2442518-01	MW-1_072924	WATER	LONG ISLAND CITY, QUEENS	07/29/24 14:15	07/29/24
L2442518-02	MW-2_072924	WATER	LONG ISLAND CITY, QUEENS	07/29/24 11:30	07/29/24
L2442518-03	DUP01_072924	WATER	LONG ISLAND CITY, QUEENS	07/29/24 00:00	07/29/24
L2442518-04	FB01_072924	WATER	LONG ISLAND CITY, QUEENS	07/29/24 14:40	07/29/24
L2442518-05	TB01_072924	WATER	LONG ISLAND CITY, QUEENS	07/29/24 00:00	07/29/24

Project Name:	27-01 JACKSON AVENUE	**Lab Number:**	L2442518
Project Number:	170472002	**Report Date:**	08/02/24

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments and solids are reported on a dry weight basis unless otherwise noted. Tissues are reported "as received" or on a wet weight basis, unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Alpha Project Manager and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name:	27-01 JACKSON AVENUE	**Lab Number:**	L2442518
Project Number:	170472002	**Report Date:**	08/02/24

Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Tiffani Morrissey - Tiffani Morrissey

Title: Technical Director/Representative Date: 08/02/24

ORGANICS

VOLATILES

Project Name: 27-01 JACKSON AVENUE
Lab Number: L2442518
Project Number: 170472002
Report Date: 08/02/24

SAMPLE RESULTS

Lab ID: L2442518-01
Client ID: MW-1_072924
Sample Location: LONG ISLAND CITY, QUEENS
Date Collected: 07/29/24 14:15
Date Received: 07/29/24
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 08/01/24 11:57
Analyst: KJD

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVENUE **Lab Number:** L2442518

Project Number: 170472002 **Report Date:** 08/02/24

SAMPLE RESULTS

Lab ID: L2442518-01 Date Collected: 07/29/24 14:15

Client ID: MW-1_072924 Date Received: 07/29/24

Sample Location: LONG ISLAND CITY, QUEENS Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	1.8	J	ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	0.85	J	ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVENUE **Lab Number:** L2442518

Project Number: 170472002 **Report Date:** 08/02/24

SAMPLE RESULTS

Lab ID: L2442518-01 Date Collected: 07/29/24 14:15

Client ID: MW-1_072924 Date Received: 07/29/24

Sample Location: LONG ISLAND CITY, QUEENS Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	2.3		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	7.4		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	106		70-130
Toluene-d8	98		70-130
4-Bromofluorobenzene	99		70-130
Dibromofluoromethane	104		70-130

Project Name: 27-01 JACKSON AVENUE
Lab Number: L2442518
Project Number: 170472002
Report Date: 08/02/24

SAMPLE RESULTS

Lab ID: L2442518-02
Client ID: MW-2_072924
Sample Location: LONG ISLAND CITY, QUEENS
Date Collected: 07/29/24 11:30
Date Received: 07/29/24
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 08/01/24 12:23
Analyst: KJD

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	1.2	J	ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVENUE **Lab Number:** L2442518

Project Number: 170472002 **Report Date:** 08/02/24

SAMPLE RESULTS

Lab ID: L2442518-02 Date Collected: 07/29/24 11:30

Client ID: MW-2_072924 Date Received: 07/29/24

Sample Location: LONG ISLAND CITY, QUEENS Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	1.1	J	ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	1.1	J	ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	21		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	4.6	J	ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	0.94	J	ug/l	2.5	0.70	1
sec-Butylbenzene	0.92	J	ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	2.4	J	ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	0.96	J	ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVENUE **Lab Number:** L2442518

Project Number: 170472002 **Report Date:** 08/02/24

SAMPLE RESULTS

Lab ID: L2442518-02 Date Collected: 07/29/24 11:30

Client ID: MW-2_072924 Date Received: 07/29/24

Sample Location: LONG ISLAND CITY, QUEENS Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	6.5		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	0.79	J	ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	16		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	1.3	J	ug/l	2.0	0.70	1
p-Ethyltoluene	5.6		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	8.5		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	109		70-130
Toluene-d8	97		70-130
4-Bromofluorobenzene	97		70-130
Dibromofluoromethane	104		70-130

Project Name: 27-01 JACKSON AVENUE
Lab Number: L2442518
Project Number: 170472002
Report Date: 08/02/24

SAMPLE RESULTS

Lab ID: L2442518-03
Client ID: DUP01_072924
Sample Location: LONG ISLAND CITY, QUEENS
Date Collected: 07/29/24 00:00
Date Received: 07/29/24
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 08/01/24 12:48
Analyst: KJD

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	1.1	J	ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVENUE **Lab Number:** L2442518

Project Number: 170472002 **Report Date:** 08/02/24

SAMPLE RESULTS

Lab ID: L2442518-03 Date Collected: 07/29/24 00:00

Client ID: DUP01_072924 Date Received: 07/29/24

Sample Location: LONG ISLAND CITY, QUEENS Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	0.92	J	ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	0.92	J	ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	27		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	4.7	J	ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	0.91	J	ug/l	2.5	0.70	1
sec-Butylbenzene	0.86	J	ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	2.1	J	ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	0.87	J	ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVENUE **Lab Number:** L2442518

Project Number: 170472002 **Report Date:** 08/02/24

SAMPLE RESULTS

Lab ID: L2442518-03 Date Collected: 07/29/24 00:00

Client ID: DUP01_072924 Date Received: 07/29/24

Sample Location: LONG ISLAND CITY, QUEENS Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	6.1		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	0.72	J	ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	15		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	1.2	J	ug/l	2.0	0.70	1
p-Ethyltoluene	5.3		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	7.0		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	106		70-130
Toluene-d8	97		70-130
4-Bromofluorobenzene	100		70-130
Dibromofluoromethane	104		70-130

Project Name: 27-01 JACKSON AVENUE
Lab Number: L2442518
Project Number: 170472002
Report Date: 08/02/24

SAMPLE RESULTS

Lab ID: L2442518-04
Client ID: FB01_072924
Sample Location: LONG ISLAND CITY, QUEENS
Date Collected: 07/29/24 14:40
Date Received: 07/29/24
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 08/01/24 13:15
Analyst: KJD

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVENUE **Lab Number:** L2442518

Project Number: 170472002 **Report Date:** 08/02/24

SAMPLE RESULTS

Lab ID: L2442518-04 Date Collected: 07/29/24 14:40

Client ID: FB01_072924 Date Received: 07/29/24

Sample Location: LONG ISLAND CITY, QUEENS Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	1.5	J	ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVENUE **Lab Number:** L2442518

Project Number: 170472002 **Report Date:** 08/02/24

SAMPLE RESULTS

Lab ID: L2442518-04 Date Collected: 07/29/24 14:40

Client ID: FB01_072924 Date Received: 07/29/24

Sample Location: LONG ISLAND CITY, QUEENS Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	107		70-130
Toluene-d8	97		70-130
4-Bromofluorobenzene	98		70-130
Dibromofluoromethane	105		70-130

Project Name: 27-01 JACKSON AVENUE
Lab Number: L2442518
Project Number: 170472002
Report Date: 08/02/24

SAMPLE RESULTS

Lab ID: L2442518-05
Client ID: TB01_072924
Sample Location: LONG ISLAND CITY, QUEENS

Date Collected: 07/29/24 00:00
Date Received: 07/29/24
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 08/01/24 13:41
Analyst: KJD

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVENUE **Lab Number:** L2442518

Project Number: 170472002 **Report Date:** 08/02/24

SAMPLE RESULTS

Lab ID: L2442518-05 Date Collected: 07/29/24 00:00

Client ID: TB01_072924 Date Received: 07/29/24

Sample Location: LONG ISLAND CITY, QUEENS Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVENUE **Lab Number:** L2442518

Project Number: 170472002 **Report Date:** 08/02/24

SAMPLE RESULTS

Lab ID: L2442518-05 Date Collected: 07/29/24 00:00

Client ID: TB01_072924 Date Received: 07/29/24

Sample Location: LONG ISLAND CITY, QUEENS Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	107		70-130
Toluene-d8	97		70-130
4-Bromofluorobenzene	98		70-130
Dibromofluoromethane	105		70-130

Project Name: 27-01 JACKSON AVENUE **Lab Number:** L2442518

Project Number: 170472002 **Report Date:** 08/02/24

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 08/01/24 08:10
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-05 Batch: WG1954197-5					
Methylene chloride	ND		ug/l	2.5	0.70
1,1-Dichloroethane	ND		ug/l	2.5	0.70
Chloroform	ND		ug/l	2.5	0.70
Carbon tetrachloride	ND		ug/l	0.50	0.13
1,2-Dichloropropane	ND		ug/l	1.0	0.14
Dibromochloromethane	ND		ug/l	0.50	0.15
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50
Tetrachloroethene	ND		ug/l	0.50	0.18
Chlorobenzene	ND		ug/l	2.5	0.70
Trichlorofluoromethane	ND		ug/l	2.5	0.70
1,2-Dichloroethane	ND		ug/l	0.50	0.13
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70
Bromodichloromethane	ND		ug/l	0.50	0.19
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14
1,1-Dichloropropene	ND		ug/l	2.5	0.70
Bromoform	ND		ug/l	2.0	0.65
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17
Benzene	ND		ug/l	0.50	0.16
Toluene	ND		ug/l	2.5	0.70
Ethylbenzene	ND		ug/l	2.5	0.70
Chloromethane	ND		ug/l	2.5	0.70
Bromomethane	ND		ug/l	2.5	0.70
Vinyl chloride	ND		ug/l	1.0	0.07
Chloroethane	ND		ug/l	2.5	0.70
1,1-Dichloroethene	ND		ug/l	0.50	0.17
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Trichloroethene	ND		ug/l	0.50	0.18

Project Name: 27-01 JACKSON AVENUE **Lab Number:** L2442518

Project Number: 170472002 **Report Date:** 08/02/24

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 08/01/24 08:10
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-05 Batch: WG1954197-5					
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70
Methyl tert butyl ether	ND		ug/l	2.5	0.17
p/m-Xylene	ND		ug/l	2.5	0.70
o-Xylene	ND		ug/l	2.5	0.70
Xylenes, Total	ND		ug/l	2.5	0.70
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70
Dibromomethane	ND		ug/l	5.0	1.0
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70
Acrylonitrile	ND		ug/l	5.0	1.5
Styrene	ND		ug/l	2.5	0.70
Dichlorodifluoromethane	ND		ug/l	5.0	1.0
Acetone	ND		ug/l	5.0	1.5
Carbon disulfide	ND		ug/l	5.0	1.0
2-Butanone	ND		ug/l	5.0	1.9
Vinyl acetate	ND		ug/l	5.0	1.0
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0
2-Hexanone	ND		ug/l	5.0	1.0
Bromochloromethane	ND		ug/l	2.5	0.70
2,2-Dichloropropane	ND		ug/l	2.5	0.70
1,2-Dibromoethane	ND		ug/l	2.0	0.65
1,3-Dichloropropane	ND		ug/l	2.5	0.70
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70
Bromobenzene	ND		ug/l	2.5	0.70
n-Butylbenzene	ND		ug/l	2.5	0.70
sec-Butylbenzene	ND		ug/l	2.5	0.70
tert-Butylbenzene	ND		ug/l	2.5	0.70

Project Name: 27-01 JACKSON AVENUE **Lab Number:** L2442518

Project Number: 170472002 **Report Date:** 08/02/24

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 08/01/24 08:10
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-05 Batch: WG1954197-5					
o-Chlorotoluene	ND		ug/l	2.5	0.70
p-Chlorotoluene	ND		ug/l	2.5	0.70
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70
Hexachlorobutadiene	ND		ug/l	2.5	0.70
Isopropylbenzene	ND		ug/l	2.5	0.70
p-Isopropyltoluene	ND		ug/l	2.5	0.70
Naphthalene	ND		ug/l	2.5	0.70
n-Propylbenzene	ND		ug/l	2.5	0.70
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70
1,4-Dioxane	ND		ug/l	250	61.
p-Diethylbenzene	ND		ug/l	2.0	0.70
p-Ethyltoluene	ND		ug/l	2.0	0.70
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54
Ethyl ether	ND		ug/l	2.5	0.70
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	102		70-130
Toluene-d8	97		70-130
4-Bromofluorobenzene	100		70-130
Dibromofluoromethane	105		70-130

Lab Control Sample Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVENUE

Project Number: 170472002

Lab Number: L2442518

Report Date: 08/02/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 Batch: WG1954197-3 WG1954197-4								
Methylene chloride	96		96		70-130	0		20
1,1-Dichloroethane	100		100		70-130	0		20
Chloroform	100		99		70-130	1		20
Carbon tetrachloride	100		110		63-132	10		20
1,2-Dichloropropane	100		100		70-130	0		20
Dibromochloromethane	88		90		63-130	2		20
1,1,2-Trichloroethane	93		96		70-130	3		20
Tetrachloroethene	100		100		70-130	0		20
Chlorobenzene	98		99		75-130	1		20
Trichlorofluoromethane	100		100		62-150	0		20
1,2-Dichloroethane	97		100		70-130	3		20
1,1,1-Trichloroethane	100		100		67-130	0		20
Bromodichloromethane	95		98		67-130	3		20
trans-1,3-Dichloropropene	85		89		70-130	5		20
cis-1,3-Dichloropropene	100		100		70-130	0		20
1,1-Dichloropropene	100		100		70-130	0		20
Bromoform	92		97		54-136	5		20
1,1,2,2-Tetrachloroethane	94		99		67-130	5		20
Benzene	100		100		70-130	0		20
Toluene	99		98		70-130	1		20
Ethylbenzene	100		100		70-130	0		20
Chloromethane	110		110		64-130	0		20
Bromomethane	80		82		39-139	2		20

Lab Control Sample Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVENUE

Project Number: 170472002

Lab Number: L2442518

Report Date: 08/02/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 Batch: WG1954197-3 WG1954197-4								
Vinyl chloride	110		100		55-140	10		20
Chloroethane	100		99		55-138	1		20
1,1-Dichloroethene	110		100		61-145	10		20
trans-1,2-Dichloroethene	99		99		70-130	0		20
Trichloroethene	93		96		70-130	3		20
1,2-Dichlorobenzene	99		100		70-130	1		20
1,3-Dichlorobenzene	100		100		70-130	0		20
1,4-Dichlorobenzene	98		100		70-130	2		20
Methyl tert butyl ether	96		100		63-130	4		20
p/m-Xylene	105		105		70-130	0		20
o-Xylene	105		100		70-130	5		20
cis-1,2-Dichloroethene	100		100		70-130	0		20
Dibromomethane	97		99		70-130	2		20
1,2,3-Trichloropropane	96		100		64-130	4		20
Acrylonitrile	110		110		70-130	0		20
Styrene	105		105		70-130	0		20
Dichlorodifluoromethane	100		100		36-147	0		20
Acetone	110		110		58-148	0		20
Carbon disulfide	100		100		51-130	0		20
2-Butanone	100		110		63-138	10		20
Vinyl acetate	96		100		70-130	4		20
4-Methyl-2-pentanone	91		96		59-130	5		20
2-Hexanone	94		100		57-130	6		20

Lab Control Sample Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVENUE

Project Number: 170472002

Lab Number: L2442518

Report Date: 08/02/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 Batch: WG1954197-3 WG1954197-4								
Bromochloromethane	100		100		70-130	0		20
2,2-Dichloropropane	110		100		63-133	10		20
1,2-Dibromoethane	99		100		70-130	1		20
1,3-Dichloropropane	98		100		70-130	2		20
1,1,1,2-Tetrachloroethane	95		96		64-130	1		20
Bromobenzene	97		98		70-130	1		20
n-Butylbenzene	100		100		53-136	0		20
sec-Butylbenzene	100		100		70-130	0		20
tert-Butylbenzene	100		100		70-130	0		20
o-Chlorotoluene	98		100		70-130	2		20
p-Chlorotoluene	99		100		70-130	1		20
1,2-Dibromo-3-chloropropane	91		95		41-144	4		20
Hexachlorobutadiene	94		96		63-130	2		20
Isopropylbenzene	100		100		70-130	0		20
p-Isopropyltoluene	99		99		70-130	0		20
Naphthalene	95		99		70-130	4		20
n-Propylbenzene	100		100		69-130	0		20
1,2,3-Trichlorobenzene	100		100		70-130	0		20
1,2,4-Trichlorobenzene	100		100		70-130	0		20
1,3,5-Trimethylbenzene	100		100		64-130	0		20
1,2,4-Trimethylbenzene	100		99		70-130	1		20
1,4-Dioxane	132		126		56-162	5		20
p-Diethylbenzene	99		100		70-130	1		20

Lab Control Sample Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVENUE

Project Number: 170472002

Lab Number: L2442518

Report Date: 08/02/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 Batch: WG1954197-3 WG1954197-4								
p-Ethyltoluene	100		100		70-130	0		20
1,2,4,5-Tetramethylbenzene	96		98		70-130	2		20
Ethyl ether	100		100		59-134	0		20
trans-1,4-Dichloro-2-butene	100		100		70-130	0		20

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	101		102		70-130
Toluene-d8	98		99		70-130
4-Bromofluorobenzene	99		102		70-130
Dibromofluoromethane	101		100		70-130

Matrix Spike Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVENUE
Project Number: 170472002
Lab Number: L2442518
Report Date: 08/02/24

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 QC Batch ID: WG1954197-6 WG1954197-7 QC Sample: L2442518-01 Client ID: MW-1_072924												
Methylene chloride	ND	10	9.3	93		9.0	90		70-130	3		20
1,1-Dichloroethane	ND	10	10	100		10	100		70-130	0		20
Chloroform	ND	10	9.9	99		9.8	98		70-130	1		20
Carbon tetrachloride	ND	10	11	110		11	110		63-132	0		20
1,2-Dichloropropane	ND	10	10	100		9.9	99		70-130	1		20
Dibromochloromethane	ND	10	8.9	89		8.8	88		63-130	1		20
1,1,2-Trichloroethane	ND	10	9.7	97		9.8	98		70-130	1		20
Tetrachloroethene	ND	10	10	100		9.9	99		70-130	1		20
Chlorobenzene	ND	10	9.4	94		9.3	93		75-130	1		20
Trichlorofluoromethane	ND	10	11	110		11	110		62-150	0		20
1,2-Dichloroethane	ND	10	10	100		10	100		70-130	0		20
1,1,1-Trichloroethane	ND	10	10	100		10	100		67-130	0		20
Bromodichloromethane	ND	10	10	100		9.9	99		67-130	1		20
trans-1,3-Dichloropropene	ND	10	7.9	79		8.0	80		70-130	1		20
cis-1,3-Dichloropropene	ND	10	9.2	92		9.2	92		70-130	0		20
1,1-Dichloropropene	ND	10	10	100		10	100		70-130	0		20
Bromoform	ND	10	9.1	91		9.0	90		54-136	1		20
1,1,2,2-Tetrachloroethane	ND	10	9.8	98		9.5	95		67-130	3		20
Benzene	ND	10	10	100		9.2	92		70-130	8		20
Toluene	ND	10	9.4	94		9.3	93		70-130	1		20
Ethylbenzene	ND	10	9.8	98		9.7	97		70-130	1		20
Chloromethane	ND	10	11	110		11	110		64-130	0		20
Bromomethane	ND	10	5.0	50		5.3	53		39-139	6		20

Matrix Spike Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVENUE

Project Number: 170472002

Lab Number: L2442518

Report Date: 08/02/24

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 QC Batch ID: WG1954197-6 WG1954197-7 QC Sample: L2442518-01 Client ID: MW-1_072924												
Vinyl chloride	ND	10	11	110		11	110		55-140	0		20
Chloroethane	ND	10	9.8	98		9.7	97		55-138	1		20
1,1-Dichloroethene	ND	10	11	110		11	110		61-145	0		20
trans-1,2-Dichloroethene	ND	10	10	100		10	100		70-130	0		20
Trichloroethene	ND	10	9.8	98		9.5	95		70-130	3		20
1,2-Dichlorobenzene	ND	10	9.4	94		9.5	95		70-130	1		20
1,3-Dichlorobenzene	ND	10	9.2	92		9.4	94		70-130	2		20
1,4-Dichlorobenzene	ND	10	9.1	91		9.2	92		70-130	1		20
Methyl tert butyl ether	ND	10	10	100		10	100		63-130	0		20
p/m-Xylene	ND	20	20	100		20	100		70-130	0		20
o-Xylene	ND	20	19	95		19	95		70-130	0		20
cis-1,2-Dichloroethene	ND	10	9.8	98		9.8	98		70-130	0		20
Dibromomethane	ND	10	9.8	98		9.9	99		70-130	1		20
1,2,3-Trichloropropane	ND	10	10	100		9.7	97		64-130	3		20
Acrylonitrile	ND	10	12	120		11	110		70-130	9		20
Styrene	ND	20	19	95		19	95		70-130	0		20
Dichlorodifluoromethane	ND	10	10	100		10	100		36-147	0		20
Acetone	1.8J	10	17	**170**	Q	14	140		58-148	19		20
Carbon disulfide	ND	10	10	100		10	100		51-130	0		20
2-Butanone	ND	10	12	120		12	120		63-138	0		20
Vinyl acetate	ND	10	9.9	99		9.8	98		70-130	1		20
4-Methyl-2-pentanone	ND	10	10	100		10	100		59-130	0		20
2-Hexanone	ND	10	12	120		11	110		57-130	9		20

Matrix Spike Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVENUE

Project Number: 170472002

Lab Number: L2442518

Report Date: 08/02/24

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 QC Batch ID: WG1954197-6 WG1954197-7 QC Sample: L2442518-01 Client ID: MW-1_072924												
Bromochloromethane	ND	10	10	100		10	100		70-130	0		20
2,2-Dichloropropane	ND	10	7.3	73		7.1	71		63-133	3		20
1,2-Dibromoethane	ND	10	10	100		9.8	98		70-130	2		20
1,3-Dichloropropane	ND	10	9.8	98		9.8	98		70-130	0		20
1,1,1,2-Tetrachloroethane	ND	10	9.5	95		9.5	95		64-130	0		20
Bromobenzene	ND	10	9.1	91		9.2	92		70-130	1		20
n-Butylbenzene	ND	10	9.4	94		9.3	93		53-136	1		20
sec-Butylbenzene	0.85J	10	9.8	98		9.9	99		70-130	1		20
tert-Butylbenzene	ND	10	10	100		10	100		70-130	0		20
o-Chlorotoluene	ND	10	9.2	92		9.3	93		70-130	1		20
p-Chlorotoluene	ND	10	9.0	90		9.2	92		70-130	2		20
1,2-Dibromo-3-chloropropane	ND	10	9.3	93		9.2	92		41-144	1		20
Hexachlorobutadiene	ND	10	9.3	93		9.5	95		63-130	2		20
Isopropylbenzene	ND	10	10	100		10	100		70-130	0		20
p-Isopropyltoluene	ND	10	9.4	94		9.4	94		70-130	0		20
Naphthalene	ND	10	11	110		11	110		70-130	0		20
n-Propylbenzene	ND	10	9.7	97		9.8	98		69-130	1		20
1,2,3-Trichlorobenzene	ND	10	9.8	98		10	100		70-130	2		20
1,2,4-Trichlorobenzene	ND	10	9.7	97		9.8	98		70-130	1		20
1,3,5-Trimethylbenzene	ND	10	9.4	94		9.5	95		64-130	1		20
1,2,4-Trimethylbenzene	ND	10	10	100		10	100		70-130	0		20
1,4-Dioxane	ND	500	590	118		610	122		56-162	3		20
p-Diethylbenzene	2.3	10	11	87		11	87		70-130	0		20

Matrix Spike Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVENUE

Project Number: 170472002

Lab Number: L2442518

Report Date: 08/02/24

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 QC Batch ID: WG1954197-6 WG1954197-7 QC Sample: L2442518-01 Client ID: MW-1_072924												
p-Ethyltoluene	ND	10	9.6	96		9.6	96		70-130	0		20
1,2,4,5-Tetramethylbenzene	7.4	10	14	**66**	Q	16	86		70-130	13		20
Ethyl ether	ND	10	10	100		10	100		59-134	0		20
trans-1,4-Dichloro-2-butene	ND	10	9.7	97		9.4	94		70-130	3		20

Surrogate	MS % Recovery	MS Qualifier	MSD % Recovery	MSD Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	109		107		70-130
4-Bromofluorobenzene	97		99		70-130
Dibromofluoromethane	102		101		70-130
Toluene-d8	98		98		70-130

Project Name: 27-01 JACKSON AVENUE
Project Number: 170472002

Lab Number: L2442518
Report Date: 08/02/24

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
A	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L2442518-01A	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-01A1	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-01A2	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-01B	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-01B1	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-01B2	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-01C	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-01C1	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-01C2	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-02A	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-02B	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-02C	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-03A	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-03B	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-03C	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-04A	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-04B	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-04C	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-05A	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)
L2442518-05B	Vial HCl preserved	A	NA		3.8	Y	Absent		NYTCL-8260(14)

*Values in parentheses indicate holding time in days

Project Name:	27-01 JACKSON AVENUE	**Lab Number:**	L2442518
Project Number:	170472002	**Report Date:**	08/02/24

GLOSSARY

Acronyms

DL - Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

EDL - Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).

EMPC - Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.

EPA - Environmental Protection Agency.

LCS - Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LCSD - Laboratory Control Sample Duplicate: Refer to LCS.

LFB - Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LOD - Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

LOQ - Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

MDL - Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

MS - Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.

MSD - Matrix Spike Sample Duplicate: Refer to MS.

NA - Not Applicable.

NC - Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.

NDPA/DPA - N-Nitrosodiphenylamine/Diphenylamine.

NI - Not Ignitable.

NP - Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.

NR - No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.

RL - Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

RPD - Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.

SRM - Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.

STLP - Semi-dynamic Tank Leaching Procedure per EPA Method 1315.

TEF - Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.

TEQ - Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.

TIC - Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: DU Report with 'J' Qualifiers

Project Name:	27-01 JACKSON AVENUE	**Lab Number:**	L2442518
Project Number:	170472002	**Report Date:**	08/02/24

Footnotes

1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Chlordane: The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA,this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Gasoline Range Organics (GRO): Gasoline Range Organics (GRO) results include all chromatographic peaks eluting from Methyl tert butyl ether through Naphthalene, with the exception of GRO analysis in support of State of Ohio programs, which includes all chromatographic peaks eluting from Hexane through Dodecane.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenz(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. For MassDEP DW compliance analysis only, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL. Note: If a 'Total' result is requested, the results of its individual components will also be reported.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

F - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

J - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively

Report Format: DU Report with 'J' Qualifiers

Project Name:	27-01 JACKSON AVENUE	**Lab Number:**	L2442518
Project Number:	170472002	**Report Date:**	08/02/24

Data Qualifiers

Identified Compounds (TICs). For calculated parameters, this represents that one or more values used in the calculation were estimated.

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

ND - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

V - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Z - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Project Name:	27-01 JACKSON AVENUE	**Lab Number:**	L2442518
Project Number:	170472002	**Report Date:**	08/02/24

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - VI, 2018.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624.1: m/p-xylene, o-xylene, Naphthalene
EPA 625.1: alpha-Terpineol
EPA 8260D: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270E: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine, alpha-Terpineol, Azobenzene; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility
SM 2540D: TSS.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Nonpotable Water: EPA RSK-175 Dissolved Gases
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 524.2: THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N**, SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables).
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, EPA 1600, EPA 1603, SM9222D.**

Mansfield Facility:

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522, EPA 537.1.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb**,** As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

Serial_No:08022419:18

7/30/24

NEW YORK CHAIN OF CUSTODY

L2442518 05AUG24
LANGAN – NYC

ALPHA ANALYTICAL

Westborough, MA 01581
8 Walkup Dr.
TEL: 508-898-9220
FAX: 508-898-9193

Mansfield, MA 02048
320 Forbes Blvd
TEL: 508-822-9300
FAX: 508-822-3288

Service Centers
Mahwah, NJ 07430: 35 Whitney Rd, Suite 5
Albany, NY 12205: 14 Walker Way
Tonawanda, NY 14150: 275 Cooper Ave, Suite 105

Page 1 of 1

Date Rec'd in Lab

Client Information

Client: LANGAN
Address: 360 W 31st Street
NYC, NY, 10001
Phone: 212-479-5400
Fax: 212-479-5444
Email: Ksemon@Langan.com

Project Information

Project Name: 27-01 Jackson Avenue
Project Location: Long Island City, Queens
Project # 170472002
(Use Project name as Project #) ☐
Project Manager: Kim Semon
ALPHAQuote #:

Turn-Around Time

Standard ☒ Due Date:
Rush (only if pre approved) ☐ # of Days:

Deliverables

☐ ASP-A ☒ ASP-B
☐ EQuIS (1 File) ☐ EQuIS (4 File)
☐ Other

Billing Information

☒ Same as Client Info
PO #

Regulatory Requirement

☐ NY TOGS ☒ NY Part 375
☐ AWQ Standards ☐ NY CP-51
☐ NY Restricted Use ☐ Other
☐ NY Unrestricted Use
☐ NYC Sewer Discharge

Disposal Site Information

Please identify below location of applicable disposal facilities.
Disposal Facility:
☐ NJ ☐ NY
☐ Other:

These samples have been previously analyzed by Alpha ☐

Other project specific requirements/comments:

Please CC: Datamanagement@Langan.com and Lhaley@Langan.com and arench@Langan.com. *Run MW-1_072924 for MS/MSD*

Please specify Metals or TAL.

ANALYSIS

Part 375/TCL VOCs

Sample Filtration
☐ Done
☐ Lab to do
Preservation
☐ Lab to do
(Please Specify below)

Total Bottle

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	Part 375/TCL VOCs	Sample Specific Comments
42518-01	MW-1_072924	7/29/24	1415	GW	AR	X	Run for MS/MSD
-02	MW-2_072924		11:30	GW	AR	X	
-03	DUP01_072924		—	GW	AR	X	
-04	FB01_072924		1410	AQ	AR	X	
-05	TB01_072924		~~1420~~ 1420	AQ	AR	X	

Preservative Code:
A = None
B = HCl
C = HNO_3
D = H_2SO_4
E = NaOH
F = MeOH
G = $NaHSO_4$
H = $Na_2S_2O_3$
K/E = Zn Ac/NaOH
O = Other

Container Code
P = Plastic
A = Amber Glass
V = Vial
G = Glass
B = Bacteria Cup
C = Cube
O = Other
E = Encore
D = BOD Bottle

Westboro: Certification No: MA935
Mansfield: Certification No: MA015

Container Type
Preservative

Relinquished By:	Date/Time	Received By:	Date/Time
Client (Langan)	7/24/24 1450	WIFI (Pace)	7/29/24 1450
WIFI (Pace)	7/29/24 2015	Anthony Green	JUL 29 2024 2030
Anthony Green	7/30/24 0220	Tyler Fodera	7/30/24 0220

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. BY EXECUTING THIS COC, THE CLIENT HAS READ AND AGREES TO BE BOUND BY ALPHA'S TERMS & CONDITIONS. (See reverse side.)

Form No: 01-25 HC (rev. 30-Sept-2013)

ATTACHMENT E

Data Usability Summary Report

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

Technical Memorandum

1 University Square Drive Princeton, NJ 08540 T: 609.282.8000
Mailing Address: 1 University Square Drive Princeton, NJ 08540

To: Ali Reach, Langan Staff Geologist

From: Joe Conboy, Langan Project Chemist

Date: August 9, 2024

Re: Data Usability Summary Report
For 27-01 Jackson Avenue
July 2024 Groundwater Samples
Langan Project No.: 170472002

This memorandum presents the findings of an analytical data validation from the analysis of groundwater samples collected in July 2024 by Langan Engineering and Environmental Services at 27-01 Jackson Avenue. The samples were analyzed by Alpha Analytical Laboratories, Inc. (NYSDOH NELAP registration # 11148) for volatile organic compounds (VOCs) by the methods specified below.

- VOCs by SW-846 Method 8260D

Table 1, attached, summarizes the laboratory and client sample identification numbers, sample collection dates, level of data validation, and analytical parameters subject to review.

Validation Overview

This data validation was performed in accordance with the following guidelines, where applicable:

- USEPA Region II Standard Operating Procedures (SOPs) for Data Validation
- USEPA Contract Laboratory Program "National Functional Guidelines for Organic Superfund Methods Data Review" (EPA 540- R-20-005, November 2020)
- USEPA Contract Laboratory Program "National Functional Guidelines for Inorganic Superfund Methods Data Review" (EPA 540- R-20-005, November 2020), and
- published analytical methodologies.

The following acronyms may be used in the discussion of data-quality issues:

%D	Percent Difference	MB	Method Blank
CCV	Continuing Calibration Verification	MDL	Method Detection Limit
FB	Field Blank	MS	Matrix Spike
FD	Field Duplicate	MSD	Matrix Spike Duplicate
ICAL	Initial Calibration	RF	Response Factor
ICV	Initial Calibration Verification	RL	Reporting Limit
ISTD	Internal Standard	RPD	Relative Percent Difference

LCL	Lower Control Limit	RSD	Relative Standard Deviation
LCS	Laboratory Control Sample	TB	Trip Blank
LCSD	Laboratory Control Sample Duplicate	UCL	Upper Control Limit

Tier 1 data validation is based on completeness and compliance checks of sample-related QC results including: sample receipt documentation; analytical holding times; sample preservation; blank results (method, field, and trip); surrogate recoveries; MS/MSD recoveries and RPDs values; field duplicate RPDs, laboratory duplicate RPDs, and LCS/LCSD recoveries and RPDs. All sample delivery groups underwent Tier 1 validation review.

As a result of the review process, the following qualifiers may be assigned to the data in accordance with the USEPA guidelines and our best professional judgment:

- **R –** The sample results are unusable because certain criteria were not met when generating the data. The analyte may or may not be present in the sample.
- **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 reporting limit; however, the reported reporting limit 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.
- **NJ –** The analysis indicates the presence of an analyte that has been "tentatively identified" and the associated numerical value represents its approximate concentration.

If any validation qualifiers are assigned, these qualifiers should supersede any laboratory-applied qualifiers. Data that is not qualified as a result of this data validation is considered acceptable on the basis of the items specified for review. Data that is qualified as "R" are considered invalid and are not technically usable for data interpretation. Data that is otherwise qualified because of minor data-quality anomalies are usable, as qualified in Table 2 (attached).

MAJOR DEFICIENCIES:

Major deficiencies include those that grossly impact data quality and necessitate the rejection of results. No major deficiencies were identified.

MINOR DEFICIENCIES:

Minor deficiencies include anomalies that directly impact data quality and necessitate qualification, but do not result in unusable data. The section below describes the minor deficiencies that were identified.

VOCs by SW-846 Method 8260D

L2442518

The FB (FB01_072924) exhibited a detection of acetone (1.5 ug/l). The associated results <10X the contamination in sample MW-1_072924, MW-2_072924, and DUP01_072924 are qualified as U at the reporting limit because of potential blank contamination.

OTHER DEFICIENCIES:

Other deficiencies include anomalies that do not directly impact data quality and do not necessitate qualification. The section below describes the other deficiencies that were identified.

VOCs by SW-846 Method 8260D

L2442518

The MS/MSD performed on sample MW-1_072924 exhibited RPDs below the control limit for 1,2,4,5-tetramethylbenzene (66%) and above the control limit for acetone (170%). Organic results are not qualified on the basis of MS/MSD recoveries alone. No qualification is necessary.

FIELD DUPLICATE:

One field duplicate and parent sample pair was collected and analyzed for all parameters. For results less than 5X the RL, analytes meet the precision criteria if the absolute difference is less than ±1X the RL. For results greater than 5X the RL, analytes meet the precision criteria if the RPD is less than or equal to 30% for groundwater. The following field duplicate and parent sample pair was compared to the precision criteria:

- DUP01_072924 and MW-2_072924

The field duplicate and parent sample (DUP01_072924 and MW-2_072924) exhibited an absolute difference above the RL for acetone (6 ug/l). The associated results are qualified as J because of potential indeterminate bias.

CONCLUSION:

On the basis of this evaluation, the laboratory appears to have followed the specified analytical methods with the exception of errors discussed above. If a given fraction is not mentioned above, that means that all specified criteria were met for that parameter. All of the data packages met ASP Category B requirements.

All data are considered usable, as qualified. In addition, completeness, defined as the percentage of analytical results that are judged to be valid, is 100%.

Signed:

Joe Conboy
Project Chemist

February 10, 2025

Ms. Marlen Salazar
New York State Department of Environmental Conservation (NYSDEC) Region 2
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101

RE: Ninth Quarter Groundwater Monitoring Report
27-01 Jackson Avenue
Long Island City, New York
NYSDEC Order on Consent No. S241209
Langan Project No.: 170472002

Dear Ms. Salazar:

In accordance with the January 23, 2020 Off-Site In-Situ Treatment Remedial Design Plan (RDP) and the December 12, 2022 NYSDEC-approved Off-Site Site Management Plan (OSMP), Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) conducted groundwater sampling within the public right-of-way and sidewalks adjacent to the 27-01 Jackson Avenue site located in the Long Island City neighborhood of Queens, New York (Brownfield Cleanup Program [BCP] Site No. C241209). The south- and west-adjoining sidewalks are subject to the April 20, 2022 Order on Consent and Administrative Settlement (CO), Index No. S241209-08-09 and hereinafter referred to as the "CO site". A site location map is provided as Figure 1. This was the ninth quarterly sampling event completed following implementation of the off-site in-situ groundwater treatment program between October 20 and November 11, 2021.

Project Background

The CO site is an approximately 2,750-square-foot area that spans sections of the Jackson Avenue and 43rd Avenue sidewalks adjoining the BCP site located at 27-01 Jackson Avenue in the Long Island City neighborhood of Queens, New York (identified as Block 432, Lot 21 on the Queens County Tax Map). A site layout plan is presented on Figure 2.

Light non-aqueous phase liquid (LNAPL), and petroleum-impacted soil, groundwater, and soil vapor were identified on- and off-site during a Remedial Investigation (RI) and supplemental sampling events performed between October 2018 and July 2020. To address the impacts, NYSDEC approved the RDP and the Remedial Action Work Plan (RAWP) on January 23, 2020 and January 9, 2021, respectively. A Track 1 remedy was achieved at the BCP site and a certificate of completion (COC) was issued on December 23, 2022. Pursuant to the RAWP, a CO was executed on April 20, 2022, which requires compliance with the NYSDEC-approved

December 12, 2022 OSMP. The intent of the CO is to monitor off-site conditions in groundwater following off-site groundwater treatment and on-site dewatering. The OSMP addresses the means for implementing, monitoring, and reporting on the Engineering and Institutional Controls (ECs/ICs) that are required by the CO for the off-site areas adjacent to the BCP site.

In-Situ Groundwater Treatment

An off-site in-situ groundwater treatment program was implemented to treat remaining petroleum-related VOCs beneath the CO site, which were initially identified during the RI. Targeted petroleum-related VOCs included benzene, toluene, ethylbenzene, and xylenes (BTEX), and their breakdown products. Impacted groundwater was treated using an activated carbon solution (PetroFix™) via direct-push injection points located in a rough grid pattern to spread chemicals evenly within the off-site, south- and west-adjoining sidewalks comprising the CO site.

The injection program was carried out by Clean Harbors of Norwell, Massachusetts and Aquifer Drilling and Testing (ADT) of Mineola, New York, under the oversight of Langan, between October 20 and November 11, 2021. Injection point locations are shown on Figure 3. At each injection point, a hollow steel injection rod was advanced to depths ranging from about 15 to 30 feet below grade surface (bgs). Injections were made using a "bottom-up" approach, beginning at the deepest 2-foot interval, and raised from the bottom depth in 2-foot intervals to approximately 15 feet bgs. Approximately 14,400 pounds of Petrofix® and 720 pounds of electron acceptor blend were applied via direct-push drill rig between October 20 and November 11, 2021. Between 664 and 976 pounds of Petrofix® were applied to each point.

Performance Monitoring Methodology

The RDP and OSMP included baseline sampling and quarterly post-injection groundwater monitoring to evaluate the efficacy of the CO site remedy. Baseline groundwater sampling was conducted from existing monitoring wells MW-3 and MW-4 and temporary monitoring wells MW-1 and MW-2 on October 7 and 19, 2021. Monitoring wells MW-3 and MW-4 were compromised during installation of the support of excavation, and the four monitoring wells were reinstalled for post-remediation groundwater monitoring on August 22, 2022 and October 13 and 14, 2022. Post-injection monitoring well locations are shown on Figure 3.

Post-injection groundwater monitoring was not conducted between November 2021 and October 2022 due to remediation efforts and active dewatering at the BCP site. Nine post-injection quarterly sampling events have been completed at the CO site in October 2022, January 2023, April 2023, July 2023, October 2023, January 2024, April 2024, July 2024, and October 2024.

Between the third and fourth quarter sampling events, monitoring well MW-3 was compromised during the installation of utilities beneath the 43rd Avenue sidewalk. Considering VOCs were non-detect in MW-3 during the previous three quarters of sampling, NYSDEC allowed the discontinuation of sampling of MW-3 via email correspondence on August 8th, 2023. The Fourth Quarter Groundwater Monitoring Report, dated September 15, 2023, indicated that VOCs were also non-detect in monitoring well MW-4 during the previous four quarters; therefore, NYSDEC

allowed the discontinuation of sampling of MW-4 via email correspondence on October 13th, 2023. NYSDEC correspondence is included as Attachment A.

Well Purging and Sampling

Monitoring well sampling was conducted for monitoring wells MW-1 and MW-2 on October 29, 2024. Before sampling, each well was purged using the low-flow method developed by the United States Environmental Protection Agency (USEPA) "Low-Flow [Minimal Drawdown] Ground-Water Sampling Procedures," EPA/540/S-95/504, April 1996) and accepted by the NYSDEC. purging was performed using a peristaltic pump fitted with dedicated tubing at each well. During purging, the turbidity, pH, temperature, conductivity, oxidation-reduction potential (ORP), and dissolved oxygen (DO) were monitored using a Horiba U-52 water quality meter with a flow-through cell. Purged groundwater was containerized in 55-gallon drums during each event. The daily site observation report is included in Attachment B. The groundwater quality parameters were recorded in the Well Purging and Sampling Logs provided in Attachment C.

As a general rule, groundwater is purged until water quality parameters stabilized, after an hour of continuous purging, or after three well volumes of groundwater had been removed from the well. Due to poor recharge in both wells, groundwater samples were collected from MW-1 and MW-2 after purging three well volumes from each well.

After purging each well, a groundwater sample was collected directly from the pump discharge line using USEPA low-flow techniques. For quality assurance and quality control, one field blank sample and one duplicate sample were collected. A trip blank was included in each shipment for quality control during transport. All samples were analyzed for Part 375/Target Compound List (TCL) VOCs via USEPA SW-846 method 8260C by Pace Analytical, a NYSDOH Environmental Laboratory Approval Program (ELAP)-accredited laboratory in Westborough, Massachusetts.

The laboratory analytical results for the baseline sampling event, the previous quarterly sampling events, and the October 2024 sampling event are summarized in Table 1. The laboratory analytical report from the October 2024 sampling event is provided as Attachment D. Groundwater analytical results were compared to the NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical & Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA drinking water (herein collectively referenced as the NYSDEC SGVs). Analytical results from the first quarterly sampling event are discussed in the NYSDEC-approved December 2022 Final Engineering Report (FER), and analytical results from subsequent quarters are discussed in their respective quarterly monitoring reports.

October 2024 Performance Monitoring Analytical Results

Analytical results from the October 2024 performance monitoring are summarized as follows:

- MW-1: No VOCs were detected above the NYSDEC SGVs. In comparison to baseline analytical results, total VOC and total BTEX concentrations have decreased by 100%.

- MW-2: 1,2,4,5-Tetramethylbenzene, 1,2,4-trimethylbenzene, ethylbenzene isopropylbenzene (cumene), m,p-xylene, n-propylbenzene, and total xylenes were detected above the NYSDEC SGVs. In comparison to baseline analytical results, total VOC and total BTEX concentrations have decreased by 98.7% and 99.7%, respectively.

Seven VOCs were detected above the NYSDEC SGVs in groundwater samples collected during the October 2024 monitoring event. Total VOC concentrations have decreased by 100% (MW-1) and 98.7% (MW-2), and total BTEX concentrations have decreased by 100% (MW-1) and 99.7% (MW-2) when compared to baseline concentrations. In comparison to the eighth quarterly sampling event, analyte concentrations detected above the NYSDEC SGVs in MW-1 and MW-2 are generally within the same order of magnitude.

Analytical data are shown on Figure 4 and result trends are shown on Figure 5. Comparison of overall result trends for each monitoring well show a bulk reduction in petroleum-related VOCs to asymptotic levels over the course of the monitoring program. Based on the post-remedy sampling results and trends, the off-site remedy appears to have been effective; further significant decline of contaminant of concern concentrations in the near term is not anticipated.

Data Validation

A copy of the Analytical Services Protocol (ASP) Category B laboratory report was submitted to Langan's data validation department for review in accordance with the USEPA validation guidelines for organic and inorganic data. The data were found to be 100% acceptable. The Data Usability Summary Report (DUSR) is included in Attachment E.

Closure

Targeted petroleum-related VOC concentrations exceeded the NYSDEC SGVs in MW-2, but have been reduced by one to three orders of magnitude relative to baseline concentrations, indicating that bulk reduction has been observed. VOCs were not detected above the NYSDEC SGVs in MW-1 during the October 2024 monitoring event. Based on the overall sampling event results trends, asymptotic levels have been achieved over the nine monitoring events, indicating that the off-site remedy has been effective. Further significant decline of concentrations of contaminants of concern in the near term is not anticipated; however, as requested by NYSDEC in their correspondence dated September 19, 2024 (see Attachment A), Langan will conduct two additional quarterly groundwater monitoring events at the CO site prior to re-evaluating discontinuation of the monitoring program.

Should you have any questions, please call the undersigned at 212-479-5427.

Sincerely,

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

Jason Hayes, P.E.
Senior Principal

Enclosures:

Figure 1	Site Location Map
Figure 2	Site Layout Plan
Figure 3	In-Situ Groundwater Treatment Injection Plan
Figure 4	Groundwater Sample Analytical Results
Figure 5	Groundwater Sample Analytical Results Trends
Table 1	Groundwater Sample Analytical Results
Attachment A	NYSDEC Correspondence
Attachment B	Daily Site Observation Report
Attachment C	Well Purging and Sampling Logs
Attachment D	Laboratory Analytical Report
Attachment E	Data Usability Summary Report

FIGURES

LEGEND

APPROXIMATE SITE BOUNDARY

APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209

1000 0 500 1000

SCALE: 1 INCH = 1000 FEET

NOTE: BASE MAP IS REFERENCED FROM THE UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5 MINUTE SERIES CENTRAL PARK AND BROOKLYN QUADRANGLE MAPS, DATED 2019.

LANGAN

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

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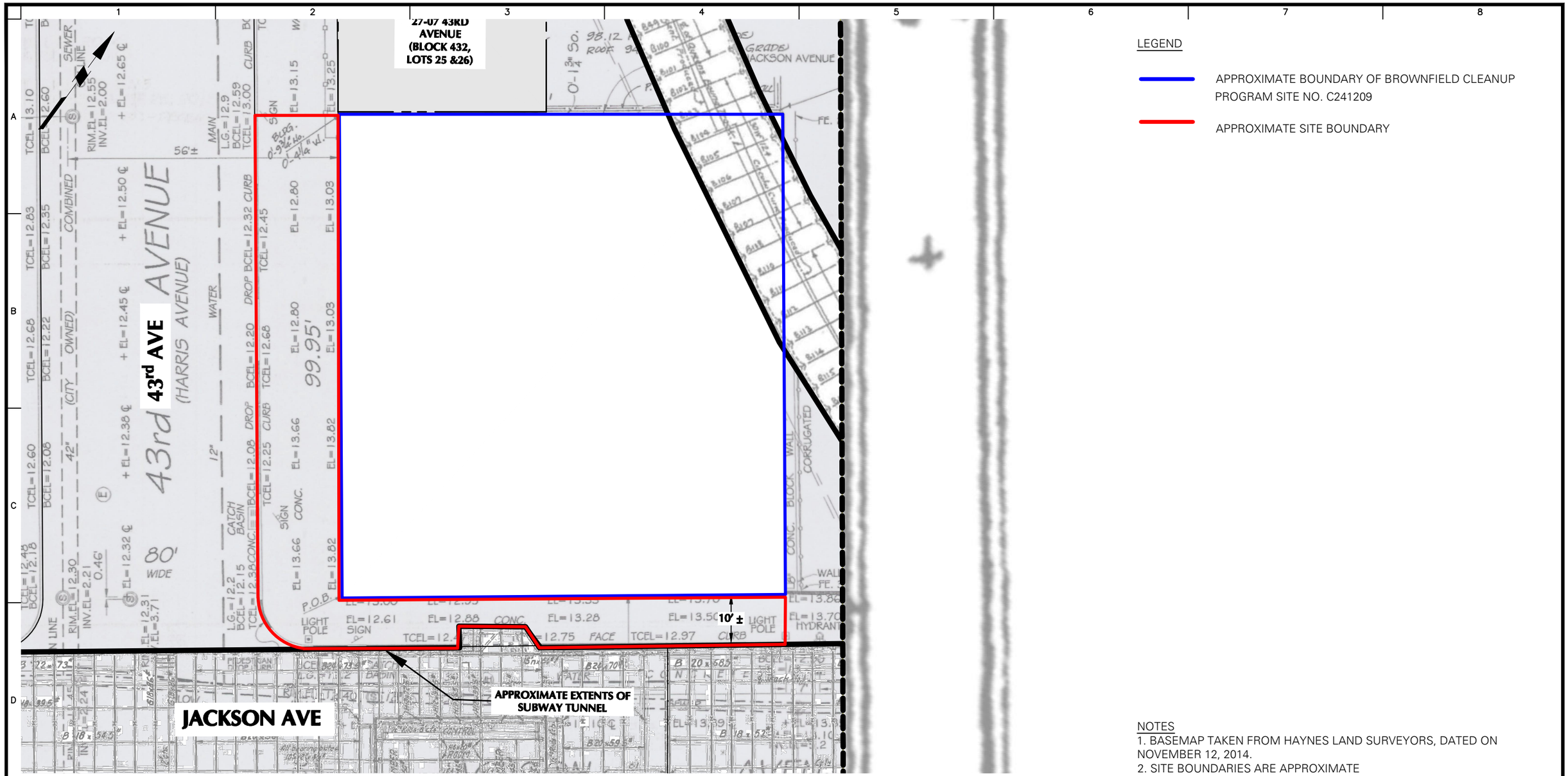
Project	27-01 JACKSON AVENUE BLOCK No. 4321, LOT No. 21 QUEENS NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170472002
Date	06/01/2022
Drawn By	LH
Checked By	KS
Figure No.	1

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\OSMP\Figure 1 - Site Location Map.dwg Date: 2/14/2023 Time: 22:25 User: lhaley Style Table: Langan.stb Layout: F1 - SITE LCO MAP



LEGEND

- APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209
- APPROXIMATE SITE BOUNDARY

NOTES

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED ON NOVEMBER 12, 2014.
2. SITE BOUNDARIES ARE APPROXIMATE

20 0 10 20

SCALE IN 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, TO ALTER THIS ITEM IN ANY WAY.

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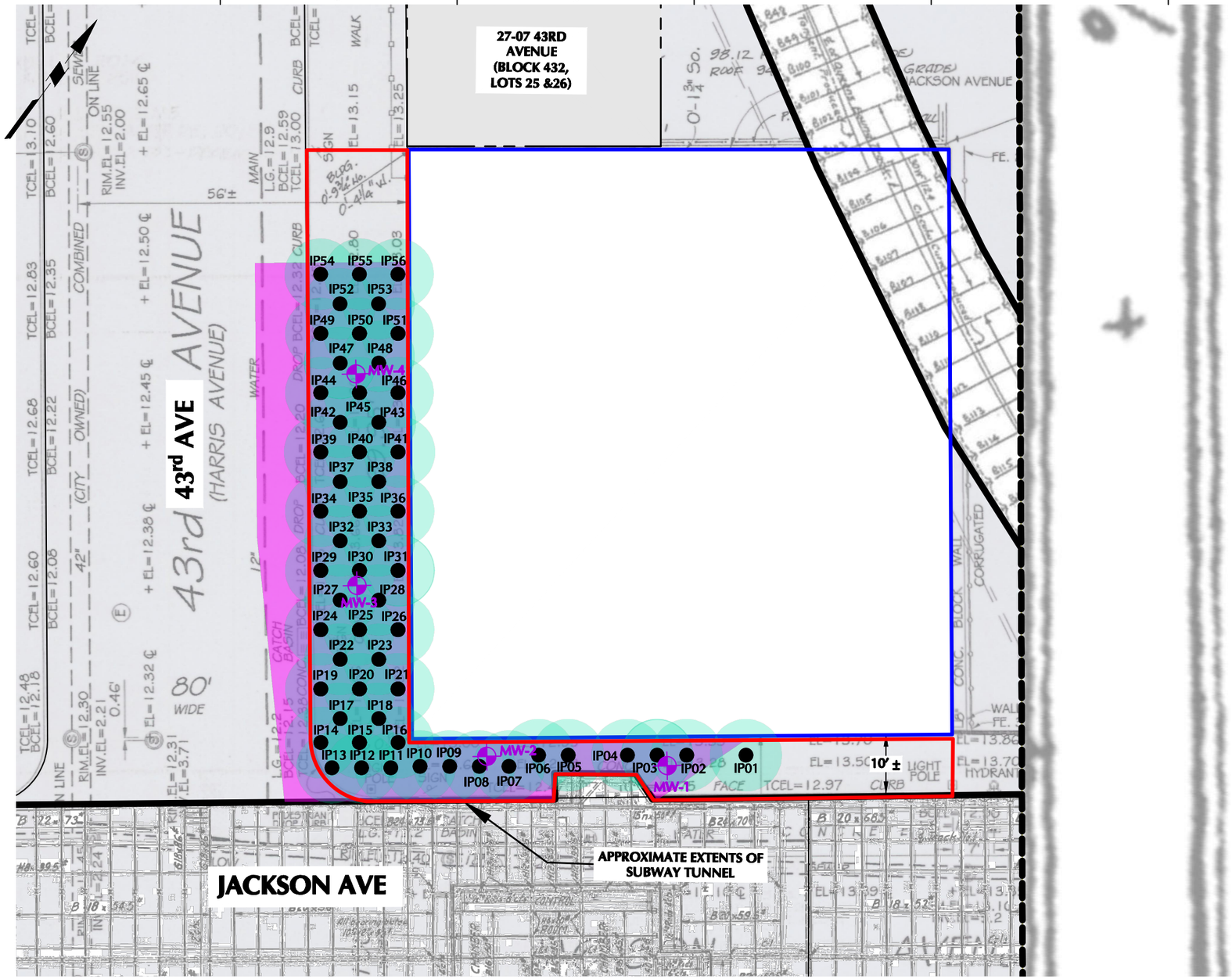
Project	27-01 JACKSON AVENUE BLOCK No. 432 LOT No. 21 QUEENS NEW YORK
Figure Title	SITE LAYOUT PLAN
Project No.	170472002
Date	07/06/2022
Drawn By	LH
Checked By	KS
Figure No.	2

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\SMP\Figure 2 - Site Layout Plan.dwg Date: 7/6/2022 Time: 13:44 User: eseery Style Table: Langan.stb Layout: ANSIB-BL



LEGEND

- APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209
- APPROXIMATE SITE BOUNDARY
- IP01 — INJECTION POINT LOCATION
- APPROXIMATE RADIUS OF INFLUENCE FOR PETROFIX
- APPROXIMATE EXTENT OF OFF-SITE PETROLEUM PLUME
- MW-1 — MONITORING WELL LOCATION

NOTES

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED NOVEMBER 12, 2014.
2. INJECTIONS WERE COMPLETED BETWEEN OCTOBER 20, 2021 AND NOVEMBER 11, 2021.
3. RADIUS OF INFLUENCE CALCULATIONS WERE DETERMINED IN CONSULTATION WITH REMEDIAL CHEMICAL MANUFACTURERS BASED ON SUBSURFACE CONDITIONS AND CONTAMINANT CONCENTRATIONS ENCOUNTERED DURING THE REMEDIAL INVESTIGATION CONDUCTED BY LANGAN.
4. ALL INJECTION AND MONITORING WELL LOCATIONS ARE APPROXIMATE.
5. ELEVATIONS (EL.) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAVD83).

20 0 10 20
SCALE IN FEET

LANGAN
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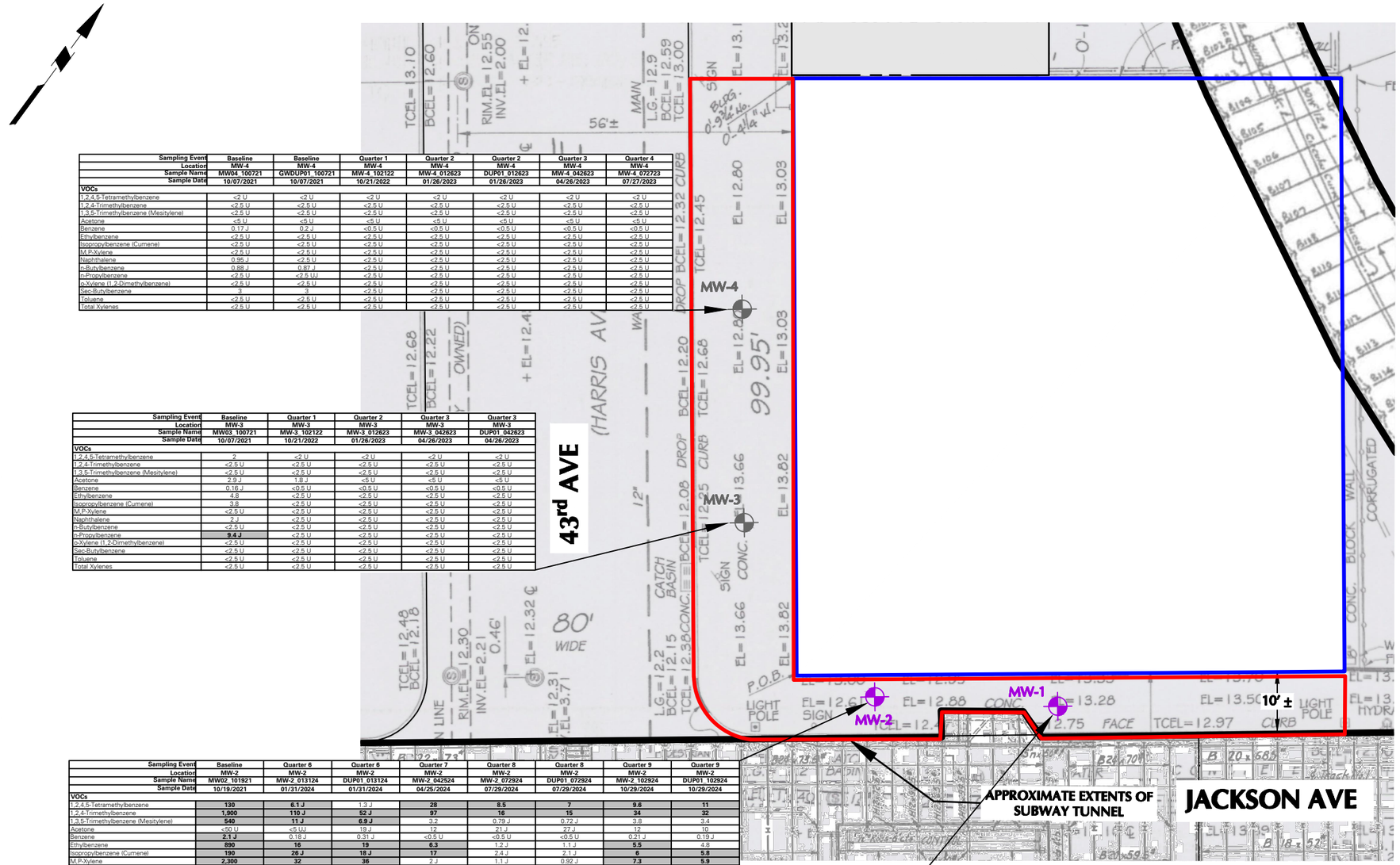
Project	27-01 JACKSON AVENUE BLOCK No. 432 LOT No. 21 QUEENS NEW YORK
Figure Title	IN-SITU GROUNDWATER TREATMENT INJECTION PLAN
Project No.	170472002
Date	11/17/2022
Drawn By	LH
Checked By	KS
Figure No.	3

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\OSMP\Figure 3 - In-Situ Groundwater Treatment Injection Plan.dwg Date: 11/17/2022 Time: 22:22 User: lhaley Style Table: Langan.stb Layout: ANSIB-BL



Sampling Event	Baseline	Baseline	Quarter 1	Quarter 2	Quarter 2	Quarter 3	Quarter 4
Location	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4
Sample Name	MW04_100721	GWDUP01_100721	MW-4_102122	MW-4_012623	DUP01_012623	MW-4_042623	MW-4_072723
Sample Date	10/07/2021	10/07/2021	10/21/2022	01/26/2023	01/26/2023	04/26/2023	07/27/2023
VOCs							
1,2,4,5-Tetramethylbenzene	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Acetone	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	0.17 J	0.2 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	0.95 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	0.88 J	0.87 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	3	3	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 3
Location	MW-3	MW-3	MW-3	MW-3	MW-3
Sample Name	MW03_100721	MW-3_102122	MW-3_012623	MW-3_042623	DUP01_042623
Sample Date	10/07/2021	10/21/2022	01/26/2023	04/26/2023	04/26/2023
VOCs					
1,2,4,5-Tetramethylbenzene	2	<2 U	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Acetone	2.9 J	1.8 J	<5 U	<5 U	<5 U
Benzene	0.16 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	4.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	3.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	**9.4 J**	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

Sampling Event	Baseline	Quarter 2	Quarter 3	Quarter 3	Quarter 4	Quarter 4
Location	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2
Sample Name	MW02_101921	MW-2_013124	MW-2_042524	DUP01_042524	MW-2_072924	DUP01_072924
Sample Date	10/19/2021	01/31/2024	04/25/2024	04/25/2024	07/29/2024	07/29/2024
VOCs						
1,2,4,5-Tetramethylbenzene	**130**	**6.1 J**	1.3 J	**28**	**8.5**	**7**
1,2,4-Trimethylbenzene	**1,900**	**110 J**	**52 J**	**97**	**16**	**15**
1,3,5-Trimethylbenzene (Mesitylene)	**540**	**11 J**	**6.9 J**	3.2	0.79 J	0.72 J
Acetone	<50 U	<5 UJ	19 J	12	21 J	27 J
Benzene	**2.1 J**	0.18 J	0.31 J	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	**890**	**16**	**19**	**6.3**	1.2 J	1.1 J
Isopropylbenzene (Cumene)	**190**	**26 J**	**18 J**	**17**	2.4 J	2.1 J
M,P-Xylene	**2,300**	**32**	**36**	2 J	1.1 J	0.92 J
Naphthalene	**460 J**	1.6 J	0.86 J	1 J	0.96 J	0.87 J
n-Butylbenzene	**25**	1.4 J	<2.5 U	3.2	0.94 J	0.91 J
n-Propylbenzene	**370**	**37 J**	**19 J**	**40**	**8.5**	**6.1**
o-Xylene (1,2-Dimethylbenzene)	**410**	3.7	4.2	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	**18 J**	1.9 J	<2.5 U	3.5	0.92 J	0.86 J
Toluene	**130**	<2.5 U	0.74 J	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	**2,700**	**36**	**40**	2 J	1.1 J	0.92 J

Sampling Event	Baseline	Quarter 6	Quarter 7	Quarter 7	Quarter 8	Quarter 9
Location	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1
Sample Name	MW01_101921	MW-1_013124	MW-1_042524	DUP01_042524	MW-1_072924	MW-1_102924
Sample Date	10/19/2021	01/31/2024	04/25/2024	04/25/2024	07/29/2024	10/29/2024
VOCs						
1,2,4,5-Tetramethylbenzene	**12**	**8**	**11**	**11**	**7.4**	<2 U
1,2,4-Trimethylbenzene	**11**	<2.5 U	2.6	2.6	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	**7.8**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Acetone	4.5 J	<5 U	<5 U	<5 U	<5 U	<5 UJ
Benzene	**17**	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	**54**	1.9 J	1.5 J	1.5 J	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	**10**	**5.6**	2.1 J	2.1 J	<2.5 U	<2.5 U
M,P-Xylene	**11**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	3.4 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ
n-Butylbenzene	**5.6**	1.7 J	0.87 J	0.81 J	<2.5 U	<2.5 U
n-Propylbenzene	**17**	**5.7**	1.5 J	1.6 J	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	**9.1**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	4.6	1.9 J	1.2 J	1.1 J	0.85 J	<2.5 U
Toluene	**5.3**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	**20**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

LEGEND

- APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209
- APPROXIMATE SITE BOUNDARY
- MW-3 — MONITORING WELL LOCATION (GROUNDWATER SAMPLING DISCONTINUED 2023)
- MW-1 — MONITORING WELL LOCATION

Analyte	NYSDEC SGVs
VOCs	
1,2,4,5-Tetramethylbenzene	5
1,2,4-Trimethylbenzene	5
1,3,5-Trimethylbenzene (Mesitylene)	5
Acetone	50
Benzene	1
Ethylbenzene	5
Isopropylbenzene (Cumene)	5
M,P-Xylene	5
Naphthalene	10
n-Butylbenzene	5
n-Propylbenzene	5
o-Xylene (1,2-Dimethylbenzene)	5
Sec-Butylbenzene	5
Toluene	5
Total Xylenes	5

NOTES

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED ON NOVEMBER 12, 2014.
2. ALL LOCATIONS ARE APPROXIMATE.
3. THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) ALLOWED THE DISCONTINUATION OF GROUNDWATER SAMPLING AT MONITORING WELLS MW-3 AND MW-4 VIA EMAIL CORRESPONDENCE ON AUGUST 8 AND OCTOBER 13, 2023.
4. GROUNDWATER RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1 AMBIENT WATER QUALITY STANDARDS AND GUIDANCE VALUES (SGVs) FOR CLASS GA GROUNDWATER.
5. THIS FIGURE COMPARES BASELINE ANALYTICAL DATA TO THE FOUR MOST RECENT QUARTERS OF ANALYTICAL DATA FOR EACH WELL. ALL ANALYTICAL DATA FROM THE BASELINE AND QUARTERLY SAMPLING EVENTS ARE PROVIDED IN THE QUARTERLY GROUNDWATER MONITORING REPORT TABLES.
6. ONLY COMPOUNDS EXCEEDING COMPARISON CRITERIA ARE SHOWN.
7. RESULTS ABOVE NYSDEC SGVs ARE SHADED AND BOLDED.
8. RESULTS ARE SHOWN IN MICROGRAMS PER LITER (µg/L).
9. J= THE ANALYTE WAS DETECTED ABOVE THE METHOD DETECTION LIMIT, BUT BELOW THE REPORTING LIMIT (RL); THE RESULT IS AN ESTIMATED CONCENTRATION.
10. U = THE ANALYTE WAS ANALYZED FOR, BUT NOT DETECTED AT A LEVEL GREATER THAN OR EQUAL TO THE RL; THE VALUE SHOWN IN THE TABLE IS THE RL.

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, TO ALTER THIS ITEM IN ANY WAY.

LANGAN
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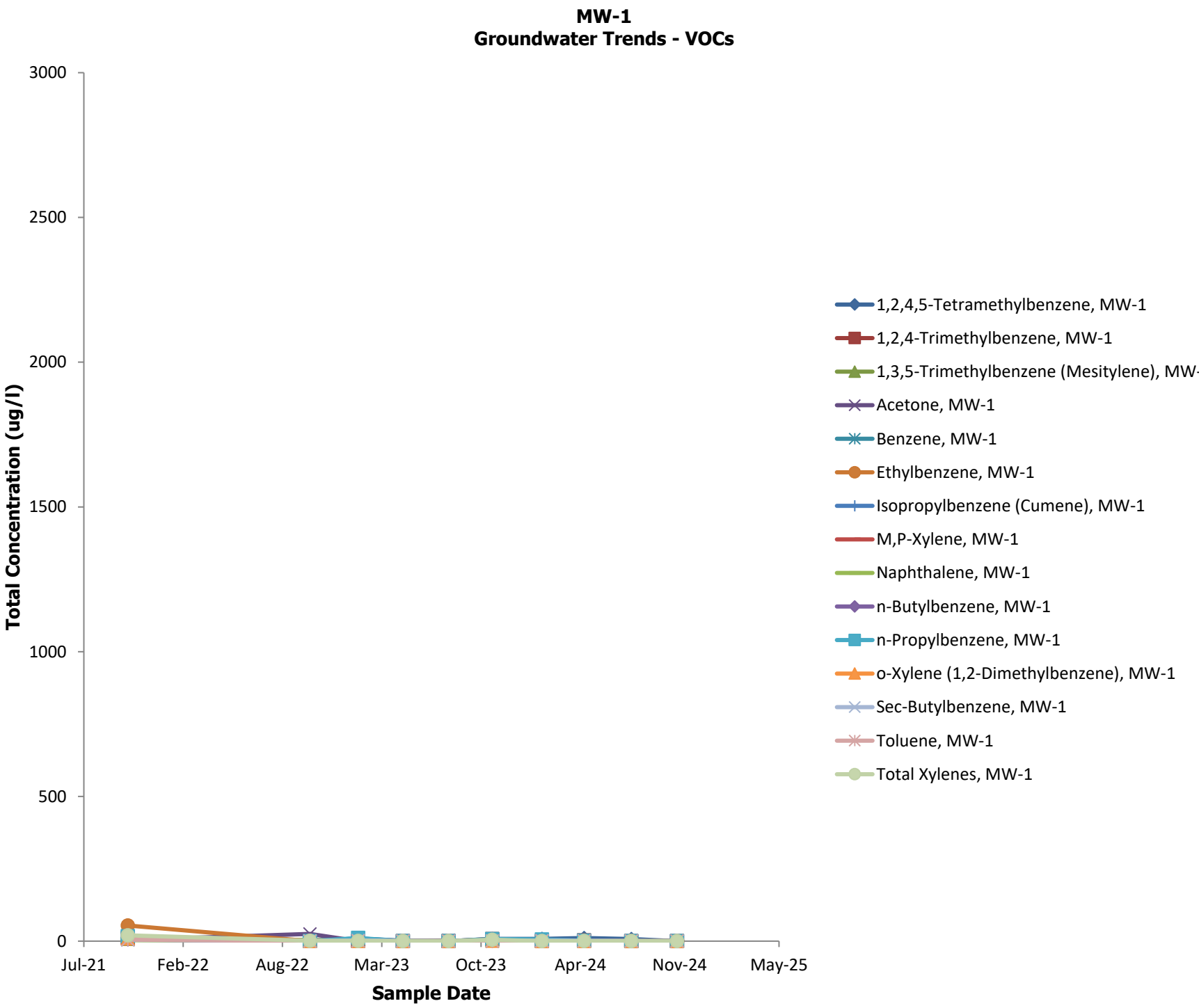
Project	27-01 JACKSON AVENUE BLOCK No. 432 LOT No. 21 QUEENS NEW YORK
Figure Title	GROUNDWATER SAMPLE ANALYTICAL RESULTS MAP
Project No.	170472002
Date	02/05/2025
Drawn By	LH
Checked By	KS
Figure No.	4

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\Off-Site Groundwater Reports\Figure 4 - Groundwater Sample Results Map.dwg Date: 2/5/2025 Time: 10:32 User: lhaley Style Table: Langan.stb Layout: ANSIB-BL (2)

Figure 5
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results Trends

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002



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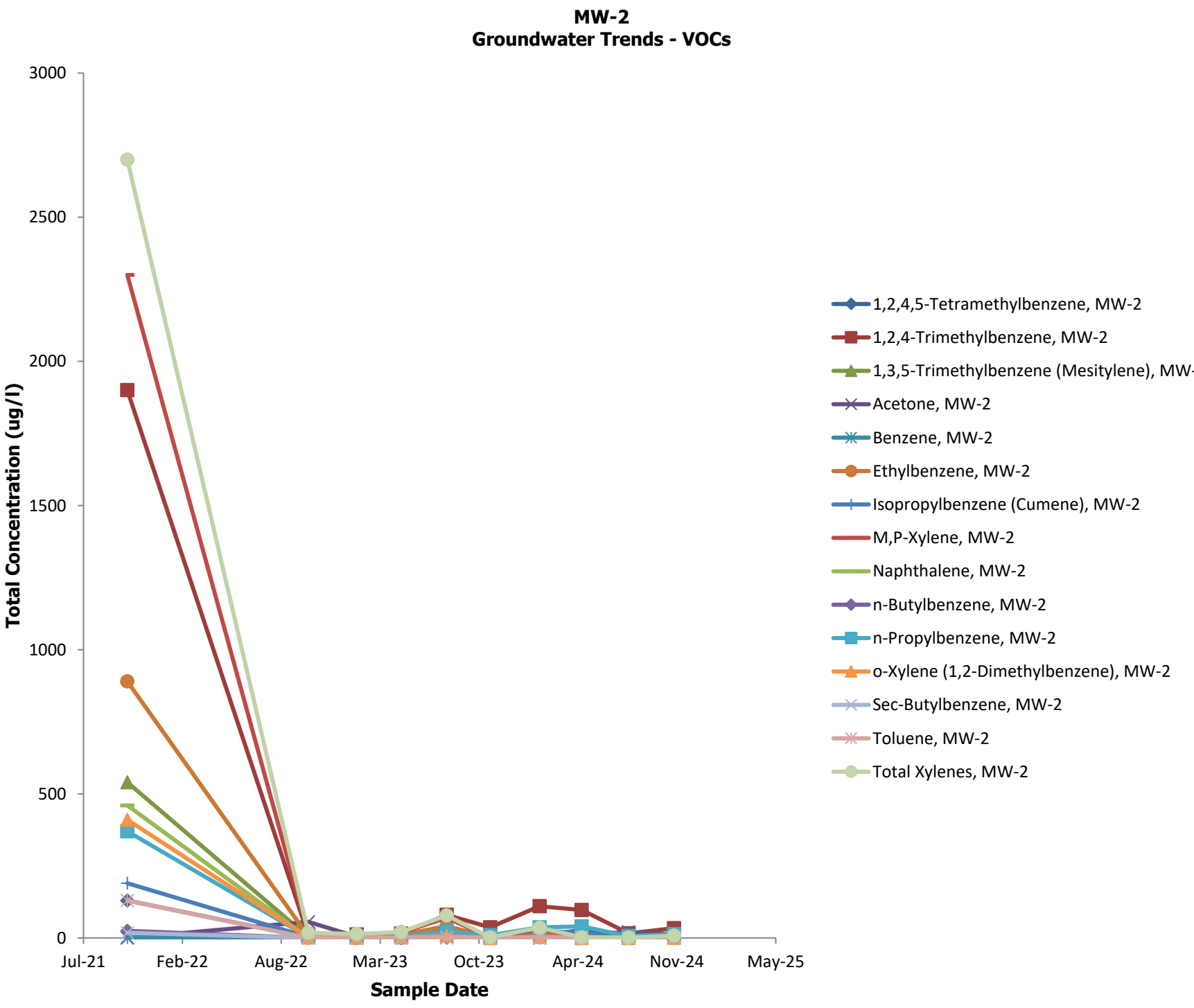

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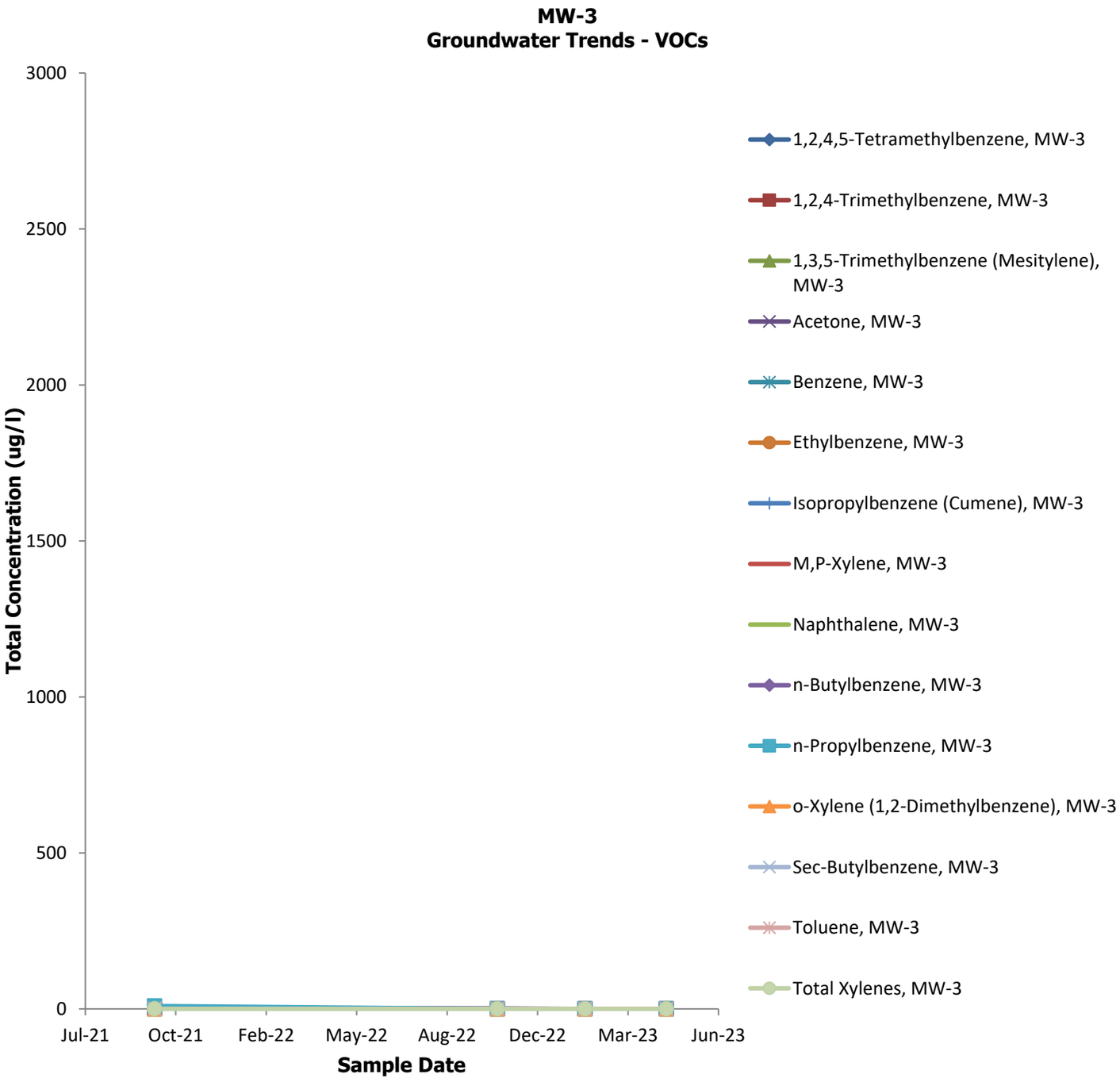

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Quarterly Groundwater Monitoring Report
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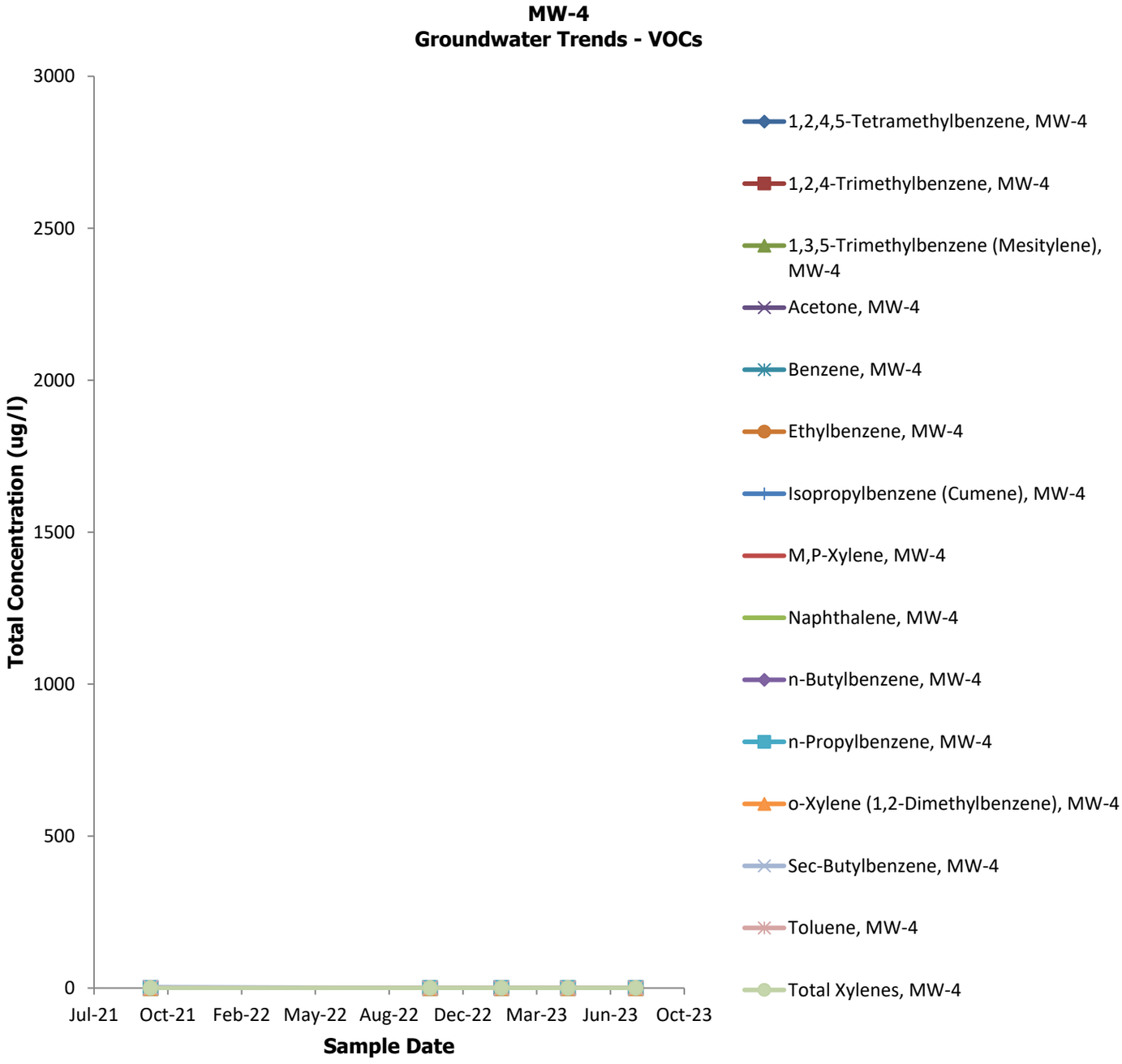

TABLES

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Analyte	CAS Number	NYSDEC SGVs	Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 4	Quarter 5	Quarter 5	Quarter 6	Quarter 7	Quarter 7	Quarter 8	Quarter 9
			Location	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1
			Sample Name	MW01_101921	MW-1_102122	MW-1_012623	MW-1_042623	MW-1_072723	DUP01_072723	MW-1_102323	DUP01_102323	MW-1_013124	MW-1_042524	DUP01_042524	MW-1_072924	MW-1_102924
			Sample Date	10/19/2021	10/21/2022	01/26/2023	04/26/2023	07/27/2023	07/27/2023	10/23/2023	10/23/2023	01/31/2024	04/25/2024	04/25/2024	07/29/2024	10/29/2024
			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	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	**12**	1.9 J	**8.9**	1.7 J	<2 U	<2 U	**7.6**	**8.4**	**8**	**11**	**11**	**7.4**	<2 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	**11**	0.77 J	0.74 J	<2.5 U	<2.5 U	<2.5 U	**7.2**	**7.5**	<2.5 U	2.6	2.6	<2.5 U	<2.5 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	**7.8**	4	1.7 J	<2.5 U	<2.5 U	<2.5 U	**5.3**	**5.6**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	26	4	4.9	1.7 J	<2 U	<2 U	1.6 J	1.7 J	3.9	3.5	3.5	2.3	<2 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	6.1	1.5 J	1.4 J	<2 U	<2 U	<2 U	4	4.3	<2 U	<2 U	<2 U	<2 U	<2 U
Acetone	67-64-1	**50**	ug/l	4.5 J	25	<5 U	<5 U	2.5 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 UJ
Acrylonitrile	107-13-1	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	**17**	<0.5 U	0.22 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromobenzene	108-86-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ
Carbon Disulfide	75-15-0	60	ug/l	1.2 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ
Chloroform	67-66-3	7	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	1.4 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ
Ethylbenzene	100-41-4	**5**	ug/l	**54**	<2.5 U	**5.4**	<2.5 U	<2.5 U	<2.5 U	4.7	5	1.9 J	1.5 J	1.5 J	<2.5 U	<2.5 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	**5**	ug/l	**10**	<2.5 U	**9.1**	<2.5 U	<2.5 U	<2.5 U	3.9	4.2	**5.6**	2.1 J	2.1 J	<2.5 U	<2.5 U
M,P-Xylene	179601-23-1	**5**	ug/l	**11**	1.3 J	0.88 J	<2.5 U	<2.5 U	<2.5 U	3.7	4	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<5 U	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	91-20-3	**10**	ug/l	3.4 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	2.2 J	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ
n-Butylbenzene	104-51-8	**5**	ug/l	**5.6**	<2.5 U	2.2 J	<2.5 U	<2.5 U	<2.5 U	1.4 J	1.6 J	1.7 J	0.87 J	0.81 J	<2.5 U	<2.5 U
n-Propylbenzene	103-65-1	**5**	ug/l	**17**	<2.5 U	**11**	<2.5 U	<2.5 U	<2.5 U	**7.1**	**7.7**	**5.7**	1.5 J	1.6 J	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	**9.1**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.98 J	1 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	135-98-8	**5**	ug/l	4.6	<2.5 U	2.7	0.87 J	<2.5 U	<2.5 U	0.9 J	1 J	1.9 J	1.2 J	1.1 J	0.85 J	<2.5 U
Styrene	100-42-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	**5.3**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	**20**	1.3 J	0.88 J	<2.5 U	<2.5 U	<2.5 U	4.7 J	5 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ
Vinyl Acetate	108-05-4	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Analyte	CAS Number	NYSDEC SGVs	Sampling Event	Baseline	Quarter 1	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 5	Quarter 6	Quarter 6	Quarter 7	Quarter 8	Quarter 8	Quarter 9	Quarter 9
			Location	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2
			Sample Name	MW02_101921	MW-2_102022	DUP01_102022	MW-2_012623	MW-2_042623	MW-2_072723	MW-2_102323	MW-2_013124	DUP01_013124	MW-2_042524	MW-2_072924	DUP01_072924	MW-2_102924	DUP01_102924
			Sample Date	10/19/2021	10/20/2022	10/20/2022	01/26/2023	04/26/2023	07/27/2023	10/23/2023	01/31/2024	01/31/2024	04/25/2024	07/29/2024	07/29/2024	10/29/2024	10/29/2024
			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	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<15 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	**130**	1.4 J	4.2 J	<2 U	<2 U	2.6	**6.2**	**6.1 J**	1.3 J	**28**	**8.5**	**7**	**9.6**	**11**
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	**1,900**	**10 J**	**34 J**	**12**	**15**	**80**	**37**	**110 J**	**52 J**	**97**	**16**	**15**	**34**	**32**
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<20 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<10 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	**540**	3.5 J	**8 J**	2.5	2.4 J	**11**	2.5	**11 J**	**6.9 J**	3.2	0.79 J	0.72 J	3.8	3.4
1,3-Dichlorobenzene	541-73-1	3	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	270	<2 U	0.72 J	1.4 J	0.85 J	1.4 J	0.91 J	2.5	1.1 J	7	1.3 J	1.2 J	2.1	2.2
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<2,500 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 UJ	<250 UJ
2,2-Dichloropropane	594-20-7	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	800	7.4 J	15 J	6.2	9.7	44	13	51 J	30 J	38	5.6	5.3	16	15
Acetone	67-64-1	**50**	ug/l	<50 U	**56**	**63**	4.4 J	12 J	37	3.8 J	<5 UJ	19 J	12	21 J	27 J	12	10
Acrylonitrile	107-13-1	5	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	**2.1 J**	0.69	0.35 J	0.51	0.82	0.6	<0.5 U	0.18 J	0.31 J	<0.5 U	<0.5 U	<0.5 U	0.21 J	0.19 J
Bromobenzene	108-86-1	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<20 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.3 J	2.6 J	0.85 J	1.2 J	1.1 J	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ
Carbon Disulfide	75-15-0	60	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ
Chloroform	67-66-3	7	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	<25 U	<2.5 U	0.7 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.2 J	<2.5 U	2 J	<2.5 U	<2.5 U	0.76 J	0.86 J
Dibromochloromethane	124-48-1	50	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ
Ethylbenzene	100-41-4	**5**	ug/l	**890**	**5.9**	4	**5.8**	**11**	**41**	3.2	**16**	**19**	**6.3**	1.2 J	1.1 J	**5.5**	4.8
Hexachlorobutadiene	87-68-3	0.5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	**5**	ug/l	**190**	3	3.5	3.2	**5.2**	**22**	**8.3**	**26 J**	**18 J**	**17**	2.4 J	2.1 J	**6**	**5.8**
M,P-Xylene	179601-23-1	**5**	ug/l	**2,300**	**16**	**14**	**12**	**19**	**70**	2.3 J	**32**	**36**	2 J	1.1 J	0.92 J	**7.3**	**5.9**
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<50 U	<5 UJ	21 J	<5 U	<5 U	27	<5 U	<5 UJ	13 J	<5 U	4.6 J	4.7 J	<5 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<50 U	1.5 J	<5 U	<5 U	1.7 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<25 U	1 J	<2.5 U	0.92 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.79 J	<2.5 U	<2.5 U	<2.5 U	1.1 J	0.88 J
Naphthalene	91-20-3	**10**	ug/l	**460 J**	<2.5 U	3	<2.5 U	<2.5 U	1.4 J	<2.5 U	1.6 J	0.86 J	1 J	0.96 J	0.87 J	0.77 J	0.91 J
n-Butylbenzene	104-51-8	**5**	ug/l	**25**	<2.5 U	0.93 J	<2.5 U	<2.5 U	0.7 J	<2.5 U	1.4 J	<2.5 U	3.2	0.94 J	0.91 J	1 J	1.2 J
n-Propylbenzene	103-65-1	**5**	ug/l	**370**	2.8 J	**5.7 J**	2.7	4.5	**23**	**9.5**	**37 J**	**19 J**	**40**	**6.5**	**6.1**	**13**	**13**
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	**410**	2 J	1.9 J	1.5 J	2.1 J	**7.5**	<2.5 U	3.7	4.2	<2.5 U	<2.5 U	<2.5 U	0.78 J	<2.5 U
Sec-Butylbenzene	135-98-8	**5**	ug/l	**18 J**	<2.5 U	0.83 J	<2.5 U	<2.5 U	0.93 J	0.84 J	1.9 J	<2.5 U	3.5	0.92 J	0.86 J	1.4 J	1.6 J
Styrene	100-42-5	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	**130**	0.7 J	1 J	<2.5 U	0.79 J	1.2 J	<2.5 U	<2.5 U	0.74 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	**2,700**	**18 J**	**16 J**	**14 J**	**21 J**	**78**	2.3 J	**36**	**40**	2 J	1.1 J	0.92 J	**8.1 J**	**5.9**
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ
Vinyl Acetate	108-05-4	NS	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<10 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Analyte	CAS Number	NYSDEC SGVs	Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 3	Baseline	Baseline	Quarter 1	Quarter 2	Quarter 2	Quarter 3	Quarter 4
			Location	MW-3	MW-3	MW-3	MW-3	MW-3	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4
			Sample Name	MW03_100721	MW-3_102122	MW-3_012623	MW-3_042623	DUP01_042623	MW04_100721	GWDUP01_100721	MW-4_102122	MW-4_012623	DUP01_012623	MW-4_042623	MW-4_072723
			Sample Date	10/07/2021	10/21/2022	01/26/2023	04/26/2023	04/26/2023	10/07/2021	10/07/2021	10/21/2022	01/26/2023	01/26/2023	04/26/2023	07/27/2023
			Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds															
1,1,1,2-Tetrachloroethane	630-20-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	2	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	2.1 J	<2 U	<2 U	<2 U	<2 U	5.3	5.3 J	<2 U	<2 U	<2 U	<2 U	<2 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<250 UJ	<250 U	<250 U	<250 U	<250 U	<250 UJ	<250 UJ	<250 U	<250 U	<250 U	<250 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	0.9 J	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Acetone	67-64-1	**50**	ug/l	2.9 J	1.8 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Acrylonitrile	107-13-1	5	ug/l	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	0.16 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	0.17 J	0.2 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromobenzene	108-86-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroform	67-66-3	7	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Ethylbenzene	100-41-4	**5**	ug/l	4.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	**5**	ug/l	3.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	179601-23-1	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<5 U	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 U	<5 U	<5 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	91-20-3	**10**	ug/l	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.95 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	104-51-8	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.88 J	0.87 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	103-65-1	**5**	ug/l	**9.4 J**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	135-98-8	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	3	3	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Styrene	100-42-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

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:

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

ATTACHMENT A

NYSDEC Correspondence

Caroline Devin

From: Caroline Devin
Sent: Wednesday, November 8, 2023 5:18 PM
To: Caroline Devin
Subject: FW: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

---

From: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Sent: Friday, October 13, 2023 10:10 AM
To: Lexi Haley <lhaley@langan.com>
Cc: Kimberly Semon <ksemon@langan.com>; Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>
Subject: [External] RE: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

Good Morning Lexi:
NYSDEC has no objections to this change in the sampling protocol as the MW-4 groundwater samples have shown non-detect for 4 consecutive quarters.

BTW How far has the on-site construction progressed?

Regards,
Shaun

Shaun Bollers
Assistant Environmental Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4096 | F: (718) 482-6358 | shaun.bollers@dec.ny.gov

www.dec.ny.gov |

From: Lexi Haley <lhaley@langan.com>
Sent: Wednesday, October 11, 2023 3:12 PM
To: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: RE: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

Good afternoon Shaun,

I hope you are doing well!

We are planning to schedule the next quarterly sampling event at 27-01 Jackson Avenue for the week of October 23rd. As noted in the Q4 Off-Site Quarterly GW Monitoring Report, groundwater results from MW-4

have been non-detect for consecutive quarters and we are requesting to conduct further monitoring only in MW-1 and MW-2.

Please let us know if you have any objections to this plan.

Thank you,

Lexi Haley
Senior Staff Engineer

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From: Lexi Haley
Sent: Friday, September 15, 2023 1:58 PM
To: 'Bollers, Shaun (DEC)' <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

Good afternoon Shaun,

Please see below for a link to the quarterly sampling report for 27-01 Jackson Avenue. Please note that, since groundwater results from MW-4 have been non-detect for consecutive quarters, we are requesting to conduct further monitoring only in MW-1 and MW-2.

https://clients.langan.com/Sharing/filesharing/ViewPosted?transactionHash=1122680310

Let us know if you have any questions.

Have a great weekend,

Lexi Haley
Senior Staff Engineer

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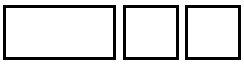

Ali Reach

To: Lexi Haley
Subject: RE: 27-01 Jackson Avenue Off-site (S241209) - Off-Site Well Monitoring Program Meeting

From: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Sent: Tuesday, August 8, 2023 10:30 AM
To: Lexi Haley <lhaley@langan.com>
Cc: Brian Gochenaur <bgochenaur@Langan.com>; Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>; Kenney, Julia M (HEALTH) <julia.kenney@health.ny.gov>
Subject: [External] RE: 27-01 Jackson Avenue Off-site (S241209) - Off-Site Well Monitoring Program Meeting

Lexi:
As discussed during our telecon last Friday 8/5 this change in sampling protocol for the 27-01 Jackson Avenue Off-site site S241209 is acceptable. There is no need to replace MW-3.

Thanks,

Shaun
Shaun Bollers
Assistant Environmental Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, NY 11101
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From: Lexi Haley <lhaley@langan.com>
Sent: Tuesday, August 8, 2023 9:34 AM
To: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: RE: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Good morning Shaun,

As discussed during our call on Friday, monitoring well MW-3 (located along 43rd Avenue) was destroyed during installation of utilities beneath the sidewalk and was not able to be sampled from during the Q4 event. In

the previous three quarters of groundwater monitoring, VOC concentrations were non-detect in samples collected from MW-3. As such, we are requesting to stop monitoring at MW-3.

We will continue to monitor VOC concentrations in groundwater from monitoring wells MW-1, MW-2, and MW-4 on a quarterly basis.

Thank you,

Lexi Haley
Senior Staff Engineer

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From: Lexi Haley
Sent: Tuesday, August 1, 2023 2:13 PM
To: 'Bollers, Shaun (DEC)' <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: RE: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Thanks Shaun – I will send out the meeting invite for Friday.

Lexi Haley
Senior Staff Engineer

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From: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Sent: Tuesday, August 1, 2023 2:00 PM

To: Lexi Haley <lhaley@langan.com>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: [External] RE: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Hi Lexy:
Friday 8/4 would be fine.

Shaun
Shaun Bollers
Assistant Environmental Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
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From: Lexi Haley <lhaley@langan.com>
Sent: Tuesday, August 1, 2023 11:38 AM
To: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Hi

Good morning Shaun,

Brian and I would like to set up a call with you to discuss the off-site well monitoring program at 27-01 Jackson Avenue (BCP Site No. C241209). We are available between 12 pm and 2:30 pm on Thursday (8/3) and between 11 am and 12 pm on Friday (8/4). Do either of these time slots work for you? If not, we can schedule something for next week.

Thank you,

Lexi Haley
Senior Staff Engineer

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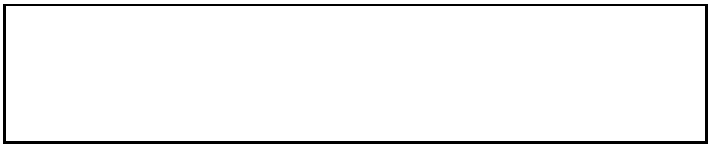

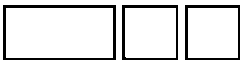

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Lexi Haley

From: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Sent: Thursday, September 19, 2024 2:52 PM
To: Lexi Haley; Kimberly Semon; Brian Gochenaur
Cc: aaron.shirian@lionsgroupnyc.com; O'Connell, Jane H (DEC); Maycock, Cris-Sandra (DEC); McLaughlin, Scarlett E (HEALTH); Kenney, Julia M (HEALTH)
Subject: [External] RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Groundwater Monitoring Report

Hi Langan Team,

I am reiterating here what was discussed in today's meeting re: the request to discontinue groundwater monitoring at the referenced site.

NYSDEC has denied the request to discontinue quarterly groundwater monitoring. Groundwater monitoring must continue at the stated frequency of the OSMP, i.e. quarterly. While the data that you have shown us appears satisfactory, we do not have enough data to be confident that these numbers will not rebound and spike in subsequent quarters. It is for that reason that groundwater monitoring is to continue. As mentioned in the email below denying the request, this request can be re-evaluated again at the time of submission of the 2024-2025 PRR in late May. This allows for three more quarters of groundwater sampling events to show asymptotic reduction in groundwater concentrations of VOCs.

Please reach out if you have further questions.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

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NEW YORK STATE | Department of Environmental Conservation

From: Salazar, Marlen C (DEC)
Sent: Thursday, September 12, 2024 1:14 PM
To: Lexi Haley <lhaley@langan.com>
Cc: aaron.shirian@lionsgroupnyc.com; Kimberly Semon <ksemon@langan.com>; Brian Gochenaur <bgochenaur@Langan.com>; O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>; Maycock, Cris-Sandra (DEC) <cris-sandra.maycock@dec.ny.gov>; McLaughlin, Scarlett E (HEALTH) <scarlett.mclaughlin@health.ny.gov>; Kenney, Julia M (HEALTH) <julia.kenney@health.ny.gov>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Groundwater Monitoring Report

Hi Lexi,

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) have reviewed the 8th quarterly groundwater sampling report for 27-01 Jackson Avenue – Off-site (site no. S241209) prepared by Langan Engineering, Environmental Surveying, Landscape Architecture and Geology D.P.C. on behalf of 2701 Jackson Avenue LLC. The request to terminate the groundwater monitoring program at the site has been **denied** for the following reasons:

1. Groundwater VOC concentrations in MW-1 and MW-2 are still consistently above AWQSGVs
2. NYSDEC and NYSDOH would like to see at least two consecutive quarters of non-detect concentrations or concentrations below the AWQSGVs before considering termination of the groundwater monitoring program.
    a. Additionally, NYSDEC and NYSDOH would like to continue monitoring until the 2024-2025 PRR is submitted after which Langan may again request to terminate the groundwater monitoring program with supporting data as part of the PRR conclusion for NYSDEC and NYSDOH review.

Please let me know if you have any questions.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

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From: Lexi Haley <lhaley@langan.com>
Sent: Tuesday, September 10, 2024 5:55 PM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Cc: Kimberly Semon <ksemon@langan.com>; Brian Gochenaur <bgochenaur@Langan.com>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Groundwater Monitoring Report

Good afternoon Marlen,

Please see below for a link to the 8th quarterly sampling report for 27-01 Jackson Avenue. As discussed in our previous conversation, overall result trends for each monitoring well show bulk reduction in petroleum-related VOCs, and asymptotic levels appear to have been achieved. Further decline of contaminant of concern concentrations is not anticipated; therefore, as part of the 8th quarterly groundwater monitoring report, Langan is requesting the discontinuation of groundwater monitoring at the site.

https://clients.langan.com/Sharing/filesharing/ViewPosted?transactionHash=-1672278986

Name	Type	Size

2024-08 - Q8 Groundwater Monitoring Letter Report.pdf	.pdf	12.76 MB

Let us know if you have any questions.

Thank you,

Lexi Haley
Senior Staff Engineer

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From: Lexi Haley
Sent: Thursday, August 22, 2024 9:56 AM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>; Brian Gochenaur <bgochenaur@Langan.com>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Understood, thank you Marlen. We anticipate having the report ready for your review by the end of next week.

Best,

Lexi Haley
Senior Staff Engineer

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From: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Sent: Thursday, August 22, 2024 7:43 AM
To: Brian Gochenaur <bgochenaur@Langan.com>; Lexi Haley <lhaley@langan.com>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: [External] RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

You could do both honestly (like a zoom-in on one of the scales), but don't worry about it too much I suppose. The tables will have all the data regardless which I can refer to.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, New York 11101
P: 718-482-7129 | marlen.salazar@dec.ny.gov

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From: Brian Gochenaur <bgochenaur@Langan.com>
Sent: Thursday, August 22, 2024 7:40 AM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>; Lexi Haley <lhaley@langan.com>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Hi Marlen – We typically show the wells on different scales in the report, we just wanted to show all the graphs on the same scale to demonstrate that asymptotic levels were achieved. I felt like the zoomed in scale on some and not others illustrated a skewed perspective, but we can change it back for the report. Thx

Brian Gochenaur, QEP
Associate Principal

LANGAN

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From: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Sent: Thursday, August 22, 2024 7:35 AM
To: Lexi Haley <lhaley@langan.com>
Cc: Brian Gochenaur <bgochenaur@Langan.com>; Kimberly Semon <ksemon@langan.com>
Subject: [External] RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Hi Lexi,

I'll wait to receive the Q4 groundwater monitoring report. For the graphs, is it possible to use a smaller scale on the y-axis for all wells except MW-2? The concentrations of MW-1, MW-3, and MW-4 are all much less than 500 ug/L so the large y-axis scale makes getting any sort of visual information from the graphs a bit difficult.

Roughly around when can I expect to receive this report too? I'll keep an eye out for it.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

New York State Department of Environmental Conservation
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NEW YORK STATE | Department of Environmental Conservation

From: Lexi Haley <lhaley@langan.com>
Sent: Wednesday, August 21, 2024 3:36 PM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>; Kimberly Semon <ksemon@langan.com>
Subject: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Good afternoon Marlen,

We have completed Q8 of groundwater sampling at the 27-01 Jackson Avenue site. The overall result trends for each monitoring well are attached for your review, which show a bulk reduction in petroleum-related VOCs to asymptotic levels over the course of the monitoring program. The trends will be included in the forthcoming quarterly report for the site.

Considering VOCs were non-detect in wells MW-3 and MW-4 for consecutive quarters, DEC previously approved the discontinuation of groundwater monitoring at these locations. Groundwater monitoring has continued at MW-1 and MW-2. Based on the Q8 analytical data, total VOCs and total BTEX concentrations have decreased by 95% and 100%, respectively, in MW-1 and by over 99% in MW-2. Based on review of the overall analytical data provided over the course of the monitoring program, it appears that the remedy was effective in demonstrating a bulk reduction of these contaminants. Asymptotic levels appear to have been achieved, and further decline of contaminant of concern concentrations is not anticipated. Therefore, as part of our forthcoming quarterly groundwater monitoring report, Langan will be requesting the discontinuation of groundwater monitoring at the site.

Thank you,

Lexi Haley
Senior Staff Engineer

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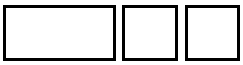

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ATTACHMENT B

Daily Site Observation Report

LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170472002 **PROJECT:** 27-01 Jackson Avenue **LOCATION:** Long Island City, NY	**CLIENT:** 2701 Jackson Avenue LLC	**DATE:** 10/29/2024
CONTRACTOR: Lions Group NYC		**LANGAN REP. :** Loagan Clements
CONTRACTOR'S EQUIPMENT: N/A	**PRESENT AT SITE:** Loagan Clements – Langan Michael Capozzoli– Lions Group NYC (Construction Manager)	

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe environmental protocols in accordance with the January 2021 NYSDEC approved Off-Site Site Management Plan (OSMP) for BCP site C241209 at 27-01 Jackson Avenue (Block 432, Lot 21). Observed activities were as follows:

Site Activities

- Langan used a peristaltic pump to purge and sample groundwater monitoring wells MW-1 and MW-2 along the Jackson Avenue sidewalk. Purged groundwater was screened for odors, sheen, and organic vapors using a photoionization detector (PID). Odors, sheen or PID readings above background levels were not observed in MW-2. A maximum PID reading of 0.2 parts per million (ppm) was detected beneath the well cap at MW-1; however, no odors or sheen was observed in the purged groundwater. Purged groundwater was containerized in a 55-gallon New York State Department of Transportation (NYSDOT)-approved drum for future disposal.

Sampling

- Langan collected two groundwater samples (plus quality assurance/quality control [QA/QC] samples) for laboratory analysis of NYSDEC Part 375/target compound list (TCL) volatile organic compounds (VOCs). The samples were submitted to Pace Analytical (Pace) of Westborough, Massachusetts, a New York State Department of Health (NYSDOH) Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.

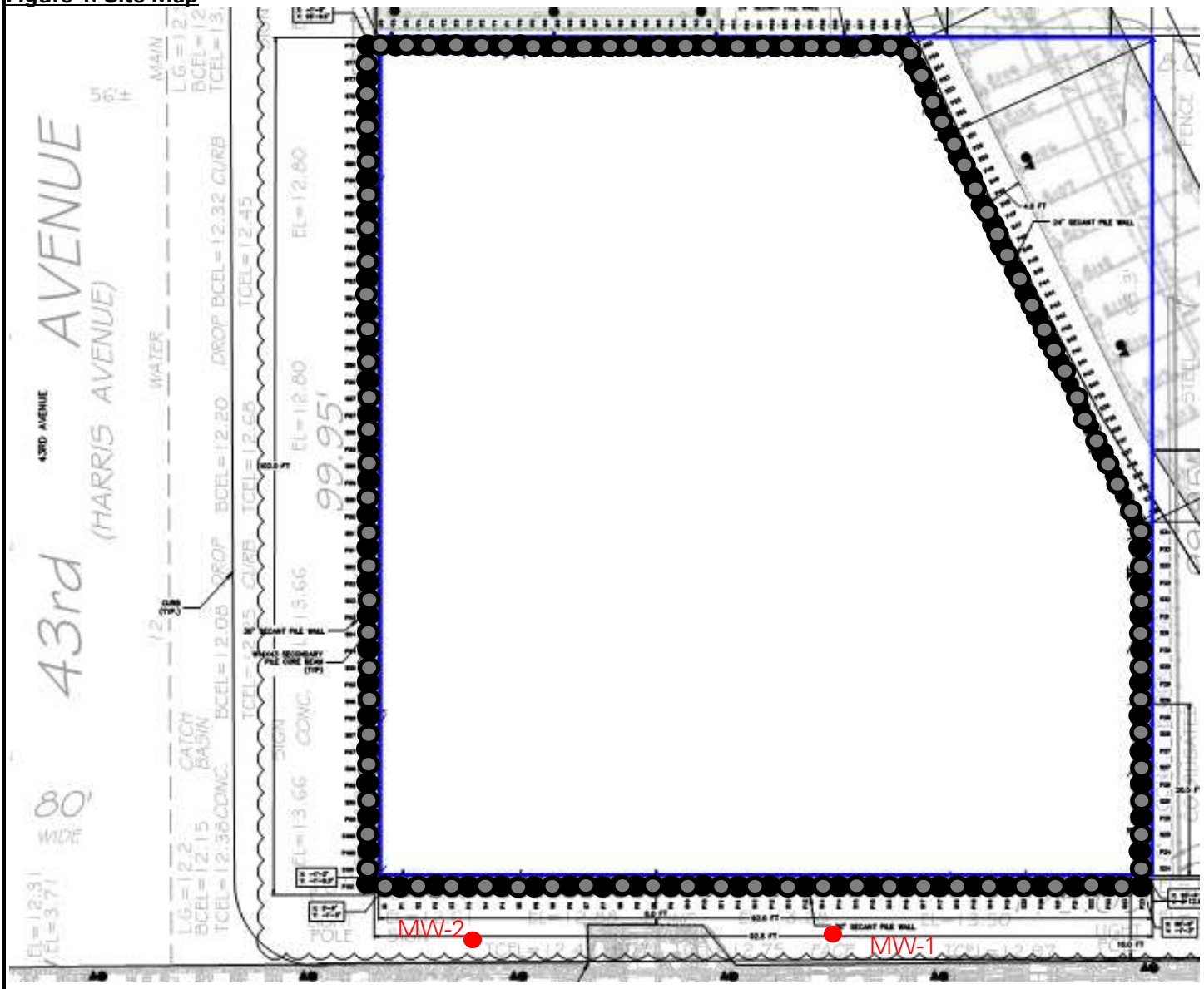
Anticipated Activities

- Further assessment of groundwater sample analytical results will determine future site activities, if required by the NYSDEC.

Cc:	L. Haley, K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Loagan Clements **LANGAN**

SITE OBSERVATION REPORT

Figure 1: Site Map



Legend:

- Monitoring Well Location

Cc:	L. Haley, K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Loagan Clements **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: View of Langan purging monitoring well MW-2 along the Jackson Avenue sidewalk (facing northwest).

Cc:	L. Haley, K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Loagan Clements **LANGAN**

ATTACHMENT C

Well Purging and Sampling Logs

Project Information		Well Information		Equipment Information		Sampling Conditions		Sampling Information	
Project Name:	27-01 Jackson Ave	**Well No:**	MW-1	**Water Quality Device Model:**	Horiba U-52	**Weather:**	Overcast, 63°F	**Sample(s):**	MW-1_102924 MS/MSD
Project Number:	170472002	**Well Depth:**	19 ft	**Pine Number:**	48881	**Background PID (ppm):**	0.0		
Site Location:	Long Island City, NY	**Well Diameter:**	2-inch	**Pump Make and Model:**	Peristaltic Pump	**PID Beneath Inner Cap (ppm):**	0.2		
Sampling	Loagan Clements	**Well Screen**	9 ft	**Pine Number:**	A01801	**Pump Intake Depth:**	18.00 ft	**Sample Date:**	10/29/2024
		Interval:	19 ft	**Tubing Diameter:**	3/8-inch OD	**Depth to Water Before Purge:**	17.30 ft	**Sample Time:**	14:20

STABILIZATION = 3 successive readings within limits

TIME	TEMP °Celsius (+/- 3%)	PH (+/- 0.1)	ORP mV (+/- 10mV)	CONDUCTIVITY mS/cm (+/- 3%)	TURBIDITY ntu (+/- 10%) above 5 NTU	DO mg/l (+/- 10%) above 0.5 mg/l	DTW ft Drawdown < 0.33 ft	Flow Rate (gpm) <0.13 gpm)	Cumulative Discharge Volume (Gal)	NOTES color, odor etc.	Stabilized?
BEGIN PURGING											
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.25	Clear, gray, odorless; high turbidity/black particulates in purged water; poor recharge, purged three well volumes prior to sampling.	**N**

Water quality parameters were not monitored due to poor recharge of the well. Groundwater sample was collected after purging about three well volumes.

Notes:

1. Well depths and groundwater depths were measured in feet below the top of well casing.
2. Well and tubing diameters are measured in inches.
3. PID = Photoionization Detector
4. PPM = Parts per million
5. pH = Hydrogen ion concentration
6. ORP = Oxidation-reduction potential, measured in millivolts (mV)
7. DO = Dissolved Oxygen, measured in milligrams per liter (mg/L)
8. DTW = Depth to water
9. mS/cm = milli-Siemens per centimeter
10. NTU = Nephelometric Turbidity Unit
11. N/A = Not Applicable

Project Information		Well Information		Equipment Information		Sampling Conditions		Sampling Information	
Project Name:	27-01 Jackson Ave	**Well No:**	MW-2	**Water Quality Device Model:**	Horiba U-52	**Weather:**	Overcast, 63ºF	**Sample(s):**	MW-2_102924 DUP01_102924
Project Number:	170472002	**Well Depth:**	20 ft	**Pine Number:**	48881	**Background PID (ppm):**	0.0		
Site Location:	Long Island City, NY	**Well Diameter:**	1-inch	**Pump Make and Model:**	Peristaltic Pump	**PID Beneath Inner Cap (ppm):**	0.0		
Sampling	Loagan Clements	**Well Screen**	10 ft	**Pine Number:**	A01801	**Pump Intake Depth:**	16.50 ft	**Sample Date:**	10/29/2024
		Interval:	20 ft	**Tubing Diameter:**	3/8-inch OD	**Depth to Water Before Purge:**	14.18 ft	**Sample Time:**	11:55

STABILIZATION = 3 successive readings within limits

TIME	TEMP °Celsius (+/- 3%)	PH (+/- 0.1)	ORP mV (+/- 10mV)	CONDUCTIVITY mS/cm (+/- 3%)	TURBIDITY ntu (+/- 10%) above 5 NTU	DO mg/l (+/- 10%) above 0.5 mg/l	DTW ft Drawdown < 0.33 ft	Flow Rate (gpm) (<0.13 gpm)	Cumulative Discharge Volume (Gal)	NOTES color, odor etc.	Stabilized?
BEGIN PURGING											
10:25	15.20	10.80	-17	1.54	420.0	7.52	NA	N/A	0.25	Clear to gray color, odorless; high turbidity/black particulates in purged water; poor recharge. Purged three well volumes prior to sampling.	**N**
10:30	16.97	11.06	-29	1.45	259.0	8.88	NA	0.01	0.3		**N**
10:35	18.45	11.14	-32	1.39	158.0	8.16	NA	0.02	0.4		**N**
10:40	17.94	11.24	-33	1.39	105.0	8.33	NA	0.02	0.5		**N**

Additional water quality parameters were not monitored due to poor recharge of the well. Groundwater sample was collected after purging about three well volumes.

Notes:

1. Well depths and groundwater depths were measured in feet below the top of well casing.
2. Well and tubing diameters are measured in inches.
3. PID = Photoionization Detector
4. PPM = Parts per million
5. pH = Hydrogen ion concentration
6. ORP = Oxidation-reduction potential, measured in millivolts (mV)
7. DO = Dissolved Oxygen, measured in milligrams per liter (mg/L)
8. DTW = Depth to water
9. mS/cm = milli-Siemens per centimeter
10. NTU = Nephelometric Turbidity Unit
11. N/A = Not Applicable

ATTACHMENT D

Laboratory Analytical Report

ANALYTICAL REPORT

Lab Number:	L2463005
Client:	Langan Engineering & Environmental 21 Penn Plaza 360 W. 31st Street, 8th Floor New York, NY 10001-2727
ATTN:	Kimberly Semon
Phone:	(212) 479-5486
Project Name:	27-01 JACKSON AVE
Project Number:	170472002
Report Date:	11/05/24

Certifications & Approvals: MA (M-MA086), NH NELAP (2064), CT (PH-0826), IL (200077), IN (C-MA-03), KY (KY98045), ME (MA00086), MD (348), NJ (MA935), NY (11148), NC (25700/666), OR (MA-1316), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #525-23-122-91930A1).

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2463005
Report Date: 11/05/24

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2463005-01	MW-1_102924	WATER	LONG ISLAND CITY	10/29/24 14:20	10/29/24
L2463005-02	MW-2_102924	WATER	LONG ISLAND CITY	10/29/24 11:55	10/29/24
L2463005-03	DUP01_102924	WATER	LONG ISLAND CITY	10/29/24 00:00	10/29/24
L2463005-04	FB01_102924	WATER	LONG ISLAND CITY	10/29/24 11:30	10/29/24
L2463005-05	TB01_102924	WATER	LONG ISLAND CITY	10/29/24 00:00	10/29/24

Project Name:	27-01 JACKSON AVE	**Lab Number:**	L2463005
Project Number:	170472002	**Report Date:**	11/05/24

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments and solids are reported on a dry weight basis unless otherwise noted. Tissues are reported "as received" or on a wet weight basis, unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Alpha Project Manager and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

Sample Receipt

L2463005-01, -02 and -05: The Client ID was specified by the client.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Caitlin Walukevich

Title: Technical Director/Representative Date: 11/05/24

ORGANICS

VOLATILES

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

SAMPLE RESULTS

Lab ID: L2463005-01
Client ID: MW-1_102924
Sample Location: LONG ISLAND CITY

Date Collected: 10/29/24 14:20
Date Received: 10/29/24
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 11/01/24 18:44
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

SAMPLE RESULTS

Lab ID: L2463005-01
Client ID: MW-1_102924
Sample Location: LONG ISLAND CITY
Date Collected: 10/29/24 14:20
Date Received: 10/29/24
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

SAMPLE RESULTS

Lab ID: L2463005-01
Client ID: MW-1_102924
Sample Location: LONG ISLAND CITY
Date Collected: 10/29/24 14:20
Date Received: 10/29/24
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	96		70-130
Toluene-d8	105		70-130
4-Bromofluorobenzene	98		70-130
Dibromofluoromethane	107		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

SAMPLE RESULTS

Lab ID: L2463005-02
Client ID: MW-2_102924
Sample Location: LONG ISLAND CITY

Date Collected: 10/29/24 11:55
Date Received: 10/29/24
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 11/02/24 21:00
Analyst: MKS

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	1.1	J	ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	0.21	J	ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	5.5		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

SAMPLE RESULTS

Lab ID: L2463005-02
Client ID: MW-2_102924
Sample Location: LONG ISLAND CITY
Date Collected: 10/29/24 11:55
Date Received: 10/29/24
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	7.3		ug/l	2.5	0.70	1
o-Xylene	0.78	J	ug/l	2.5	0.70	1
Xylenes, Total	8.1	J	ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	12		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	1.0	J	ug/l	2.5	0.70	1
sec-Butylbenzene	1.4	J	ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	6.0		ug/l	2.5	0.70	1
p-Isopropyltoluene	0.76	J	ug/l	2.5	0.70	1
Naphthalene	0.77	J	ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

SAMPLE RESULTS

Lab ID: L2463005-02
Client ID: MW-2_102924
Sample Location: LONG ISLAND CITY
Date Collected: 10/29/24 11:55
Date Received: 10/29/24
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	13		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	3.8		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	34		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	2.1		ug/l	2.0	0.70	1
p-Ethyltoluene	16		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	9.6		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	93		70-130
Toluene-d8	107		70-130
4-Bromofluorobenzene	98		70-130
Dibromofluoromethane	104		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

SAMPLE RESULTS

Lab ID: L2463005-03
Client ID: DUP01_102924
Sample Location: LONG ISLAND CITY

Date Collected: 10/29/24 00:00
Date Received: 10/29/24
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 11/02/24 21:26
Analyst: MKS

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	0.88	J	ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	0.19	J	ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	4.8		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE **Lab Number:** L2463005

Project Number: 170472002 **Report Date:** 11/05/24

SAMPLE RESULTS

Lab ID: L2463005-03 Date Collected: 10/29/24 00:00

Client ID: DUP01_102924 Date Received: 10/29/24

Sample Location: LONG ISLAND CITY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	5.9		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	5.9		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	10		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	1.2	J	ug/l	2.5	0.70	1
sec-Butylbenzene	1.6	J	ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	5.8		ug/l	2.5	0.70	1
p-Isopropyltoluene	0.86	J	ug/l	2.5	0.70	1
Naphthalene	0.91	J	ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

SAMPLE RESULTS

Lab ID: L2463005-03
Client ID: DUP01_102924
Sample Location: LONG ISLAND CITY
Date Collected: 10/29/24 00:00
Date Received: 10/29/24
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	13		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	3.4		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	32		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	2.2		ug/l	2.0	0.70	1
p-Ethyltoluene	15		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	11		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	91		70-130
Toluene-d8	106		70-130
4-Bromofluorobenzene	100		70-130
Dibromofluoromethane	103		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

SAMPLE RESULTS

Lab ID: L2463005-04
Client ID: FB01_102924
Sample Location: LONG ISLAND CITY
Date Collected: 10/29/24 11:30
Date Received: 10/29/24
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 11/02/24 21:52
Analyst: MKS

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE **Lab Number:** L2463005

Project Number: 170472002 **Report Date:** 11/05/24

SAMPLE RESULTS

Lab ID: L2463005-04 Date Collected: 10/29/24 11:30

Client ID: FB01_102924 Date Received: 10/29/24

Sample Location: LONG ISLAND CITY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Lab Number: L2463005
Project Number: 170472002
Report Date: 11/05/24

SAMPLE RESULTS

Lab ID: L2463005-04
Client ID: FB01_102924
Sample Location: LONG ISLAND CITY
Date Collected: 10/29/24 11:30
Date Received: 10/29/24
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	96		70-130
Toluene-d8	105		70-130
4-Bromofluorobenzene	97		70-130
Dibromofluoromethane	107		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

SAMPLE RESULTS

Lab ID: L2463005-05
Client ID: TB01_102924
Sample Location: LONG ISLAND CITY

Date Collected: 10/29/24 00:00
Date Received: 10/29/24
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 11/02/24 22:18
Analyst: MKS

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE **Lab Number:** L2463005

Project Number: 170472002 **Report Date:** 11/05/24

SAMPLE RESULTS

Lab ID: L2463005-05 Date Collected: 10/29/24 00:00

Client ID: TB01_102924 Date Received: 10/29/24

Sample Location: LONG ISLAND CITY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

SAMPLE RESULTS

Lab ID: L2463005-05
Client ID: TB01_102924
Sample Location: LONG ISLAND CITY
Date Collected: 10/29/24 00:00
Date Received: 10/29/24
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	96		70-130
Toluene-d8	104		70-130
4-Bromofluorobenzene	97		70-130
Dibromofluoromethane	108		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 11/01/24 10:01
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01 Batch: WG1992626-5					
Methylene chloride	ND		ug/l	2.5	0.70
1,1-Dichloroethane	ND		ug/l	2.5	0.70
Chloroform	ND		ug/l	2.5	0.70
Carbon tetrachloride	ND		ug/l	0.50	0.13
1,2-Dichloropropane	ND		ug/l	1.0	0.14
Dibromochloromethane	ND		ug/l	0.50	0.15
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50
Tetrachloroethene	ND		ug/l	0.50	0.18
Chlorobenzene	ND		ug/l	2.5	0.70
Trichlorofluoromethane	ND		ug/l	2.5	0.70
1,2-Dichloroethane	ND		ug/l	0.50	0.13
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70
Bromodichloromethane	ND		ug/l	0.50	0.19
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14
1,1-Dichloropropene	ND		ug/l	2.5	0.70
Bromoform	ND		ug/l	2.0	0.65
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17
Benzene	ND		ug/l	0.50	0.16
Toluene	ND		ug/l	2.5	0.70
Ethylbenzene	ND		ug/l	2.5	0.70
Chloromethane	ND		ug/l	2.5	0.70
Bromomethane	ND		ug/l	2.5	0.70
Vinyl chloride	ND		ug/l	1.0	0.07
Chloroethane	ND		ug/l	2.5	0.70
1,1-Dichloroethene	ND		ug/l	0.50	0.17
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Trichloroethene	ND		ug/l	0.50	0.18

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 11/01/24 10:01
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01 Batch: WG1992626-5					
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70
Methyl tert butyl ether	ND		ug/l	2.5	0.17
p/m-Xylene	ND		ug/l	2.5	0.70
o-Xylene	ND		ug/l	2.5	0.70
Xylenes, Total	ND		ug/l	2.5	0.70
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70
Dibromomethane	ND		ug/l	5.0	1.0
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70
Acrylonitrile	ND		ug/l	5.0	1.5
Styrene	ND		ug/l	2.5	0.70
Dichlorodifluoromethane	ND		ug/l	5.0	1.0
Acetone	ND		ug/l	5.0	1.5
Carbon disulfide	ND		ug/l	5.0	1.0
2-Butanone	ND		ug/l	5.0	1.9
Vinyl acetate	ND		ug/l	5.0	1.0
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0
2-Hexanone	ND		ug/l	5.0	1.0
Bromochloromethane	ND		ug/l	2.5	0.70
2,2-Dichloropropane	ND		ug/l	2.5	0.70
1,2-Dibromoethane	ND		ug/l	2.0	0.65
1,3-Dichloropropane	ND		ug/l	2.5	0.70
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70
Bromobenzene	ND		ug/l	2.5	0.70
n-Butylbenzene	ND		ug/l	2.5	0.70
sec-Butylbenzene	ND		ug/l	2.5	0.70
tert-Butylbenzene	ND		ug/l	2.5	0.70

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 11/01/24 10:01
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01 Batch: WG1992626-5					
o-Chlorotoluene	ND		ug/l	2.5	0.70
p-Chlorotoluene	ND		ug/l	2.5	0.70
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70
Hexachlorobutadiene	ND		ug/l	2.5	0.70
Isopropylbenzene	ND		ug/l	2.5	0.70
p-Isopropyltoluene	ND		ug/l	2.5	0.70
Naphthalene	ND		ug/l	2.5	0.70
n-Propylbenzene	ND		ug/l	2.5	0.70
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70
1,4-Dioxane	ND		ug/l	250	61.
p-Diethylbenzene	ND		ug/l	2.0	0.70
p-Ethyltoluene	ND		ug/l	2.0	0.70
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54
Ethyl ether	ND		ug/l	2.5	0.70
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	92		70-130
Toluene-d8	103		70-130
4-Bromofluorobenzene	101		70-130
Dibromofluoromethane	104		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 11/02/24 14:27
Analyst: LAC

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 02-05 Batch: WG1992852-5					
Methylene chloride	ND		ug/l	2.5	0.70
1,1-Dichloroethane	ND		ug/l	2.5	0.70
Chloroform	ND		ug/l	2.5	0.70
Carbon tetrachloride	ND		ug/l	0.50	0.13
1,2-Dichloropropane	ND		ug/l	1.0	0.14
Dibromochloromethane	ND		ug/l	0.50	0.15
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50
Tetrachloroethene	ND		ug/l	0.50	0.18
Chlorobenzene	ND		ug/l	2.5	0.70
Trichlorofluoromethane	ND		ug/l	2.5	0.70
1,2-Dichloroethane	ND		ug/l	0.50	0.13
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70
Bromodichloromethane	ND		ug/l	0.50	0.19
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14
1,1-Dichloropropene	ND		ug/l	2.5	0.70
Bromoform	ND		ug/l	2.0	0.65
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17
Benzene	ND		ug/l	0.50	0.16
Toluene	ND		ug/l	2.5	0.70
Ethylbenzene	ND		ug/l	2.5	0.70
Chloromethane	ND		ug/l	2.5	0.70
Bromomethane	ND		ug/l	2.5	0.70
Vinyl chloride	ND		ug/l	1.0	0.07
Chloroethane	ND		ug/l	2.5	0.70
1,1-Dichloroethene	ND		ug/l	0.50	0.17
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Trichloroethene	ND		ug/l	0.50	0.18

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 11/02/24 14:27
Analyst: LAC

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 02-05 Batch: WG1992852-5					
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70
Methyl tert butyl ether	ND		ug/l	2.5	0.17
p/m-Xylene	ND		ug/l	2.5	0.70
o-Xylene	ND		ug/l	2.5	0.70
Xylenes, Total	ND		ug/l	2.5	0.70
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70
Dibromomethane	ND		ug/l	5.0	1.0
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70
Acrylonitrile	ND		ug/l	5.0	1.5
Styrene	ND		ug/l	2.5	0.70
Dichlorodifluoromethane	ND		ug/l	5.0	1.0
Acetone	ND		ug/l	5.0	1.5
Carbon disulfide	ND		ug/l	5.0	1.0
2-Butanone	ND		ug/l	5.0	1.9
Vinyl acetate	ND		ug/l	5.0	1.0
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0
2-Hexanone	ND		ug/l	5.0	1.0
Bromochloromethane	ND		ug/l	2.5	0.70
2,2-Dichloropropane	ND		ug/l	2.5	0.70
1,2-Dibromoethane	ND		ug/l	2.0	0.65
1,3-Dichloropropane	ND		ug/l	2.5	0.70
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70
Bromobenzene	ND		ug/l	2.5	0.70
n-Butylbenzene	ND		ug/l	2.5	0.70
sec-Butylbenzene	ND		ug/l	2.5	0.70
tert-Butylbenzene	ND		ug/l	2.5	0.70

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 11/02/24 14:27
Analyst: LAC

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 02-05 Batch: WG1992852-5					
o-Chlorotoluene	ND		ug/l	2.5	0.70
p-Chlorotoluene	ND		ug/l	2.5	0.70
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70
Hexachlorobutadiene	ND		ug/l	2.5	0.70
Isopropylbenzene	ND		ug/l	2.5	0.70
p-Isopropyltoluene	ND		ug/l	2.5	0.70
Naphthalene	ND		ug/l	2.5	0.70
n-Propylbenzene	ND		ug/l	2.5	0.70
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70
1,4-Dioxane	ND		ug/l	250	61.
p-Diethylbenzene	ND		ug/l	2.0	0.70
p-Ethyltoluene	ND		ug/l	2.0	0.70
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54
Ethyl ether	ND		ug/l	2.5	0.70
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	96		70-130
Toluene-d8	104		70-130
4-Bromofluorobenzene	99		70-130
Dibromofluoromethane	107		70-130

Lab Control Sample Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVE

Project Number: 170472002

Lab Number: L2463005

Report Date: 11/05/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 Batch: WG1992626-3 WG1992626-4								
Methylene chloride	100		97		70-130	3		20
1,1-Dichloroethane	110		110		70-130	0		20
Chloroform	98		92		70-130	6		20
Carbon tetrachloride	100		98		63-132	2		20
1,2-Dichloropropane	110		100		70-130	10		20
Dibromochloromethane	100		98		63-130	2		20
1,1,2-Trichloroethane	100		95		70-130	5		20
Tetrachloroethene	120		110		70-130	9		20
Chlorobenzene	100		98		75-130	2		20
Trichlorofluoromethane	**47**	Q	**45**	Q	62-150	4		20
1,2-Dichloroethane	98		93		70-130	5		20
1,1,1-Trichloroethane	99		94		67-130	5		20
Bromodichloromethane	98		92		67-130	6		20
trans-1,3-Dichloropropene	100		95		70-130	5		20
cis-1,3-Dichloropropene	96		91		70-130	5		20
1,1-Dichloropropene	99		94		70-130	5		20
Bromoform	90		88		54-136	2		20
1,1,2,2-Tetrachloroethane	88		86		67-130	2		20
Benzene	100		96		70-130	4		20
Toluene	100		99		70-130	1		20
Ethylbenzene	100		94		70-130	6		20
Chloromethane	100		98		64-130	2		20
Bromomethane	**31**	Q	**30**	Q	39-139	3		20

Lab Control Sample Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVE

Project Number: 170472002

Lab Number: L2463005

Report Date: 11/05/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 Batch: WG1992626-3 WG1992626-4								
Vinyl chloride	91		84		55-140	8		20
Chloroethane	**54**	Q	**52**	Q	55-138	4		20
1,1-Dichloroethene	100		98		61-145	2		20
trans-1,2-Dichloroethene	100		100		70-130	0		20
Trichloroethene	100		95		70-130	5		20
1,2-Dichlorobenzene	95		91		70-130	4		20
1,3-Dichlorobenzene	97		92		70-130	5		20
1,4-Dichlorobenzene	94		90		70-130	4		20
Methyl tert butyl ether	73		72		63-130	1		20
p/m-Xylene	95		90		70-130	5		20
o-Xylene	95		90		70-130	5		20
cis-1,2-Dichloroethene	100		98		70-130	2		20
Dibromomethane	91		87		70-130	4		20
1,2,3-Trichloropropane	79		76		64-130	4		20
Acrylonitrile	92		92		70-130	0		20
Styrene	95		90		70-130	5		20
Dichlorodifluoromethane	100		96		36-147	4		20
Acetone	110		85		58-148	**26**	Q	20
Carbon disulfide	110		99		51-130	11		20
2-Butanone	87		86		63-138	1		20
Vinyl acetate	130		120		70-130	8		20
4-Methyl-2-pentanone	92		84		59-130	9		20
2-Hexanone	75		73		57-130	3		20

Lab Control Sample Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVE

Project Number: 170472002

Lab Number: L2463005

Report Date: 11/05/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 Batch: WG1992626-3 WG1992626-4								
Bromochloromethane	100		97		70-130	3		20
2,2-Dichloropropane	110		100		63-133	10		20
1,2-Dibromoethane	100		97		70-130	3		20
1,3-Dichloropropane	100		95		70-130	5		20
1,1,1,2-Tetrachloroethane	100		100		64-130	0		20
Bromobenzene	99		94		70-130	5		20
n-Butylbenzene	96		91		53-136	5		20
sec-Butylbenzene	93		88		70-130	6		20
tert-Butylbenzene	93		88		70-130	6		20
o-Chlorotoluene	97		92		70-130	5		20
p-Chlorotoluene	96		91		70-130	5		20
1,2-Dibromo-3-chloropropane	84		85		41-144	1		20
Hexachlorobutadiene	130		120		63-130	8		20
Isopropylbenzene	92		88		70-130	4		20
p-Isopropyltoluene	93		88		70-130	6		20
Naphthalene	**69**	Q	72		70-130	4		20
n-Propylbenzene	94		88		69-130	7		20
1,2,3-Trichlorobenzene	96		99		70-130	3		20
1,2,4-Trichlorobenzene	98		98		70-130	0		20
1,3,5-Trimethylbenzene	92		87		64-130	6		20
1,2,4-Trimethylbenzene	92		88		70-130	4		20
1,4-Dioxane	60		70		56-162	15		20
p-Diethylbenzene	94		90		70-130	4		20

Lab Control Sample Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVE

Project Number: 170472002

Lab Number: L2463005

Report Date: 11/05/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 Batch: WG1992626-3 WG1992626-4								
p-Ethyltoluene	95		89		70-130	7		20
1,2,4,5-Tetramethylbenzene	90		84		70-130	7		20
Ethyl ether	**43**	Q	**41**	Q	59-134	5		20
trans-1,4-Dichloro-2-butene	83		80		70-130	4		20

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	91		89		70-130
Toluene-d8	106		106		70-130
4-Bromofluorobenzene	104		100		70-130
Dibromofluoromethane	103		103		70-130

Lab Control Sample Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVE

Project Number: 170472002

Lab Number: L2463005

Report Date: 11/05/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 02-05 Batch: WG1992852-3 WG1992852-4								
Methylene chloride	100		97		70-130	3		20
1,1-Dichloroethane	110		100		70-130	10		20
Chloroform	96		94		70-130	2		20
Carbon tetrachloride	96		94		63-132	2		20
1,2-Dichloropropane	100		100		70-130	0		20
Dibromochloromethane	100		100		63-130	0		20
1,1,2-Trichloroethane	100		100		70-130	0		20
Tetrachloroethene	110		110		70-130	0		20
Chlorobenzene	99		96		75-130	3		20
Trichlorofluoromethane	**44**	Q	**42**	Q	62-150	5		20
1,2-Dichloroethane	97		96		70-130	1		20
1,1,1-Trichloroethane	94		92		67-130	2		20
Bromodichloromethane	96		93		67-130	3		20
trans-1,3-Dichloropropene	98		98		70-130	0		20
cis-1,3-Dichloropropene	91		89		70-130	2		20
1,1-Dichloropropene	92		89		70-130	3		20
Bromoform	89		92		54-136	3		20
1,1,2,2-Tetrachloroethane	90		92		67-130	2		20
Benzene	98		95		70-130	3		20
Toluene	98		96		70-130	2		20
Ethylbenzene	95		91		70-130	4		20
Chloromethane	96		92		64-130	4		20
Bromomethane	**25**	Q	**24**	Q	39-139	4		20

Lab Control Sample Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVE

Project Number: 170472002

Lab Number: L2463005

Report Date: 11/05/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 02-05 Batch: WG1992852-3 WG1992852-4								
Vinyl chloride	83		79		55-140	5		20
Chloroethane	**50**	Q	**49**	Q	55-138	2		20
1,1-Dichloroethene	99		95		61-145	4		20
trans-1,2-Dichloroethene	100		98		70-130	2		20
Trichloroethene	98		94		70-130	4		20
1,2-Dichlorobenzene	92		92		70-130	0		20
1,3-Dichlorobenzene	93		91		70-130	2		20
1,4-Dichlorobenzene	91		89		70-130	2		20
Methyl tert butyl ether	72		75		63-130	4		20
p/m-Xylene	90		90		70-130	0		20
o-Xylene	90		85		70-130	6		20
cis-1,2-Dichloroethene	99		96		70-130	3		20
Dibromomethane	92		91		70-130	1		20
1,2,3-Trichloropropane	74		74		64-130	0		20
Acrylonitrile	93		98		70-130	5		20
Styrene	90		85		70-130	6		20
Dichlorodifluoromethane	87		85		36-147	2		20
Acetone	110		91		58-148	19		20
Carbon disulfide	100		95		51-130	5		20
2-Butanone	94		99		63-138	5		20
Vinyl acetate	120		130		70-130	8		20
4-Methyl-2-pentanone	88		89		59-130	1		20
2-Hexanone	69		74		57-130	7		20

Lab Control Sample Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2463005
Report Date: 11/05/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 02-05 Batch: WG1992852-3 WG1992852-4								
Bromochloromethane	100		100		70-130	0		20
2,2-Dichloropropane	110		100		63-133	10		20
1,2-Dibromoethane	100		100		70-130	0		20
1,3-Dichloropropane	99		98		70-130	1		20
1,1,1,2-Tetrachloroethane	100		100		64-130	0		20
Bromobenzene	96		94		70-130	2		20
n-Butylbenzene	89		88		53-136	1		20
sec-Butylbenzene	85		85		70-130	0		20
tert-Butylbenzene	84		84		70-130	0		20
o-Chlorotoluene	90		89		70-130	1		20
p-Chlorotoluene	90		88		70-130	2		20
1,2-Dibromo-3-chloropropane	88		94		41-144	7		20
Hexachlorobutadiene	130		130		63-130	0		20
Isopropylbenzene	84		84		70-130	0		20
p-Isopropyltoluene	86		85		70-130	1		20
Naphthalene	76		80		70-130	5		20
n-Propylbenzene	86		84		69-130	2		20
1,2,3-Trichlorobenzene	100		110		70-130	10		20
1,2,4-Trichlorobenzene	100		100		70-130	0		20
1,3,5-Trimethylbenzene	86		84		64-130	2		20
1,2,4-Trimethylbenzene	87		85		70-130	2		20
1,4-Dioxane	84		106		56-162	**23**	Q	20
p-Diethylbenzene	86		86		70-130	0		20

Lab Control Sample Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVE

Project Number: 170472002

Lab Number: L2463005

Report Date: 11/05/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 02-05 Batch: WG1992852-3 WG1992852-4								
p-Ethyltoluene	87		87		70-130	0		20
1,2,4,5-Tetramethylbenzene	82		81		70-130	1		20
Ethyl ether	**44**	Q	**43**	Q	59-134	2		20
trans-1,4-Dichloro-2-butene	74		77		70-130	4		20

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	92		92		70-130
Toluene-d8	104		104		70-130
4-Bromofluorobenzene	102		100		70-130
Dibromofluoromethane	105		103		70-130

Matrix Spike Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1992626-6 WG1992626-7 QC Sample: L2463005-01 Client ID: MW-1_102924												
Methylene chloride	ND	10	11	110		11	110		70-130	0		20
1,1-Dichloroethane	ND	10	12	120		12	120		70-130	0		20
Chloroform	ND	10	10	100		10	100		70-130	0		20
Carbon tetrachloride	ND	10	10	100		11	110		63-132	10		20
1,2-Dichloropropane	ND	10	11	110		11	110		70-130	0		20
Dibromochloromethane	ND	10	11	110		11	110		63-130	0		20
1,1,2-Trichloroethane	ND	10	11	110		11	110		70-130	0		20
Tetrachloroethene	ND	10	12	120		12	120		70-130	0		20
Chlorobenzene	ND	10	10	100		10	100		75-130	0		20
Trichlorofluoromethane	ND	10	5.0	**50**	Q	5.1	**51**	Q	62-150	2		20
1,2-Dichloroethane	ND	10	10	100		10	100		70-130	0		20
1,1,1-Trichloroethane	ND	10	10	100		10	100		67-130	0		20
Bromodichloromethane	ND	10	10	100		10	100		67-130	0		20
trans-1,3-Dichloropropene	ND	10	10	100		9.9	99		70-130	1		20
cis-1,3-Dichloropropene	ND	10	9.1	91		9.2	92		70-130	1		20
1,1-Dichloropropene	ND	10	10	100		10	100		70-130	0		20
Bromoform	ND	10	9.5	95		9.5	95		54-136	0		20
1,1,2,2-Tetrachloroethane	ND	10	10	100		10	100		67-130	0		20
Benzene	ND	10	11	110		11	110		70-130	0		20
Toluene	ND	10	10	100		11	110		70-130	10		20
Ethylbenzene	ND	10	10	100		10	100		70-130	0		20
Chloromethane	ND	10	11	110		11	110		64-130	0		20
Bromomethane	ND	10	1.3J	**13**	Q	1.5J	**15**	Q	39-139	14		20

Matrix Spike Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVE

Project Number: 170472002

Lab Number: L2463005

Report Date: 11/05/24

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1992626-6 WG1992626-7 QC Sample: L2463005-01 Client ID: MW-1_102924												
Vinyl chloride	ND	10	9.8	98		9.9	99		55-140	1		20
Chloroethane	ND	10	6.4	64		6.4	64		55-138	0		20
1,1-Dichloroethene	ND	10	11	110		11	110		61-145	0		20
trans-1,2-Dichloroethene	ND	10	11	110		11	110		70-130	0		20
Trichloroethene	ND	10	10	100		10	100		70-130	0		20
1,2-Dichlorobenzene	ND	10	9.5	95		9.7	97		70-130	2		20
1,3-Dichlorobenzene	ND	10	9.5	95		9.7	97		70-130	2		20
1,4-Dichlorobenzene	ND	10	9.4	94		9.6	96		70-130	2		20
Methyl tert butyl ether	ND	10	8.2	82		8.3	83		63-130	1		20
p/m-Xylene	ND	20	19	95		19	95		70-130	0		20
o-Xylene	ND	20	19	95		19	95		70-130	0		20
cis-1,2-Dichloroethene	ND	10	11	110		10	100		70-130	10		20
Dibromomethane	ND	10	10	100		9.8	98		70-130	2		20
1,2,3-Trichloropropane	ND	10	8.1	81		8.1	81		64-130	0		20
Acrylonitrile	ND	10	11	110		10	100		70-130	10		20
Styrene	ND	20	18	90		18	90		70-130	0		20
Dichlorodifluoromethane	ND	10	11	110		11	110		36-147	0		20
Acetone	ND	10	11	110		10	100		58-148	10		20
Carbon disulfide	ND	10	11	110		11	110		51-130	0		20
2-Butanone	ND	10	12	120		12	120		63-138	0		20
Vinyl acetate	ND	10	11	110		11	110		70-130	0		20
4-Methyl-2-pentanone	ND	10	10	100		10	100		59-130	0		20
2-Hexanone	ND	10	9.1	91		9.0	90		57-130	1		20

Matrix Spike Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVE

Project Number: 170472002

Lab Number: L2463005

Report Date: 11/05/24

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1992626-6 WG1992626-7 QC Sample: L2463005-01 Client ID: MW-1_102924												
Bromochloromethane	ND	10	11	110		11	110		70-130	0		20
2,2-Dichloropropane	ND	10	9.8	98		9.7	97		63-133	1		20
1,2-Dibromoethane	ND	10	11	110		11	110		70-130	0		20
1,3-Dichloropropane	ND	10	11	110		10	100		70-130	10		20
1,1,1,2-Tetrachloroethane	ND	10	11	110		11	110		64-130	0		20
Bromobenzene	ND	10	9.9	99		10	100		70-130	1		20
n-Butylbenzene	ND	10	8.7	87		9.1	91		53-136	4		20
sec-Butylbenzene	ND	10	8.8	88		9.0	90		70-130	2		20
tert-Butylbenzene	ND	10	8.8	88		9.2	92		70-130	4		20
o-Chlorotoluene	ND	10	9.3	93		9.5	95		70-130	2		20
p-Chlorotoluene	ND	10	9.2	92		9.5	95		70-130	3		20
1,2-Dibromo-3-chloropropane	ND	10	9.8	98		10	100		41-144	2		20
Hexachlorobutadiene	ND	10	12	120		12	120		63-130	0		20
Isopropylbenzene	ND	10	8.9	89		9.1	91		70-130	2		20
p-Isopropyltoluene	ND	10	8.6	86		9.0	90		70-130	5		20
Naphthalene	ND	10	8.6	86		9.4	94		70-130	9		20
n-Propylbenzene	ND	10	8.8	88		9.0	90		69-130	2		20
1,2,3-Trichlorobenzene	ND	10	10	100		11	110		70-130	10		20
1,2,4-Trichlorobenzene	ND	10	10	100		11	110		70-130	10		20
1,3,5-Trimethylbenzene	ND	10	8.8	88		9.1	91		64-130	3		20
1,2,4-Trimethylbenzene	ND	10	8.9	89		9.2	92		70-130	3		20
1,4-Dioxane	ND	500	500	100		530	106		56-162	6		20
p-Diethylbenzene	ND	10	8.9	89		9.2	92		70-130	3		20

Matrix Spike Analysis

Batch Quality Control

Project Name: 27-01 JACKSON AVE

Project Number: 170472002

Lab Number: L2463005

Report Date: 11/05/24

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1992626-6 WG1992626-7 QC Sample: L2463005-01 Client ID: MW-1_102924												
p-Ethyltoluene	ND	10	9.0	90		9.2	92		70-130	2		20
1,2,4,5-Tetramethylbenzene	ND	10	8.5	85		8.8	88		70-130	3		20
Ethyl ether	ND	10	4.6	**46**	Q	4.6	**46**	Q	59-134	0		20
trans-1,4-Dichloro-2-butene	ND	10	6.0	**60**	Q	6.4	**64**	Q	70-130	6		20

Surrogate	MS % Recovery	MS Qualifier	MSD % Recovery	MSD Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	93		93		70-130
4-Bromofluorobenzene	99		100		70-130
Dibromofluoromethane	105		104		70-130
Toluene-d8	105		104		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2463005
Report Date: 11/05/24

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
A	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L2463005-01A	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-01A1	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-01B	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-01B1	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-01C	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-01C1	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-02A	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-02B	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-02C	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-03A	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-03B	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-03C	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-04A	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-04B	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-04C	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-05A	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)
L2463005-05B	Vial HCl preserved	A	NA		6.0	Y	Absent		NYTCL-8260(14)

*Values in parentheses indicate holding time in days

Project Name:	27-01 JACKSON AVE	**Lab Number:**	L2463005
Project Number:	170472002	**Report Date:**	11/05/24

GLOSSARY

Acronyms

DL	- Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
EDL	- Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).
EMPC	- Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.
EPA	- Environmental Protection Agency.
LCS	- Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LCSD	- Laboratory Control Sample Duplicate: Refer to LCS.
LFB	- Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LOD	- Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
LOQ	- Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.) Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
MDL	- Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
MS	- Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.
MSD	- Matrix Spike Sample Duplicate: Refer to MS.
NA	- Not Applicable.
NC	- Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.
NDPA/DPA	- N-Nitrosodiphenylamine/Diphenylamine.
NI	- Not Ignitable.
NP	- Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.
NR	- No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.
RL	- Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
RPD	- Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.
SRM	- Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.
STLP	- Semi-dynamic Tank Leaching Procedure per EPA Method 1315.
TEF	- Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.
TEQ	- Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.
TIC	- Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: DU Report with 'J' Qualifiers

Project Name:	27-01 JACKSON AVE	**Lab Number:**	L2463005
Project Number:	170472002	**Report Date:**	11/05/24

Footnotes

1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Chlordane: The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA,this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Gasoline Range Organics (GRO): Gasoline Range Organics (GRO) results include all chromatographic peaks eluting from Methyl tert butyl ether through Naphthalene, with the exception of GRO analysis in support of State of Ohio programs, which includes all chromatographic peaks eluting from Hexane through Dodecane.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenz(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. For MassDEP DW compliance analysis only, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL. Note: If a 'Total' result is requested, the results of its individual components will also be reported.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

F - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

J - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively

Report Format: DU Report with 'J' Qualifiers

Project Name:	27-01 JACKSON AVE	**Lab Number:**	L2463005
Project Number:	170472002	**Report Date:**	11/05/24

Data Qualifiers

Identified Compounds (TICs). For calculated parameters, this represents that one or more values used in the calculation were estimated.

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

ND - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

V - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Z - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2463005
Report Date: 11/05/24

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - VI, 2018.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624.1: m/p-xylene, o-xylene, Naphthalene
EPA 625.1: alpha-Terpineol
EPA 8260D: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270E: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine, alpha-Terpineol, Azobenzene; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine, 2,6-Dichlorophenol.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility
SM 2540D: TSS.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Nonpotable Water: EPA RSK-175 Dissolved Gases
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 524.2: THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N**, SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables).
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, EPA 1600, EPA 1603, SM9222D.**

Mansfield Facility:

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522, EPA 537.1.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb**,** As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

NEW YORK CHAIN OF CUSTODY

ALPHA

Westborough, MA 01581
8 Walkup Dr.
TEL: 508-898-9220
FAX: 508-898-9193

Mansfield, MA 02048
320 Forbes Blvd
TEL: 508-822-9300
FAX: 508-822-3288

Service Centers
Mahwah, NJ 07430: 35 Whitney Rd, Suite 5
Albany, NY 12205: 14 Walker Way
Tonawanda, NY 14150: 275 Cooper Ave, Suite 105

Page 1 of 1

Date Rec'd in Lab: 10/30/24

ALPHA Job #: L2463005

Client Information

Client: Langan
Address: 368 Ninth Ave
New York, NY 10001
Phone: 212-479-5400
Fax:
Email: KSemon@Langan.com

Project Information

Project Name: 27-01 Jackson Ave
Project Location: Long Island City
Project #: 170477002
(Use Project name as Project #) ☐
Project Manager: Kimberly Semon
ALPHAQuote #:

Turn-Around Time

Standard ☒ Due Date:
Rush (only if pre approved) ☐ # of Days:

Deliverables

☐ ASP-A ☐ ASP-B
☐ EQuIS (1 File) ☐ EQuIS (4 File)
☐ Other

Regulatory Requirement

☐ NY TOGS ☒ NY Part 375
☐ AWQ Standards ☐ NY CP-51
☐ NY Restricted Use ☐ Other
☐ NY Unrestricted Use
☐ NYC Sewer Discharge

Billing Information

☒ Same as Client Info
PO #

Disposal Site Information

Please identify below location of applicable disposal facilities.
Disposal Facility:
☐ NJ ☐ NY
☐ Other:

These samples have been previously analyzed by Alpha ☐

Other project specific requirements/comments:
Please CC: DATAMANAGEMENT@Langan.com, LHALEY@Langan.com & AREACH@Langan.com

Please specify Metals or TAL.

ANALYSIS

Part 375 TCL VOCs

Sample Filtration
☐ Done
☐ Lab to do
Preservation
☐ Lab to do
(Please Specify below)

Total Bottle

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	Part 375 TCL VOCs	Sample Specific Comments
L2463005 01	MW-01_102924	10/29/24	14:20	GW	LC	X	MS/MSD
02	MW-02_102924		11:55			X	
03	DUP01_102924		—			X	
04	FB01_102924		11:30			X	
05	TB-01_102924		—			X	

Preservative Code:
A = None
B = HCl
C = HNO_3
D = H_2SO_4
E = NaOH
F = MeOH
G = $NaHSO_4$
H = $Na_2S_2O_3$
K/E = Zn Ac/NaOH
O = Other

Container Code
P = Plastic
A = Amber Glass
V = Vial
G = Glass
B = Bacteria Cup
C = Cube
O = Other
E = Encore
D = BOD Bottle

Westboro: Certification No: MA935
Mansfield: Certification No: MA015

Container Type
Preservative

Relinquished By:	Date/Time	Received By:	Date/Time
L Clements/LC	10.29.24 14:30		10/29/24 14:30
	10/29/24 18:45		10/29/24 1845
	10/29/24		10/29/24 2240
	10/30/24 01:45		10/30/24 1:45

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. BY EXECUTING THIS COC, THE CLIENT HAS READ AND AGREES TO BE BOUND BY ALPHA'S TERMS & CONDITIONS. (See reverse side.)

Form No: 01-25 HC (rev. 30-Sept-2013)

ATTACHMENT E

Data Usability Summary Report

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

Technical Memorandum

1 University Square Drive Princeton, NJ 08540 T: 609.282.8000
Mailing Address: 1 University Square Drive Princeton, NJ 08540

To: Kimberly Semon, Langan Senior Project Manager

From: Mariana Wissink, Langan Senior Staff Chemist

Date: December 18, 2024

Re: Data Usability Summary Report
For 27-01 Jackson Avenue
October 2024 Groundwater Samples
Langan Project No.: 170472002

This memorandum presents the findings of an analytical data validation from the analysis of groundwater samples collected in October 2024 by Langan Engineering and Environmental Services at 27-01 Jackson Avenue. The samples were analyzed by Alpha Analytical Laboratories, Inc. (NYSDOH NELAP registration # 11148) for volatile organic compounds (VOCs) by the methods specified below.

- VOCs by SW-846 Method 8260D

Table 1, attached, summarizes the laboratory and client sample identification numbers, sample collection dates, level of data validation, and analytical parameters subject to review.

Validation Overview

This data validation was performed in accordance with the following guidelines, where applicable:

- USEPA Region II Standard Operating Procedures (SOPs) for Data Validation
- USEPA Contract Laboratory Program "National Functional Guidelines for Organic Superfund Methods Data Review" (EPA 540- R-20-005, November 2020)
- USEPA Contract Laboratory Program "National Functional Guidelines for Inorganic Superfund Methods Data Review" (EPA 540- R-20-005, November 2020), and
- published analytical methodologies.

The following acronyms may be used in the discussion of data-quality issues:

%D	Percent Difference	MB	Method Blank
CCV	Continuing Calibration Verification	MDL	Method Detection Limit
FB	Field Blank	MS	Matrix Spike
FD	Field Duplicate	MSD	Matrix Spike Duplicate
ICAL	Initial Calibration	RF	Response Factor
ICV	Initial Calibration Verification	RL	Reporting Limit

ISTD	Internal Standard	RPD	Relative Percent Difference
LCL	Lower Control Limit	RSD	Relative Standard Deviation
LCS	Laboratory Control Sample	TB	Trip Blank
LCSD	Laboratory Control Sample Duplicate	UCL	Upper Control Limit

Tier 1 data validation is based on completeness and compliance checks of sample-related QC results including: sample receipt documentation; analytical holding times; sample preservation; blank results (method, field, and trip); surrogate recoveries; MS/MSD recoveries and RPDs values; field duplicate RPDs, laboratory duplicate RPDs, and LCS/LCSD recoveries and RPDs. The sample delivery group L2463005 underwent Tier 1 validation review.

As a result of the review process, the following qualifiers may be assigned to the data in accordance with the USEPA guidelines and our best professional judgment:

- **R –** The sample results are unusable because certain criteria were not met when generating the data. The analyte may or may not be present in the sample.
- **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 reporting limit; however, the reported reporting limit 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.
- **NJ –** The analysis indicates the presence of an analyte that has been "tentatively identified" and the associated numerical value represents its approximate concentration.

If any validation qualifiers are assigned, these qualifiers should supersede any laboratory-applied qualifiers. Data that is not qualified as a result of this data validation is considered acceptable on the basis of the items specified for review. Data that is qualified as "R" are considered invalid and are not technically usable for data interpretation. Data that is otherwise qualified because of minor data-quality anomalies are usable, as qualified in Table 2 (attached).

MAJOR DEFICIENCIES:

Major deficiencies include those that grossly impact data quality and necessitate the rejection of results. No major deficiencies were identified.

MINOR DEFICIENCIES:

Minor deficiencies include anomalies that directly impact data quality and necessitate qualification, but do not result in unusable data. The section below describes the minor deficiencies that were identified.

VOCs by SW-846 Method 8260D

L2463005

The LCS/LCSD for batch WG1992626 exhibited percent recoveries below the LCL for bromomethane (31%, 30%), chloroethane (54%, 52%), diethyl ether (ethyl ether) (43%, 41%), naphthalene (69%), and trichlorofluoromethane (47%, 45%). The associated results in sample MW-1_102924 are qualified as UJ because of potential low bias.

The LCS/LCSD for batch WG1992626 exhibited a RPD above the control limit for acetone (26%). The associated results in sample MW-1_102924 are qualified as UJ because of potential indeterminate bias.

The LCS/LCSD for batch WG1992852 exhibited percent recoveries below the LCL for bromomethane (25%, 24%), chloroethane (50%, 49%), diethyl ether (ethyl ether) (44%, 43%), and trichlorofluoromethane (44%, 42%). The associated results in samples MW-2_102924 and DUP01_102924 are qualified as UJ because of potential low bias.

The LCS/LCSD for batch WG1992852 exhibited a RPD above the control limit for 1,4-dioxane (23%). The associated results in samples MW-2_102924 and DUP01_102924 are qualified as UJ because of potential indeterminate bias.

OTHER DEFICIENCIES:

Other deficiencies include anomalies that do not directly impact data quality and do not necessitate qualification. The section below describes the other deficiencies that were identified.

VOCs by SW-846 Method 8260D

L2463005

The MS and/or MSD performed on sample MW-1_102924 exhibited percent recoveries and/or RPDs outside of control limits for one or more analytes (). Organic results are not qualified on the basis of MS/MSD recoveries or RPDs alone. No qualification is necessary.

FIELD DUPLICATES:

One field duplicate and parent sample pair was collected and analyzed for all parameters. For results less than 5X the RL, analytes meet the precision criteria if the absolute difference is less than ±X the RL. For results greater than 5X the RL, analytes meet the precision criteria if the

RPD is less than or equal to 30% for groundwater. The following field duplicate and parent sample pair was compared to and met the precision criteria:

- DUP01_102924 and MW-2_102924

CONCLUSION:

On the basis of this evaluation, the laboratory appears to have followed the specified analytical methods with the exception of errors discussed above.If a given fraction is not mentioned above, that means that all specified criteria were met for that parameter. All of the data packages met ASP Category B requirements.

All data are considered usable, as qualified. In addition, completeness, defined as the percentage of analytical results that are judged to be valid, is 100%.

Signed:

Mariana Wissink
Senior Staff Chemist

April 11, 2025

Ms. Marlen Salazar
New York State Department of Environmental Conservation (NYSDEC) Region 2
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101

RE: Tenth Quarter Groundwater Monitoring Report
27-01 Jackson Avenue
Long Island City, New York
NYSDEC Order on Consent No. S241209
Langan Project No.: 170472002

Dear Ms. Salazar:

In accordance with the January 23, 2020 Off-Site In-Situ Treatment Remedial Design Plan (RDP) and the December 12, 2022 NYSDEC-approved Off-Site Site Management Plan (OSMP), Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) conducted groundwater sampling within the public right-of-way and sidewalks adjacent to the 27-01 Jackson Avenue site located in the Long Island City neighborhood of Queens, New York (Brownfield Cleanup Program [BCP] Site No. C241209). The south- and west-adjoining sidewalks are subject to the April 20, 2022 Order on Consent and Administrative Settlement (CO), Index No. S241209-08-09 and hereinafter referred to as the "CO site". A site location map is provided as Figure 1. This was the tenth quarterly sampling event completed following implementation of the off-site in-situ groundwater treatment program between October 20 and November 11, 2021.

Project Background

The CO site is an approximately 2,750-square-foot area that spans sections of the Jackson Avenue and 43rd Avenue sidewalks adjoining the BCP site located at 27-01 Jackson Avenue in the Long Island City neighborhood of Queens, New York (identified as Block 432, Lot 21 on the Queens County Tax Map). A site layout plan is presented on Figure 2.

Light non-aqueous phase liquid (LNAPL), and petroleum-impacted soil, groundwater, and soil vapor were identified on- and off-site during a Remedial Investigation (RI) and supplemental sampling events performed between October 2018 and July 2020. To address the impacts, NYSDEC approved the RDP and the Remedial Action Work Plan (RAWP) on January 23, 2020 and January 9, 2021, respectively. A Track 1 remedy was achieved at the BCP site and a certificate of completion (COC) was issued on December 23, 2022. Pursuant to the RAWP, a CO was executed on April 20, 2022, which requires compliance with the NYSDEC-approved

December 12, 2022 OSMP. The intent of the CO is to monitor off-site conditions in groundwater following off-site groundwater treatment and on-site dewatering. The OSMP addresses the means for implementing, monitoring, and reporting on the Engineering and Institutional Controls (ECs/ICs) that are required by the CO for the off-site areas adjacent to the BCP site.

In-Situ Groundwater Treatment

An off-site in-situ groundwater treatment program was implemented to treat remaining petroleum-related VOCs beneath the CO site, which were initially identified during the RI. Targeted petroleum-related VOCs included benzene, toluene, ethylbenzene, and xylenes (BTEX), and their breakdown products. Impacted groundwater was treated using an activated carbon solution (PetroFix™) via direct-push injection points located in a rough grid pattern to spread chemicals evenly within the off-site, south- and west-adjoining sidewalks comprising the CO site.

The injection program was carried out by Clean Harbors of Norwell, Massachusetts and Aquifer Drilling and Testing (ADT) of Mineola, New York, under the oversight of Langan, between October 20 and November 11, 2021. Injection point locations are shown on Figure 3. At each injection point, a hollow steel injection rod was advanced to depths ranging from about 15 to 30 feet below grade surface (bgs). Injections were made using a "bottom-up" approach, beginning at the deepest 2-foot interval, and raised from the bottom depth in 2-foot intervals to approximately 15 feet bgs. Approximately 14,400 pounds of Petrofix® and 720 pounds of electron acceptor blend were applied via direct-push drill rig between October 20 and November 11, 2021. Between 664 and 976 pounds of Petrofix® were applied to each point.

Performance Monitoring Methodology

The RDP and OSMP included baseline sampling and quarterly post-injection groundwater monitoring to evaluate the efficacy of the CO site remedy. Baseline groundwater sampling was conducted from existing monitoring wells MW-3 and MW-4 and temporary monitoring wells MW-1 and MW-2 on October 7 and 19, 2021. Monitoring wells MW-3 and MW-4 were compromised during installation of the support of excavation, and the four monitoring wells were reinstalled for post-remediation groundwater monitoring on August 22, 2022 and October 13 and 14, 2022. Post-injection monitoring well locations are shown on Figure 3.

Post-injection groundwater monitoring was not conducted between November 2021 and October 2022 due to remediation efforts and active dewatering at the BCP site. Ten post-injection quarterly sampling events have been completed at the CO site in October 2022, January 2023, April 2023, July 2023, October 2023, January 2024, April 2024, July 2024, October 2024, and January 2025.

Between the third and fourth quarter sampling events, monitoring well MW-3 was compromised during the installation of utilities beneath the 43rd Avenue sidewalk. Considering VOCs were non-detect in MW-3 during the previous three quarters of sampling, NYSDEC allowed the discontinuation of sampling of MW-3 via email correspondence on August 8th, 2023. The Fourth Quarter Groundwater Monitoring Report, dated September 15, 2023, indicated that VOCs were

also non-detect in monitoring well MW-4 during the previous four quarters; therefore, NYSDEC allowed the discontinuation of sampling of MW-4 via email correspondence on October 13th, 2023. NYSDEC correspondence is included as Attachment A.

Well Purging and Sampling

Monitoring well sampling was conducted for monitoring wells MW-1 and MW-2 on January 24, 2025. Before sampling, each well was purged using the low-flow method developed by the United States Environmental Protection Agency (USEPA) "Low-Flow [Minimal Drawdown] Ground-Water Sampling Procedures," EPA/540/S-95/504, April 1996) and accepted by the NYSDEC. Purging was performed using a peristaltic pump fitted with dedicated tubing at each well. During purging of MW-2, the turbidity, pH, temperature, conductivity, oxidation-reduction potential (ORP), and dissolved oxygen (DO) were monitored using a Horiba U-52 water quality meter with a flow-through cell. Due to poor recharge, groundwater quality parameters for MW-1 were not recorded. Purged groundwater was containerized in 55-gallon drums during each event. The daily site observation report is included in Attachment B. The groundwater quality parameters for MW-2 are recorded in the Well Purging and Sampling Logs provided in Attachment C.

As a general rule, groundwater is purged until water quality parameters stabilized, after an hour of continuous purging, or after three well volumes of groundwater had been removed from the well. Due to poor recharge in both wells, groundwater samples were collected from MW-1 and MW-2 after purging three well volumes from each well.

After purging each well, a groundwater sample was collected directly from the pump discharge line using USEPA low-flow techniques. For quality assurance and quality control, one field blank sample and one duplicate sample were collected. A trip blank was included in each shipment for quality control during transport. All samples were analyzed for Part 375/Target Compound List (TCL) VOCs via USEPA SW-846 method 8260C by Pace Analytical, a New York State Department of Environmental Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-accredited laboratory in Westborough, Massachusetts.

The laboratory analytical results for the baseline sampling event, the previous quarterly sampling events, and the January 2025 sampling event are summarized in Table 1. The laboratory analytical report from the January 2025 sampling event is provided as Attachment D. Groundwater analytical results were compared to the NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical & Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA drinking water (herein collectively referenced as the NYSDEC SGVs). Analytical results from the first quarterly sampling event are discussed in the NYSDEC-approved December 2022 Final Engineering Report (FER), and analytical results from subsequent quarters are discussed in their respective quarterly monitoring reports.

January 2025 Performance Monitoring Analytical Results

Analytical results from the January 2025 performance monitoring are summarized as follows:

- MW-1: No VOCs were detected above the NYSDEC SGVs. In comparison to baseline analytical results, total VOC and total BTEX concentrations have decreased by 100%.
- MW-2: 1,2,4,5-Tetramethylbenzene, 1,2,4-trimethylbenzene, isopropylbenzene (cumene), m,p-xylene, n-propylbenzene, and total xylenes were detected above the NYSDEC SGVs. In comparison to baseline analytical results, total VOC and total BTEX concentrations have decreased by 98.5% and 99.5%, respectively.

Six VOCs were detected above the NYSDEC SGVs in groundwater samples collected during the January 2025 monitoring event. Total VOC concentrations have decreased by 100% (MW-1) and 98.7% (MW-2), and total BTEX concentrations have decreased by 100% (MW-1) and 99.5% (MW-2) when compared to baseline concentrations. In comparison to the ninth quarterly sampling event, analyte concentrations detected above the NYSDEC SGVs in MW-1 and MW-2 are generally within the same order of magnitude.

Analytical data are shown on Figure 4 and result trends are shown on Figure 5. Comparison of overall result trends for each monitoring well show a bulk reduction in petroleum-related VOCs to asymptotic levels over the course of the monitoring program. Based on the post-remedy sampling results and trends, the off-site remedy appears to have been effective; further significant decline of contaminant of concern concentrations in the near term is not anticipated.

Data Validation

A copy of the Analytical Services Protocol (ASP) Category B laboratory report was submitted to Langan's data validation department for review in accordance with the USEPA validation guidelines for organic and inorganic data. The data were found to be 100% acceptable. The Data Usability Summary Report (DUSR) is included in Attachment E.

Closure

Targeted petroleum-related VOC concentrations exceeded the NYSDEC SGVs in MW-2, but have been reduced by one to three orders of magnitude relative to baseline concentrations, indicating that bulk reduction has been observed. VOCs were not detected above the NYSDEC SGVs in MW-1 during the January 2025 monitoring event. Based on the overall sampling event results trends, asymptotic levels have been achieved over the ten monitoring events, indicating that the off-site remedy has been effective. Further significant decline of concentrations of contaminants of concern in the near term is not anticipated; however, as requested by NYSDEC in their correspondence dated September 19, 2024 (see Attachment A), Langan will conduct one additional quarterly groundwater monitoring events at the CO site prior to re-evaluating discontinuation of the monitoring program.

Should you have any questions, please call the undersigned at 212-479-5427.

Sincerely,

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

Jason Hayes, P.E.
Senior Principal

Enclosures:

Figure 1	Site Location Map
Figure 2	Site Layout Plan
Figure 3	In-Situ Groundwater Treatment Injection Plan
Figure 4	Groundwater Sample Analytical Results
Figure 5	Groundwater Sample Analytical Results Trends
Table 1	Groundwater Sample Analytical Results
Attachment A	NYSDEC Correspondence
Attachment B	Daily Site Observation Report
Attachment C	Well Purging and Sampling Logs
Attachment D	Laboratory Analytical Report
Attachment E	Data Usability Summary Report

FIGURES

LEGEND

APPROXIMATE SITE BOUNDARY

APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209

1000 0 500 1000

SCALE: 1 INCH = 1000 FEET

NOTE: BASE MAP IS REFERENCED FROM THE UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5 MINUTE SERIES CENTRAL PARK AND BROOKLYN QUADRANGLE MAPS, DATED 2019.

LANGAN

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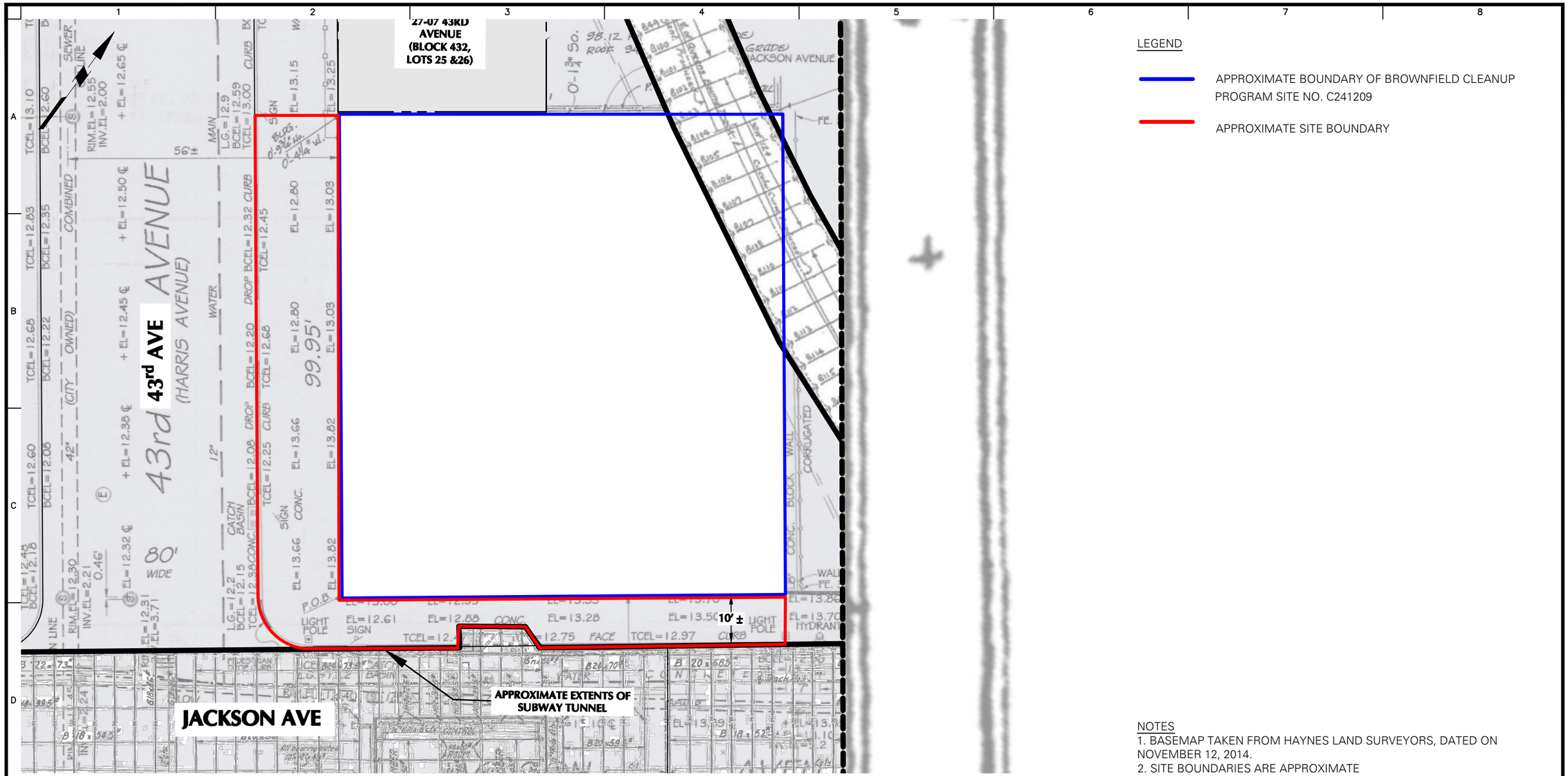
Project	27-01 JACKSON AVENUE BLOCK No. 4321, LOT No. 21 QUEENS NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170472002
Date	06/01/2022
Drawn By	LH
Checked By	KS
Figure No.	1

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\OSMP\Figure 1 - Site Location Map.dwg Date: 2/14/2023 Time: 22:25 User: lhaley Style Table: Langan.stb Layout: F1 - SITE LCO MAP



LEGEND

- APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209
- APPROXIMATE SITE BOUNDARY

NOTES

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED ON NOVEMBER 12, 2014.
2. SITE BOUNDARIES ARE APPROXIMATE

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SCALE IN 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, TO ALTER THIS ITEM IN ANY WAY.

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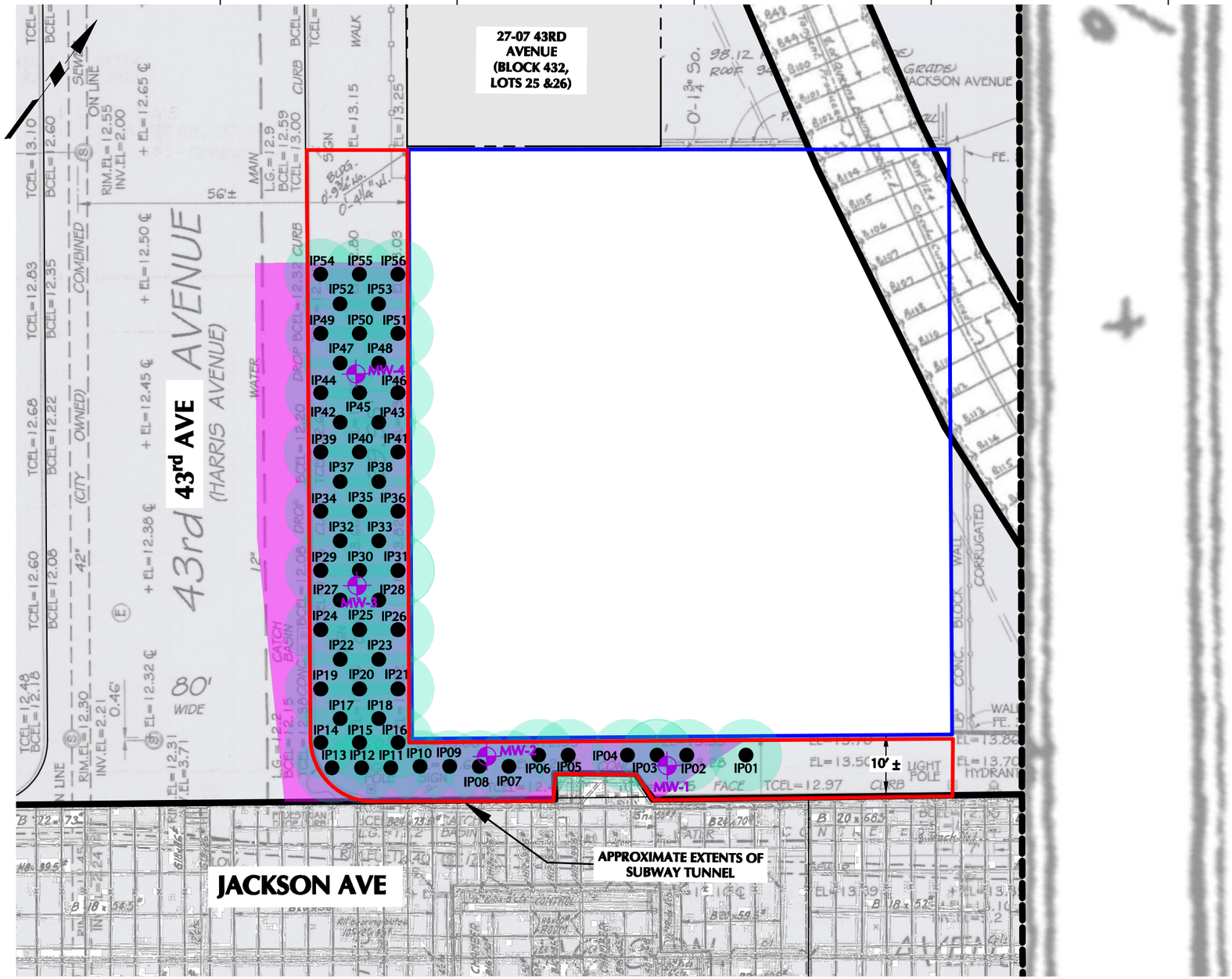
Project	27-01 JACKSON AVENUE BLOCK No. 432 LOT No. 21 QUEENS NEW YORK
Figure Title	SITE LAYOUT PLAN
Project No.	170472002
Date	07/06/2022
Drawn By	LH
Checked By	KS
Figure No.	2

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\SMP\Figure 2 - Site Layout Plan.dwg Date: 7/6/2022 Time: 13:44 User: eseery Style Table: Langan.stb Layout: ANSIB-BL



LEGEND

- APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209
- APPROXIMATE SITE BOUNDARY
- IP01 — INJECTION POINT LOCATION
- APPROXIMATE RADIUS OF INFLUENCE FOR PETROFIX
- APPROXIMATE EXTENT OF OFF-SITE PETROLEUM PLUME
- MW-1 — MONITORING WELL LOCATION

NOTES

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED NOVEMBER 12, 2014.
2. INJECTIONS WERE COMPLETED BETWEEN OCTOBER 20, 2021 AND NOVEMBER 11, 2021.
3. RADIUS OF INFLUENCE CALCULATIONS WERE DETERMINED IN CONSULTATION WITH REMEDIAL CHEMICAL MANUFACTURERS BASED ON SUBSURFACE CONDITIONS AND CONTAMINANT CONCENTRATIONS ENCOUNTERED DURING THE REMEDIAL INVESTIGATION CONDUCTED BY LANGAN.
4. ALL INJECTION AND MONITORING WELL LOCATIONS ARE APPROXIMATE.
5. ELEVATIONS (EL.) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAVD83).

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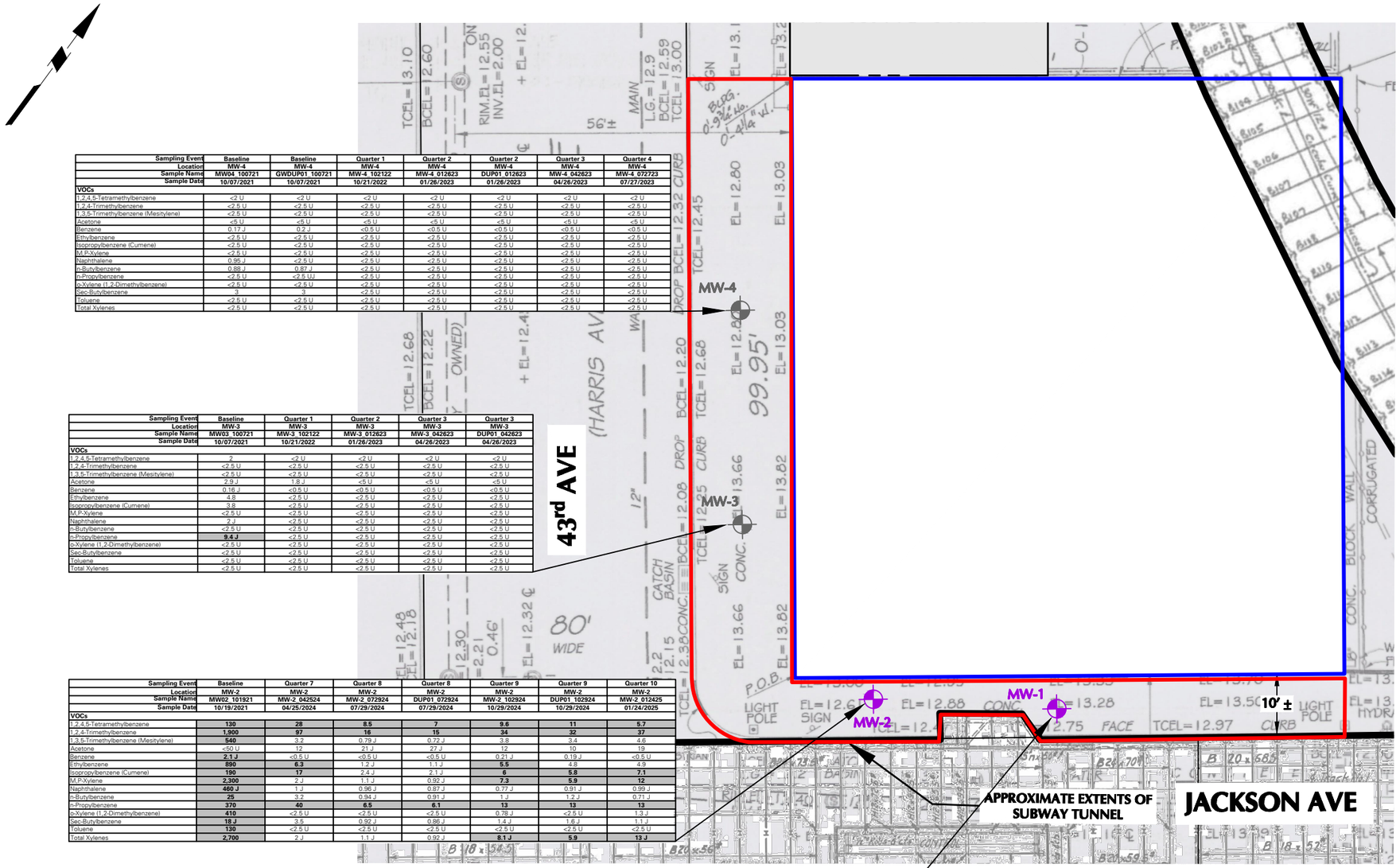
Project	27-01 JACKSON AVENUE BLOCK No. 432 LOT No. 21 QUEENS NEW YORK
Figure Title	IN-SITU GROUNDWATER TREATMENT INJECTION PLAN
Project No.	170472002
Date	11/17/2022
Drawn By	LH
Checked By	KS
Figure No.	3

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\OSMP\Figure 3 - In-Situ Groundwater Treatment Injection Plan.dwg Date: 11/17/2022 Time: 22:22 User: lhaley Style Table: Langan.stb Layout: ANSIB-BL



Sampling Event	Baseline	Baseline	Quarter 1	Quarter 2	Quarter 2	Quarter 3	Quarter 4
Location	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4
Sample Name	MW04_100721	GWDUP01_100721	MW-4_102122	MW-4_012623	DUP01_012623	MW-4_042623	MW-4_072723
Sample Date	10/07/2021	10/07/2021	10/21/2022	01/26/2023	01/26/2023	04/26/2023	07/27/2023
VOCs							
1,2,4,5-Tetramethylbenzene	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Acetone	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	0.17 J	0.2 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	0.95 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	0.88 J	0.87 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	3	3	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 3
Location	MW-3	MW-3	MW-3	MW-3	MW-3
Sample Name	MW03_100721	MW-3_102122	MW-3_012623	MW-3_042623	DUP01_042623
Sample Date	10/07/2021	10/21/2022	01/26/2023	04/26/2023	04/26/2023
VOCs					
1,2,4,5-Tetramethylbenzene	2	<2 U	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Acetone	2.9 J	1.8 J	<5 U	<5 U	<5 U
Benzene	0.16 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	4.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	3.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	**9.4 J**	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

Sampling Event	Baseline	Quarter 7	Quarter 8	Quarter 8	Quarter 9	Quarter 9	Quarter 10
Location	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2
Sample Name	MW02_101921	MW-2_042524	MW-2_072924	DUP01_072924	MW-2_102924	DUP01_102924	MW-2_012425
Sample Date	10/19/2021	04/25/2024	07/29/2024	07/29/2024	10/29/2024	10/29/2024	01/24/2025
VOCs							
1,2,4,5-Tetramethylbenzene	**130**	**28**	**8.5**	**7**	**9.6**	**11**	**5.7**
1,2,4-Trimethylbenzene	**1,900**	**97**	**16**	**15**	**34**	**32**	**37**
1,3,5-Trimethylbenzene (Mesitylene)	**540**	3.2	0.79 J	0.72 J	3.8	3.4	4.6
Acetone	<50 U	12	21 J	27 J	12	10	19
Benzene	**2.1 J**	<0.5 U	<0.5 U	<0.5 U	0.21 J	0.19 J	<0.5 U
Ethylbenzene	**890**	**6.3**	1.2 J	1.1 J	**5.5**	4.8	4.9
Isopropylbenzene (Cumene)	**190**	**17**	2.4 J	2.1 J	**6**	**5.8**	**7.1**
M,P-Xylene	**2,300**	2 J	1.1 J	0.92 J	**7.3**	**5.9**	**12**
Naphthalene	**460 J**	1 J	0.96 J	0.87 J	0.77 J	0.91 J	0.99 J
n-Butylbenzene	**25**	3.2	0.94 J	0.91 J	1 J	1.2 J	0.71 J
n-Propylbenzene	**370**	**40**	**6.5**	**6.1**	**13**	**13**	**13**
o-Xylene (1,2-Dimethylbenzene)	**410**	<2.5 U	<2.5 U	<2.5 U	0.78 J	<2.5 U	1.3 J
Sec-Butylbenzene	**18 J**	3.5	0.92 J	0.86 J	1.4 J	1.6 J	1.1 J
Toluene	**130**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	**2,700**	2 J	1.1 J	0.92 J	**8.1 J**	**5.9**	**13 J**

Sampling Event	Baseline	Quarter 1	Quarter 7	Quarter 7	Quarter 8	Quarter 9	Quarter 10	Quarter 10
Location	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1
Sample Name	MW01_101921	MW-1_042524	MW-1_042524	DUP01_042524	MW-1_072924	MW-1_102924	MW-1_012425	DUP01_012425
Sample Date	10/19/2021	04/25/2024	04/25/2024	04/25/2024	07/29/2024	10/29/2024	01/24/2025	01/24/2025
VOCs								
1,2,4,5-Tetramethylbenzene	**12**	**11**	**11**	**11**	**7.4**	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene	**11**	2.6	2.6	2.6	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	**7.8**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Acetone	4.5 J	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 U	1.7 J
Benzene	**17**	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	**54**	1.5 J	1.5 J	1.5 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	**10**	2.1 J	2.1 J	2.1 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	**11**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	3.4 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U
n-Butylbenzene	**5.6**	0.87 J	0.81 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	**17**	1.5 J	1.6 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	**9.1**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	4.6	1.2 J	1.1 J	0.85 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene	**5.3**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	**20**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

LEGEND

- APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209
- APPROXIMATE SITE BOUNDARY
- MW-3 — MONITORING WELL LOCATION (GROUNDWATER SAMPLING DISCONTINUED 2023)
- MW-1 — MONITORING WELL LOCATION

Analyte	NYSDEC SGVs
VOCs	
1,2,4,5-Tetramethylbenzene	5
1,2,4-Trimethylbenzene	5
1,3,5-Trimethylbenzene (Mesitylene)	5
Acetone	50
Benzene	1
Ethylbenzene	5
Isopropylbenzene (Cumene)	5
M,P-Xylene	5
Naphthalene	10
n-Butylbenzene	5
n-Propylbenzene	5
o-Xylene (1,2-Dimethylbenzene)	5
Sec-Butylbenzene	5
Toluene	5
Total Xylenes	5

NOTES

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED ON NOVEMBER 12, 2014.
2. ALL LOCATIONS ARE APPROXIMATE.
3. THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) ALLOWED THE DISCONTINUATION OF GROUNDWATER SAMPLING AT MONITORING WELLS MW-3 AND MW-4 VIA EMAIL CORRESPONDENCE ON AUGUST 8 AND OCTOBER 13, 2023.
4. GROUNDWATER RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1 AMBIENT WATER QUALITY STANDARDS AND GUIDANCE VALUES (SGVs) FOR CLASS GA GROUNDWATER.
5. THIS FIGURE COMPARES BASELINE ANALYTICAL DATA TO THE FOUR MOST RECENT QUARTERS OF ANALYTICAL DATA FOR EACH WELL. ALL ANALYTICAL DATA FROM THE BASELINE AND QUARTERLY SAMPLING EVENTS ARE PROVIDED IN THE QUARTERLY GROUNDWATER MONITORING REPORT TABLES.
6. ONLY COMPOUNDS EXCEEDING COMPARISON CRITERIA ARE SHOWN.
7. RESULTS ABOVE NYSDEC SGVs ARE SHADED AND BOLDED.
8. RESULTS ARE SHOWN IN MICROGRAMS PER LITER (µg/L).
9. J= THE ANALYTE WAS DETECTED ABOVE THE METHOD DETECTION LIMIT, BUT BELOW THE REPORTING LIMIT (RL); THE RESULT IS AN ESTIMATED CONCENTRATION.
10. U = THE ANALYTE WAS ANALYZED FOR, BUT NOT DETECTED AT A LEVEL GREATER THAN OR EQUAL TO THE RL; THE VALUE SHOWN IN THE TABLE IS THE RL.

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SCALE IN 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, TO ALTER THIS ITEM IN ANY WAY.

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Project
27-01 JACKSON AVENUE
BLOCK No. 432 LOT No. 21
QUEENS NEW YORK

Figure Title
GROUNDWATER SAMPLE ANALYTICAL RESULTS MAP

Project No. 170472002
Date 03/14/2025
Drawn By LH
Checked By KS

Figure No. 4

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\Off-Site Groundwater Reports\Figure 4 - Groundwater Sample Results Map.dwg Date: 3/14/2025 Time: 15:40 User: lhaley Style Table: Langan.stb Layout: ANSIB-BL (2)

Figure 5
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results Trends

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

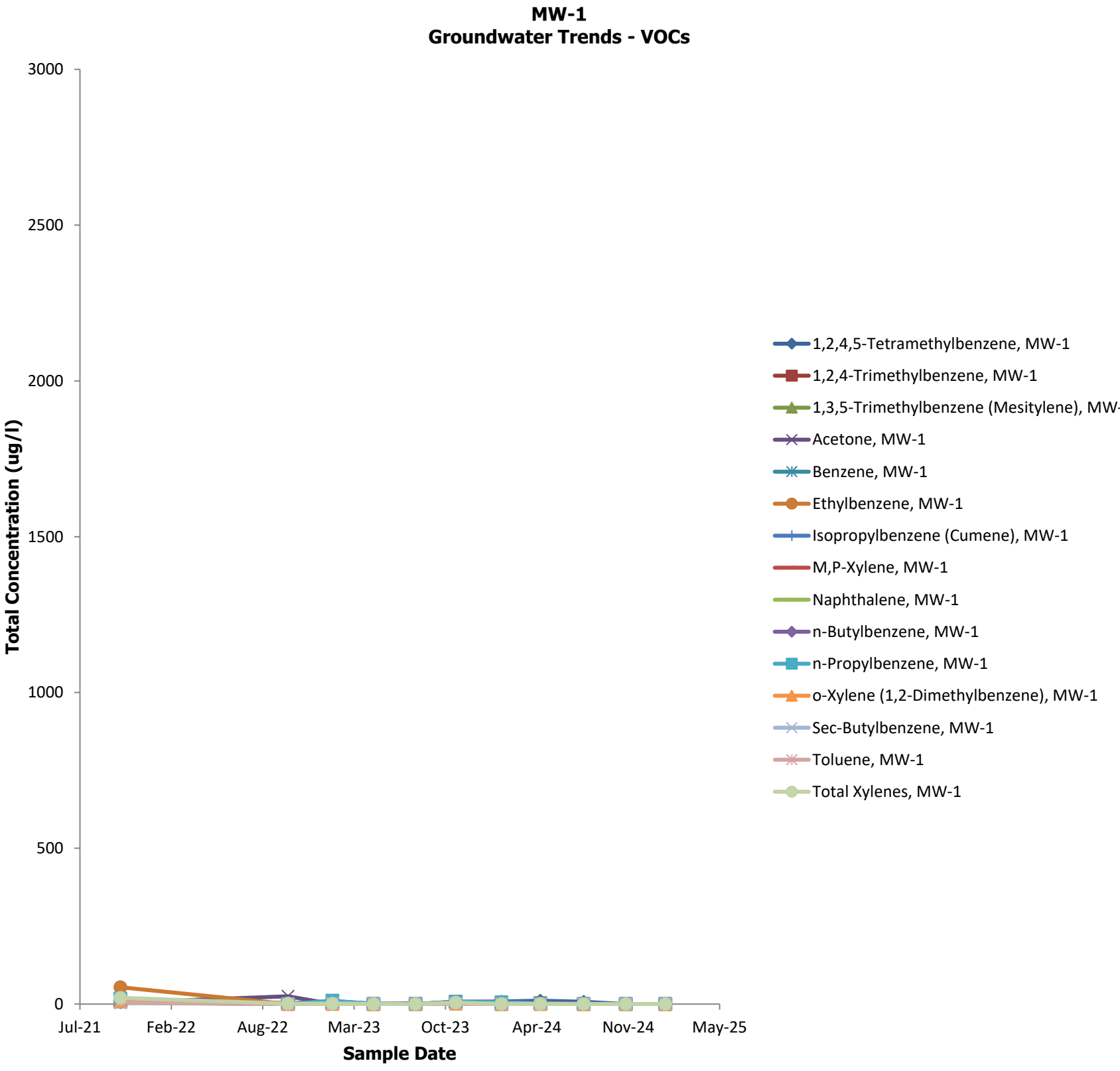


Figure 5
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results Trends

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

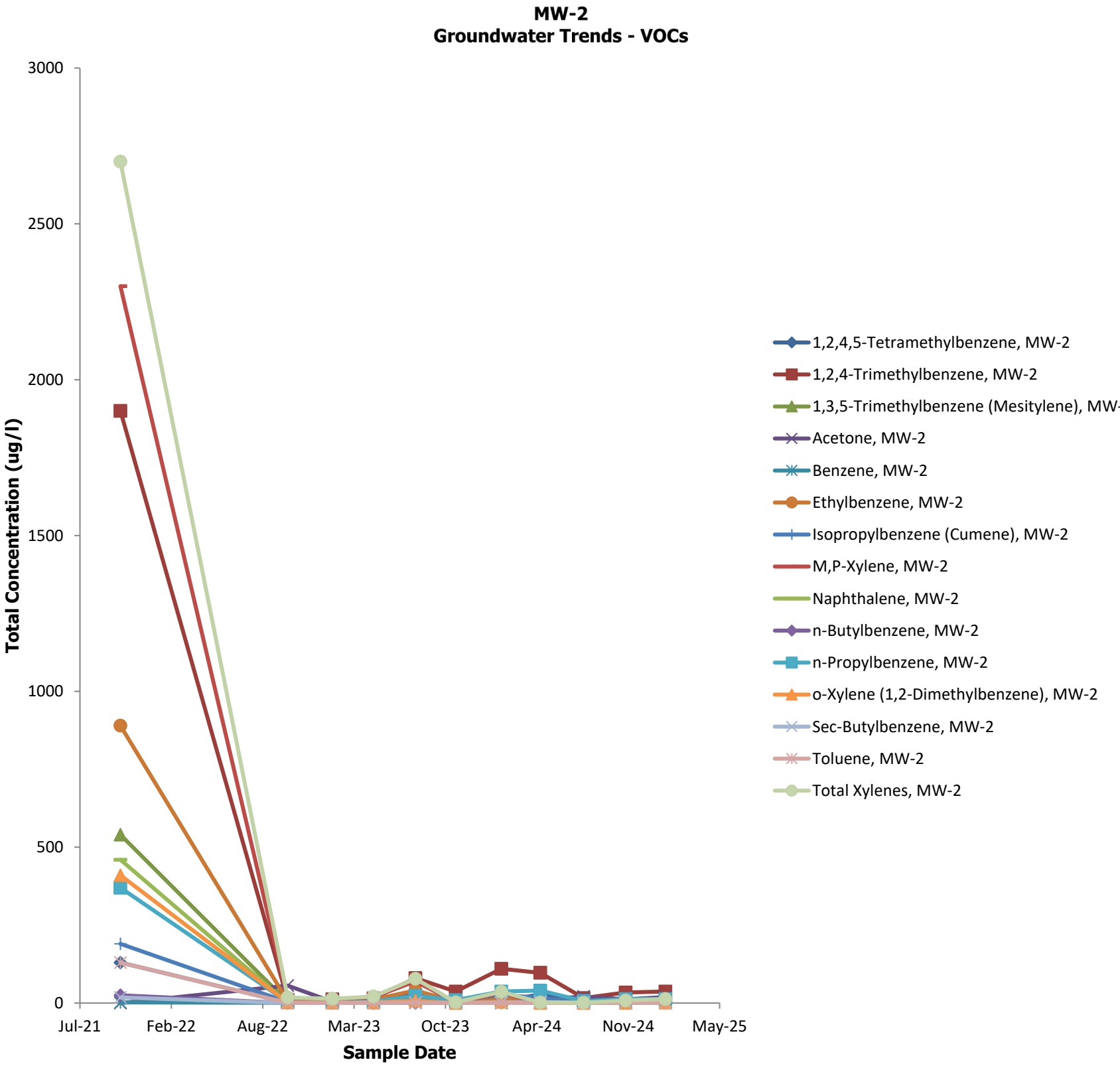


Figure 5
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results Trends

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

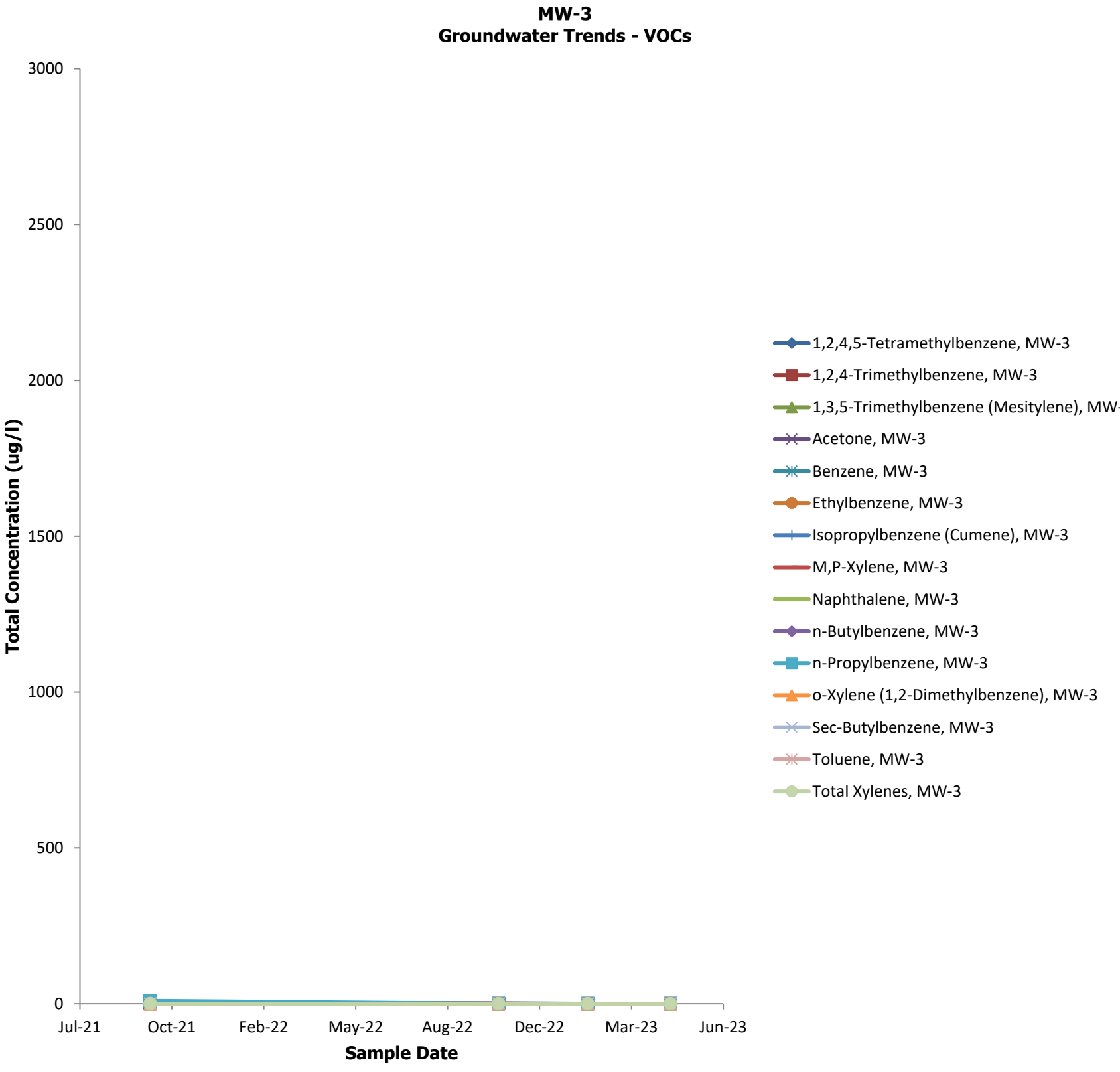
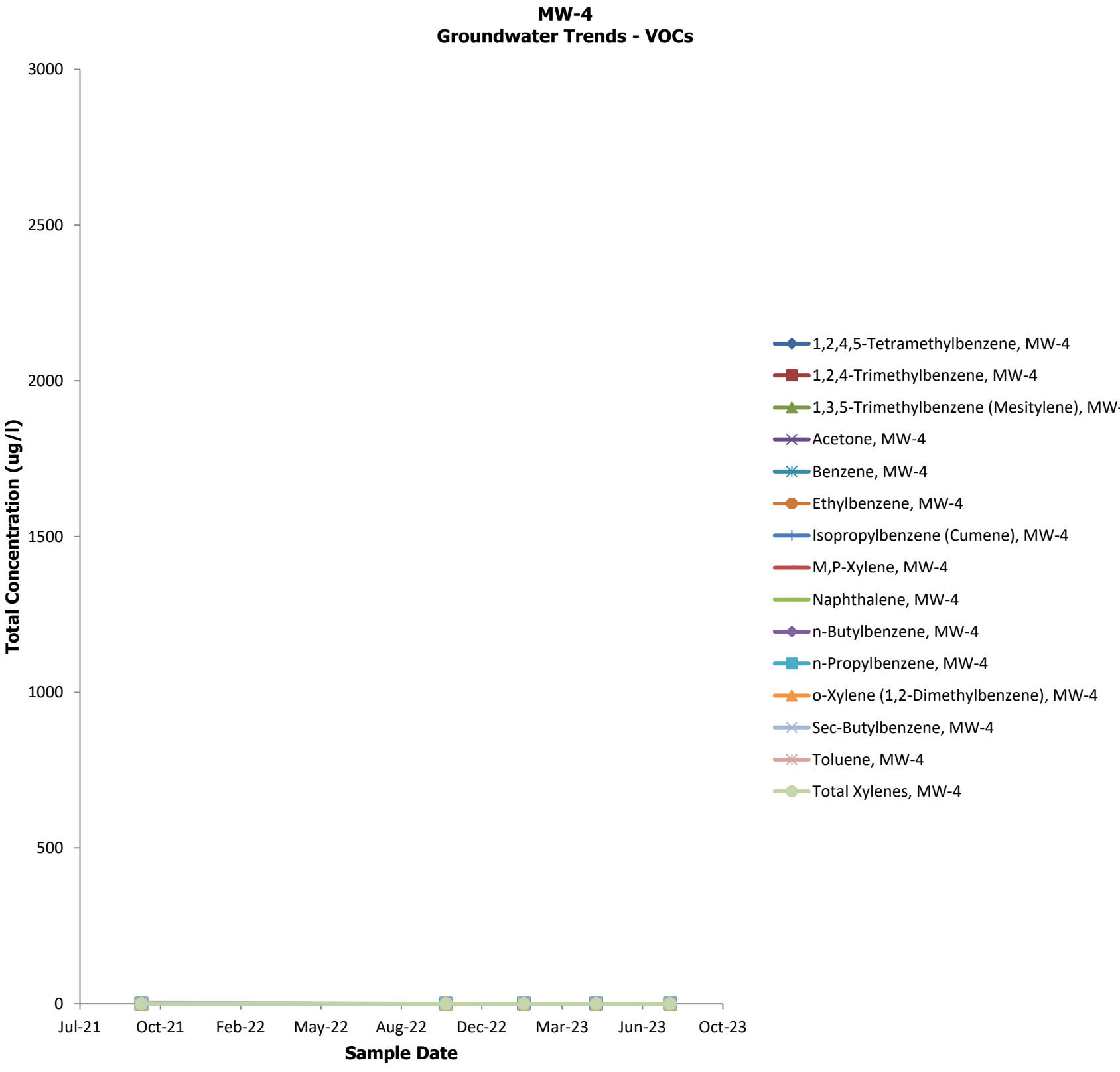


Figure 5
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results Trends

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002



TABLES

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Analyte	CAS Number	NYSDEC SGVs	Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 4	Quarter 5	Quarter 5	Quarter 6	Quarter 7	Quarter 7	Quarter 8	Quarter 9	Quarter 10	Quarter 10
			Location	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1
			Sample Name	MW01_101921	MW-1_102122	MW-1_012623	MW-1_042623	MW-1_072723	DUP01_072723	MW-1_102323	DUP01_102323	MW-1_013124	MW-1_042524	DUP01_042524	MW-1_072924	MW-1_102924	MW-1_012425	DUP01_012425
			Sample Date	10/19/2021	10/21/2022	01/26/2023	04/26/2023	07/27/2023	07/27/2023	10/23/2023	10/23/2023	01/31/2024	04/25/2024	04/25/2024	07/29/2024	10/29/2024	01/24/2025	01/24/2025
			Unit	Result	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	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	**12**	1.9 J	**8.9**	1.7 J	<2 U	<2 U	**7.6**	**8.4**	**8**	**11**	**11**	**7.4**	<2 U	<2 U	<2 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	**11**	0.77 J	0.74 J	<2.5 U	<2.5 U	<2.5 U	**7.2**	**7.5**	<2.5 U	2.6	2.6	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	**7.8**	4	1.7 J	<2.5 U	<2.5 U	<2.5 U	**5.3**	**5.6**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	26	4	4.9	1.7 J	<2 U	<2 U	1.6 J	1.7 J	3.9	3.5	3.5	2.3	<2 U	<2 U	<2 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	6.1	1.5 J	1.4 J	<2 U	<2 U	<2 U	4	4.3	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Acetone	67-64-1	**50**	ug/l	4.5 J	25	<5 U	<5 U	2.5 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 U	1.7 J
Acrylonitrile	107-13-1	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	**17**	<0.5 U	0.22 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromobenzene	108-86-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	1.2 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U
Chloroform	67-66-3	7	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	1.4 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U
Ethylbenzene	100-41-4	**5**	ug/l	**54**	<2.5 U	**5.4**	<2.5 U	<2.5 U	<2.5 U	4.7	5	1.9 J	1.5 J	1.5 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	**5**	ug/l	**10**	<2.5 U	**9.1**	<2.5 U	<2.5 U	<2.5 U	3.9	4.2	**5.6**	2.1 J	2.1 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	179601-23-1	**5**	ug/l	**11**	1.3 J	0.88 J	<2.5 U	<2.5 U	<2.5 U	3.7	4	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<5 U	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	91-20-3	**10**	ug/l	3.4 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	2.2 J	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U
n-Butylbenzene	104-51-8	**5**	ug/l	**5.6**	<2.5 U	2.2 J	<2.5 U	<2.5 U	<2.5 U	1.4 J	1.6 J	1.7 J	0.87 J	0.81 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	103-65-1	**5**	ug/l	**17**	<2.5 U	**11**	<2.5 U	<2.5 U	<2.5 U	**7.1**	**7.7**	**5.7**	1.5 J	1.6 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	**9.1**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.98 J	1 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	135-98-8	**5**	ug/l	4.6	<2.5 U	2.7	0.87 J	<2.5 U	<2.5 U	0.9 J	1 J	1.9 J	1.2 J	1.1 J	0.85 J	<2.5 U	<2.5 U	<2.5 U
Styrene	100-42-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.21 J	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	**5.3**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	**20**	1.3 J	0.88 J	<2.5 U	<2.5 U	<2.5 U	4.7 J	5 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ
Trichloroethene (TCE)	79-01-6	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Analyte	CAS Number	NYSDEC SGVs	Sampling Event	Baseline	Quarter 1	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 5	Quarter 6	Quarter 6	Quarter 7	Quarter 8	Quarter 8	Quarter 9	Quarter 9	Quarter 10
			Location	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2
			Sample Name	MW02_101921	MW-2_102022	DUP01_102022	MW-2_012623	MW-2_042623	MW-2_072723	MW-2_102323	MW-2_013124	DUP01_013124	MW-2_042524	MW-2_072924	DUP01_072924	MW-2_102924	DUP01_102924	MW-2_012425
			Sample Date	10/19/2021	10/20/2022	10/20/2022	01/26/2023	04/26/2023	07/27/2023	10/23/2023	01/31/2024	01/31/2024	04/25/2024	07/29/2024	07/29/2024	10/29/2024	10/29/2024	01/24/2025
			Unit	Result	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	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<15 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	**130**	1.4 J	4.2 J	<2 U	<2 U	2.6	**6.2**	**6.1 J**	1.3 J	**28**	**8.5**	**7**	**9.6**	**11**	**5.7**
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	**1,900**	**10 J**	**34 J**	**12**	**15**	**80**	**37**	**110 J**	**52 J**	**97**	**16**	**15**	**34**	**32**	**37**
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<20 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<10 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	**540**	3.5 J	**8 J**	2.5	2.4 J	**11**	2.5	**11 J**	**6.9 J**	3.2	0.79 J	0.72 J	3.8	3.4	4.6
1,3-Dichlorobenzene	541-73-1	3	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	270	<2 U	0.72 J	1.4 J	0.85 J	1.4 J	0.91 J	2.5	1.1 J	7	1.3 J	1.2 J	2.1	2.2	1.5 J
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<2,500 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 UJ	<250 UJ	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	800	7.4 J	15 J	6.2	9.7	44	13	51 J	30 J	38	5.6	5.3	16	15	18
Acetone	67-64-1	**50**	ug/l	<50 U	**56**	**63**	4.4 J	12 J	37	3.8 J	<5 UJ	19 J	12	21 J	27 J	12	10	19
Acrylonitrile	107-13-1	5	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	**2.1 J**	0.69	0.35 J	0.51	0.82	0.6	<0.5 U	0.18 J	0.31 J	<0.5 U	<0.5 U	<0.5 U	0.21 J	0.19 J	<0.5 U
Bromobenzene	108-86-1	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<20 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.3 J	2.6 J	0.85 J	1.2 J	1.1 J	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U
Chloroform	67-66-3	7	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	<25 U	<2.5 U	0.7 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.2 J	<2.5 U	2 J	<2.5 U	<2.5 U	0.76 J	0.86 J	0.71 J
Dibromochloromethane	124-48-1	50	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U
Ethylbenzene	100-41-4	**5**	ug/l	**890**	**5.9**	4	**5.8**	**11**	**41**	3.2	**16**	**19**	**6.3**	1.2 J	1.1 J	**5.5**	4.8	4.9
Hexachlorobutadiene	87-68-3	0.5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	**5**	ug/l	**190**	3	3.5	3.2	**5.2**	**22**	**8.3**	**26 J**	**18 J**	**17**	2.4 J	2.1 J	**6**	**5.8**	**7.1**
M,P-Xylene	179601-23-1	**5**	ug/l	**2,300**	**16**	**14**	**12**	**19**	**70**	2.3 J	**32**	**36**	2 J	1.1 J	0.92 J	**7.3**	**5.9**	**12**
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<50 U	<5 UJ	21 J	<5 U	<5 U	27	<5 U	<5 UJ	13 J	<5 U	4.6 J	4.7 J	<5 U	<5 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<50 U	1.5 J	<5 U	<5 U	1.7 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<25 U	1 J	<2.5 U	0.92 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.79 J	<2.5 U	<2.5 U	<2.5 U	1.1 J	0.88 J	<2.5 U
Naphthalene	91-20-3	**10**	ug/l	**460 J**	<2.5 U	3	<2.5 U	<2.5 U	1.4 J	<2.5 U	1.6 J	0.86 J	1 J	0.96 J	0.87 J	0.77 J	0.91 J	0.99 J
n-Butylbenzene	104-51-8	**5**	ug/l	**25**	<2.5 U	0.93 J	<2.5 U	<2.5 U	0.7 J	<2.5 U	1.4 J	<2.5 U	3.2	0.94 J	0.91 J	1 J	1.2 J	0.71 J
n-Propylbenzene	103-65-1	**5**	ug/l	**370**	2.8 J	**5.7 J**	2.7	4.5	**23**	**9.5**	**37 J**	**19 J**	**40**	**6.5**	**6.1**	**13**	**13**	**13**
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	**410**	2 J	1.9 J	1.5 J	2.1 J	**7.5**	<2.5 U	3.7	4.2	<2.5 U	<2.5 U	<2.5 U	0.78 J	<2.5 U	1.3 J
Sec-Butylbenzene	135-98-8	**5**	ug/l	**18 J**	<2.5 U	0.83 J	<2.5 U	<2.5 U	0.93 J	0.84 J	1.9 J	<2.5 U	3.5	0.92 J	0.86 J	1.4 J	1.6 J	1.1 J
Styrene	100-42-5	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	**130**	0.7 J	1 J	<2.5 U	0.79 J	1.2 J	<2.5 U	<2.5 U	0.74 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	**2,700**	**18 J**	**16 J**	**14 J**	**21 J**	**78**	2.3 J	**36**	**40**	2 J	1.1 J	0.92 J	**8.1 J**	**5.9**	**13 J**
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ
Trichloroethene (TCE)	79-01-6	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<10 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Analyte	CAS Number	NYSDEC SGVs	Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 3	Baseline	Baseline	Quarter 1	Quarter 2	Quarter 2	Quarter 3	Quarter 4
			Location	MW-3	MW-3	MW-3	MW-3	MW-3	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4
			Sample Name	MW03_100721	MW-3_102122	MW-3_012623	MW-3_042623	DUP01_042623	MW04_100721	GWDUP01_100721	MW-4_102122	MW-4_012623	DUP01_012623	MW-4_042623	MW-4_072723
			Sample Date	10/07/2021	10/21/2022	01/26/2023	04/26/2023	04/26/2023	10/07/2021	10/07/2021	10/21/2022	01/26/2023	01/26/2023	04/26/2023	07/27/2023
			Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds															
1,1,1,2-Tetrachloroethane	630-20-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	2	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	2.1 J	<2 U	<2 U	<2 U	<2 U	5.3	5.3 J	<2 U	<2 U	<2 U	<2 U	<2 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<250 UJ	<250 U	<250 U	<250 U	<250 U	<250 UJ	<250 UJ	<250 U	<250 U	<250 U	<250 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	0.9 J	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Acetone	67-64-1	**50**	ug/l	2.9 J	1.8 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Acrylonitrile	107-13-1	5	ug/l	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	0.16 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	0.17 J	0.2 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromobenzene	108-86-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroform	67-66-3	7	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Ethylbenzene	100-41-4	**5**	ug/l	4.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	**5**	ug/l	3.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	179601-23-1	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<5 U	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 U	<5 U	<5 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	91-20-3	**10**	ug/l	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.95 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	104-51-8	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.88 J	0.87 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	103-65-1	**5**	ug/l	**9.4 J**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	135-98-8	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	3	3	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Styrene	100-42-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

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:

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

ATTACHMENT A

NYSDEC Correspondence

Caroline Devin

From: Caroline Devin
Sent: Wednesday, November 8, 2023 5:18 PM
To: Caroline Devin
Subject: FW: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

---

From: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Sent: Friday, October 13, 2023 10:10 AM
To: Lexi Haley <lhaley@langan.com>
Cc: Kimberly Semon <ksemon@langan.com>; Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>
Subject: [External] RE: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

Good Morning Lexi:
NYSDEC has no objections to this change in the sampling protocol as the MW-4 groundwater samples have shown non-detect for 4 consecutive quarters.

BTW How far has the on-site construction progressed?

Regards,
Shaun

Shaun Bollers
Assistant Environmental Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4096 | F: (718) 482-6358 | shaun.bollers@dec.ny.gov

www.dec.ny.gov |

From: Lexi Haley <lhaley@langan.com>
Sent: Wednesday, October 11, 2023 3:12 PM
To: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: RE: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

Good afternoon Shaun,

I hope you are doing well!

We are planning to schedule the next quarterly sampling event at 27-01 Jackson Avenue for the week of October 23rd. As noted in the Q4 Off-Site Quarterly GW Monitoring Report, groundwater results from MW-4

have been non-detect for consecutive quarters and we are requesting to conduct further monitoring only in MW-1 and MW-2.

Please let us know if you have any objections to this plan.

Thank you,

Lexi Haley
Senior Staff Engineer

LANGAN

Direct: 212.479.5499 x5656
Mobile: 332.208.2127
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OHIO ILLINOIS NORTH CAROLINA TENNESSEE FLORIDA TEXAS ARIZONA COLORADO UTAH WASHINGTON CALIFORNIA
ATHENS CALGARY DUBAI LONDON PANAMA

From: Lexi Haley
Sent: Friday, September 15, 2023 1:58 PM
To: 'Bollers, Shaun (DEC)' <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

Good afternoon Shaun,

Please see below for a link to the quarterly sampling report for 27-01 Jackson Avenue. Please note that, since groundwater results from MW-4 have been non-detect for consecutive quarters, we are requesting to conduct further monitoring only in MW-1 and MW-2.

https://clients.langan.com/Sharing/filesharing/ViewPosted?transactionHash=1122680310

Let us know if you have any questions.

Have a great weekend,

Lexi Haley
Senior Staff Engineer

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360 West 31st Street
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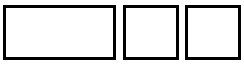

Ali Reach

To: Lexi Haley
Subject: RE: 27-01 Jackson Avenue Off-site (S241209) - Off-Site Well Monitoring Program Meeting

From: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Sent: Tuesday, August 8, 2023 10:30 AM
To: Lexi Haley <lhaley@langan.com>
Cc: Brian Gochenaur <bgochenaur@Langan.com>; Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>; Kenney, Julia M (HEALTH) <julia.kenney@health.ny.gov>
Subject: [External] RE: 27-01 Jackson Avenue Off-site (S241209) - Off-Site Well Monitoring Program Meeting

Lexi:
As discussed during our telecon last Friday 8/5 this change in sampling protocol for the 27-01 Jackson Avenue Off-site site S241209 is acceptable. There is no need to replace MW-3.

Thanks,

Shaun
Shaun Bollers
Assistant Environmental Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4096 | F: (718) 482-6358 | shaun.bollers@dec.ny.gov

www.dec.ny.gov | |

From: Lexi Haley <lhaley@langan.com>
Sent: Tuesday, August 8, 2023 9:34 AM
To: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: RE: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Good morning Shaun,

As discussed during our call on Friday, monitoring well MW-3 (located along 43rd Avenue) was destroyed during installation of utilities beneath the sidewalk and was not able to be sampled from during the Q4 event. In

the previous three quarters of groundwater monitoring, VOC concentrations were non-detect in samples collected from MW-3. As such, we are requesting to stop monitoring at MW-3.

We will continue to monitor VOC concentrations in groundwater from monitoring wells MW-1, MW-2, and MW-4 on a quarterly basis.

Thank you,

Lexi Haley
Senior Staff Engineer

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From: Lexi Haley
Sent: Tuesday, August 1, 2023 2:13 PM
To: 'Bollers, Shaun (DEC)' <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: RE: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Thanks Shaun – I will send out the meeting invite for Friday.

Lexi Haley
Senior Staff Engineer

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From: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Sent: Tuesday, August 1, 2023 2:00 PM

To: Lexi Haley <lhaley@langan.com>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: [External] RE: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Hi Lexy:
Friday 8/4 would be fine.

Shaun
Shaun Bollers
Assistant Environmental Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4096 | F: (718) 482-6358 | shaun.bollers@dec.ny.gov

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From: Lexi Haley <lhaley@langan.com>
Sent: Tuesday, August 1, 2023 11:38 AM
To: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Hi

Good morning Shaun,

Brian and I would like to set up a call with you to discuss the off-site well monitoring program at 27-01 Jackson Avenue (BCP Site No. C241209). We are available between 12 pm and 2:30 pm on Thursday (8/3) and between 11 am and 12 pm on Friday (8/4). Do either of these time slots work for you? If not, we can schedule something for next week.

Thank you,

Lexi Haley
Senior Staff Engineer

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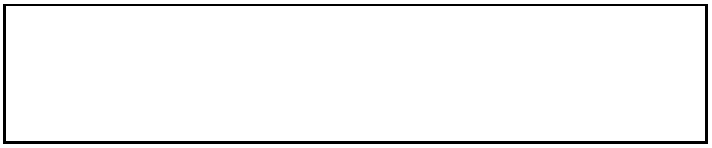

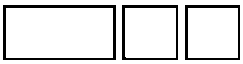

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Lexi Haley

From: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Sent: Thursday, September 19, 2024 2:52 PM
To: Lexi Haley; Kimberly Semon; Brian Gochenaur
Cc: aaron.shirian@lionsgroupnyc.com; O'Connell, Jane H (DEC); Maycock, Cris-Sandra (DEC); McLaughlin, Scarlett E (HEALTH); Kenney, Julia M (HEALTH)
Subject: [External] RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Groundwater Monitoring Report

Hi Langan Team,

I am reiterating here what was discussed in today's meeting re: the request to discontinue groundwater monitoring at the referenced site.

NYSDEC has denied the request to discontinue quarterly groundwater monitoring. Groundwater monitoring must continue at the stated frequency of the OSMP, i.e. quarterly. While the data that you have shown us appears satisfactory, we do not have enough data to be confident that these numbers will not rebound and spike in subsequent quarters. It is for that reason that groundwater monitoring is to continue. As mentioned in the email below denying the request, this request can be re-evaluated again at the time of submission of the 2024-2025 PRR in late May. This allows for three more quarters of groundwater sampling events to show asymptotic reduction in groundwater concentrations of VOCs.

Please reach out if you have further questions.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, New York 11101
P: 718-482-7129 | marlen.salazar@dec.ny.gov

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NEW YORK STATE | Department of Environmental Conservation

From: Salazar, Marlen C (DEC)
Sent: Thursday, September 12, 2024 1:14 PM
To: Lexi Haley <lhaley@langan.com>
Cc: aaron.shirian@lionsgroupnyc.com; Kimberly Semon <ksemon@langan.com>; Brian Gochenaur <bgochenaur@Langan.com>; O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>; Maycock, Cris-Sandra (DEC) <cris-sandra.maycock@dec.ny.gov>; McLaughlin, Scarlett E (HEALTH) <scarlett.mclaughlin@health.ny.gov>; Kenney, Julia M (HEALTH) <julia.kenney@health.ny.gov>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Groundwater Monitoring Report

Hi Lexi,

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) have reviewed the 8th quarterly groundwater sampling report for 27-01 Jackson Avenue – Off-site (site no. S241209) prepared by Langan Engineering, Environmental Surveying, Landscape Architecture and Geology D.P.C. on behalf of 2701 Jackson Avenue LLC. The request to terminate the groundwater monitoring program at the site has been **denied** for the following reasons:

1. Groundwater VOC concentrations in MW-1 and MW-2 are still consistently above AWQSGVs
2. NYSDEC and NYSDOH would like to see at least two consecutive quarters of non-detect concentrations or concentrations below the AWQSGVs before considering termination of the groundwater monitoring program.
    a. Additionally, NYSDEC and NYSDOH would like to continue monitoring until the 2024-2025 PRR is submitted after which Langan may again request to terminate the groundwater monitoring program with supporting data as part of the PRR conclusion for NYSDEC and NYSDOH review.

Please let me know if you have any questions.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

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47-40 21st Street, Long Island City, New York 11101
P: 718-482-7129 | marlen.salazar@dec.ny.gov

www.dec.ny.gov | | | |

From: Lexi Haley <lhaley@langan.com>
Sent: Tuesday, September 10, 2024 5:55 PM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Cc: Kimberly Semon <ksemon@langan.com>; Brian Gochenaur <bgochenaur@Langan.com>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Groundwater Monitoring Report

Good afternoon Marlen,

Please see below for a link to the 8th quarterly sampling report for 27-01 Jackson Avenue. As discussed in our previous conversation, overall result trends for each monitoring well show bulk reduction in petroleum-related VOCs, and asymptotic levels appear to have been achieved. Further decline of contaminant of concern concentrations is not anticipated; therefore, as part of the 8th quarterly groundwater monitoring report, Langan is requesting the discontinuation of groundwater monitoring at the site.

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Name	Type	Size

2024-08 - Q8 Groundwater Monitoring Letter Report.pdf	.pdf	12.76 MB

Let us know if you have any questions.

Thank you,

Lexi Haley
Senior Staff Engineer

LANGAN

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From: Lexi Haley
Sent: Thursday, August 22, 2024 9:56 AM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>; Brian Gochenaur <bgochenaur@Langan.com>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Understood, thank you Marlen. We anticipate having the report ready for your review by the end of next week.

Best,

Lexi Haley
Senior Staff Engineer

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From: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Sent: Thursday, August 22, 2024 7:43 AM
To: Brian Gochenaur <bgochenaur@Langan.com>; Lexi Haley <lhaley@langan.com>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: [External] RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

You could do both honestly (like a zoom-in on one of the scales), but don't worry about it too much I suppose. The tables will have all the data regardless which I can refer to.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, New York 11101
P: 718-482-7129 | marlen.salazar@dec.ny.gov

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From: Brian Gochenaur <bgochenaur@Langan.com>
Sent: Thursday, August 22, 2024 7:40 AM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>; Lexi Haley <lhaley@langan.com>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Hi Marlen – We typically show the wells on different scales in the report, we just wanted to show all the graphs on the same scale to demonstrate that asymptotic levels were achieved. I felt like the zoomed in scale on some and not others illustrated a skewed perspective, but we can change it back for the report. Thx

Brian Gochenaur, QEP
Associate Principal

LANGAN

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From: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Sent: Thursday, August 22, 2024 7:35 AM
To: Lexi Haley <lhaley@langan.com>
Cc: Brian Gochenaur <bgochenaur@Langan.com>; Kimberly Semon <ksemon@langan.com>
Subject: [External] RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Hi Lexi,

I'll wait to receive the Q4 groundwater monitoring report. For the graphs, is it possible to use a smaller scale on the y-axis for all wells except MW-2? The concentrations of MW-1, MW-3, and MW-4 are all much less than 500 ug/L so the large y-axis scale makes getting any sort of visual information from the graphs a bit difficult.

Roughly around when can I expect to receive this report too? I'll keep an eye out for it.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

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47-40 21st Street, Long Island City, New York 11101
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NEW YORK STATE | Department of Environmental Conservation

From: Lexi Haley <lhaley@langan.com>
Sent: Wednesday, August 21, 2024 3:36 PM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>; Kimberly Semon <ksemon@langan.com>
Subject: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Good afternoon Marlen,

We have completed Q8 of groundwater sampling at the 27-01 Jackson Avenue site. The overall result trends for each monitoring well are attached for your review, which show a bulk reduction in petroleum-related VOCs to asymptotic levels over the course of the monitoring program. The trends will be included in the forthcoming quarterly report for the site.

Considering VOCs were non-detect in wells MW-3 and MW-4 for consecutive quarters, DEC previously approved the discontinuation of groundwater monitoring at these locations. Groundwater monitoring has continued at MW-1 and MW-2. Based on the Q8 analytical data, total VOCs and total BTEX concentrations have decreased by 95% and 100%, respectively, in MW-1 and by over 99% in MW-2. Based on review of the overall analytical data provided over the course of the monitoring program, it appears that the remedy was effective in demonstrating a bulk reduction of these contaminants. Asymptotic levels appear to have been achieved, and further decline of contaminant of concern concentrations is not anticipated. Therefore, as part of our forthcoming quarterly groundwater monitoring report, Langan will be requesting the discontinuation of groundwater monitoring at the site.

Thank you,

Lexi Haley
Senior Staff Engineer

LANGAN

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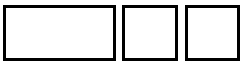

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ATTACHMENT B

Daily Site Observation Report

LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170472002 **PROJECT:** 27-01 Jackson Avenue **LOCATION:** Long Island City, NY	**CLIENT:** 2701 Jackson Avenue LLC	**DATE:** 01/24/2025
CONTRACTOR: Lions Group NYC		**LANGAN REP. :** Loagan Clements
CONTRACTOR'S EQUIPMENT: N/A	**PRESENT AT SITE:** Loagan Clements – Langan Michael Capozzoli– Lions Group NYC (Construction Manager)	

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe environmental protocols in accordance with the January 2021 NYSDEC approved Off-Site Site Management Plan (OSMP) for BCP site C241209 at 27-01 Jackson Avenue (Block 432, Lot 21). Observed activities were as follows:

Site Activities

- Langan used a peristaltic pump to purge and sample groundwater monitoring wells MW-1 and MW-2 along the Jackson Avenue sidewalk. Purged groundwater was screened for odors, sheen, and organic vapors using a photoionization detector (PID). Odors, sheen or PID readings above background levels were not observed in MW-2. A maximum PID reading of 1.5 parts per million (ppm) was detected beneath the well cap at MW-1; however, no odors or sheen was observed in the purged groundwater. Purged groundwater was containerized in a 55-gallon New York State Department of Transportation (NYSDOT)-approved drum for future disposal.

Sampling

- Langan collected two groundwater samples (plus quality assurance/quality control [QA/QC] samples) for laboratory analysis of NYSDEC Part 375/target compound list (TCL) volatile organic compounds (VOCs). The samples were submitted to Pace Analytical (Pace) of Westborough, Massachusetts, a New York State Department of Health (NYSDOH) Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.

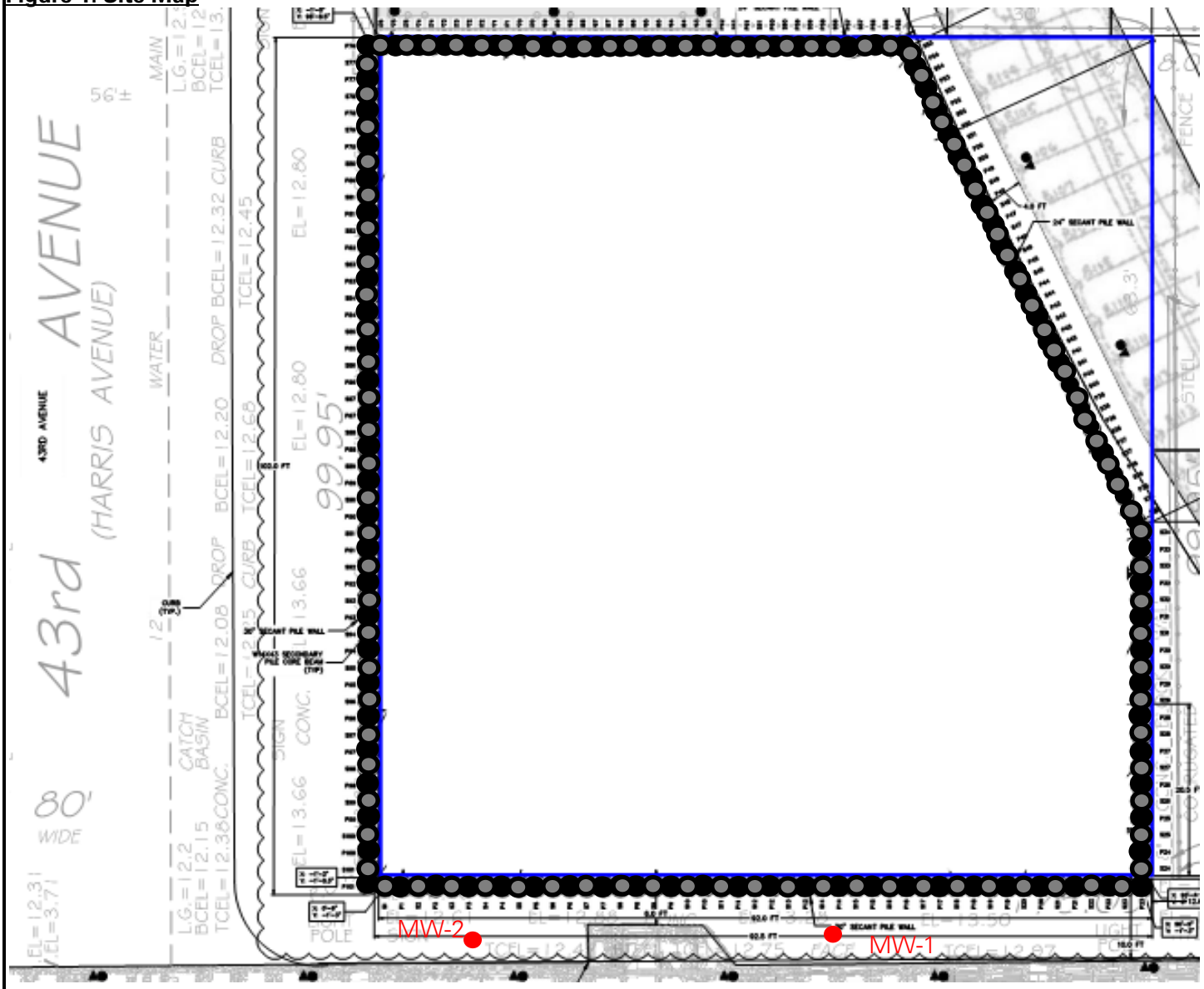
Anticipated Activities

- Further assessment of groundwater sample analytical results will determine future site activities, if required by the NYSDEC.

Cc:	L. Haley, K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Loagan Clements **LANGAN**

SITE OBSERVATION REPORT

Figure 1: Site Map



Legend:

- Monitoring Well Location

Cc:	L. Haley, K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Loagan Clements **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: View of Langan purging monitoring well MW-1 along the Jackson Avenue sidewalk (facing south).

Cc:	L. Haley, K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Loagan Clements **LANGAN**

ATTACHMENT C

Well Purging and Sampling Logs

Project Information		Well Information		Equipment Information		Sampling Conditions		Sampling Information	
Project Name:	27-01 Jackson Ave	**Well No:**	MW-1	**Water Quality Device Model:**	Horiba U-52	**Weather:**	Sunny, 23ºF	**Sample(s):**	MW-1_012425 & DUP01_012425
Project Number:	170472002	**Well Depth:**	19 ft	**Pine Number:**	48988	**Background PID (ppm):**	0.0		
Site Location:	Long Island City, NY	**Well Diameter:**	2-inch	**Pump Make and Model:**	Peristaltic Pump	**PID Beneath Inner Cap (ppm):**	1.5		
Sampling	Loagan Clements	**Well Screen**	9 ft	**Pine Number:**	38156	**Pump Intake Depth:**	18.75 ft	**Sample Date:**	1/24/2025
		Interval:	19 ft	**Tubing Diameter:**	3/8-inch OD	**Depth to Water Before Purge:**	18.50 ft	**Sample Time:**	13:40

STABILIZATION = 3 successive readings within limits

TIME	TEMP °Celsius (+/- 3%)	PH (+/- 0.1)	ORP mV (+/- 10mV)	CONDUCTIVITY mS/cm (+/- 3%)	TURBIDITY ntu (+/- 10%) above 5 NTU	DO mg/l (+/- 10%) above 0.5 mg/l	DTW ft Drawdown < 0.33 ft	Flow Rate (gpm) <0.13 gpm)	Cumulative Discharge Volume (Gal)	NOTES color, odor etc.	Stabilized?
BEGIN PURGING											
NA	NA	NA	NA	NA	NA	NA	NA	NA	0.50	Clear to gray color, odorless; high turbidity/black particulates in purged water; poor recharge. Purged three well volumes prior to sampling.	**N**

Water quality parameters were not monitored due to poor recharge of the well. Groundwater sample was collected after purging about three well volumes.

Notes:

1. Well depths and groundwater depths were measured in feet below the top of well casing.
2. Well and tubing diameters are measured in inches.
3. PID = Photoionization Detector
4. PPM = Parts per million
5. pH = Hydrogen ion concentration
6. ORP = Oxidation-reduction potential, measured in millivolts (mV)
7. DO = Dissolved Oxygen, measured in milligrams per liter (mg/L)
8. DTW = Depth to water
9. mS/cm = milli-Siemens per centimeter
10. NTU = Nephelometric Turbidity Unit
11. NA = Not Applicable

Project Information		Well Information		Equipment Information		Sampling Conditions		Sampling Information	
Project Name:	27-01 Jackson Ave	**Well No:**	MW-2	**Water Quality Device Model:**	Horiba U-52	**Weather:**	Sunny, 23°+F	**Sample(s):**	MW-2_012425 MS/MSD
Project Number:	170472002	**Well Depth:**	20 ft	**Pine Number:**	48988	**Background PID (ppm):**	0.0		
Site Location:	Long Island City, NY	**Well Diameter:**	1-inch	**Pump Make and Model:**	Peristaltic Pump	**PID Beneath Inner Cap (ppm):**	0.0		
Sampling	Loagan Clements	**Well Screen**	10 ft	**Pine Number:**	38156	**Pump Intake Depth:**	17.00 ft	**Sample Date:**	1/24/2025
		Interval:	20 ft	**Tubing Diameter:**	3/8-inch OD	**Depth to Water Before Purge:**	14.01 ft	**Sample Time:**	11:40

STABILIZATION = 3 successive readings within limits

TIME	TEMP °Celsius (+/- 3%)	PH (+/- 0.1)	ORP mV (+/- 10mV)	CONDUCTIVITY mS/cm (+/- 3%)	TURBIDITY ntu (+/- 10%) above 5 NTU	DO mg/l (+/- 10%) above 0.5 mg/l	DTW ft Drawdown < 0.33 ft	Flow Rate (gpm) (<0.13 gpm)	Cumulative Discharge Volume (Gal)	NOTES color, odor etc.	Stabilized?
BEGIN PURGING											
11:00	4.59	5.20	140	17.80	119.0	1.98	NA	-	0.10	Clear to gray color, odorless; high turbidity/black particulates in purged water; poor recharge. Purged three well volumes prior to sampling.	**N**
11:05	5.97	5.44	120	16.20	76.6	3.33	NA	0.02	0.2		**N**
11:10	NA	NA	NA	NA	NA	NA	NA	-	NA		**N**
11:15	5.63	5.77	137	16.99	65.7	1.80	NA	0.03	0.5		**N**

Additional water quality parameters were not monitored due to poor recharge of the well. Groundwater sample was collected after purging about three well volumes.

Notes:

1. Well depths and groundwater depths were measured in feet below the top of well casing.
2. Well and tubing diameters are measured in inches.
3. PID = Photoionization Detector
4. PPM = Parts per million
5. pH = Hydrogen ion concentration
6. ORP = Oxidation-reduction potential, measured in millivolts (mV)
7. DO = Dissolved Oxygen, measured in milligrams per liter (mg/L)
8. DTW = Depth to water
9. mS/cm = milli-Siemens per centimeter
10. NTU = Nephelometric Turbidity Unit
11. NA = Not Applicable

LANGAN Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor, New York

ATTACHMENT D

Laboratory Analytical Report

ANALYTICAL REPORT

Lab Number:	L2504229
Client:	Langan Engineering & Environmental 21 Penn Plaza 360 W. 31st Street, 8th Floor New York, NY 10001-2727
ATTN:	Kimberly Semon
Phone:	(212) 479-5486
Project Name:	27-01 JACKSON AVE
Project Number:	170472002
Report Date:	01/29/25

Certifications & Approvals: MA (M-MA086), NH NELAP (2064), CT (PH-0826), IL (200077), IN (C-MA-03), KY (KY98045), ME (MA00086), MD (348), NJ (MA935), NY (11148), NC (25700/666), OR (MA-1316), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #525-23-122-91930A1).

Eight Walkup Drive, Westborough, MA 01581-1019
508-898-9220 (Fax) 508-898-9193 800-624-9220 - www.alphalab.com

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2504229
Report Date: 01/29/25

Lab Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2504229-01	MW-1_012425	WATER	LONG ISLAND CITY	01/24/25 13:40	01/24/25
L2504229-02	MW-2_012425	WATER	LONG ISLAND CITY	01/24/25 11:40	01/24/25
L2504229-03	DUP01_012425	WATER	LONG ISLAND CITY	01/24/25 00:00	01/24/25
L2504229-04	FB01_012425	WATER	LONG ISLAND CITY	01/24/25 13:55	01/24/25
L2504229-05	TB01_012425	WATER	LONG ISLAND CITY	01/24/25 00:00	01/24/25

Project Name:	27-01 JACKSON AVE	**Lab Number:**	L2504229
Project Number:	170472002	**Report Date:**	01/29/25

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Pace Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments and solids are reported on a dry weight basis unless otherwise noted. Tissues are reported "as received" or on a wet weight basis, unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Pace's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Pace Project Manager and made arrangements for Pace to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name:	27-01 JACKSON AVE	**Lab Number:**	L2504229
Project Number:	170472002	**Report Date:**	01/29/25

Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Tiffani Morrissey - Tiffani Morrissey

Title: Technical Director/Representative Date: 01/29/25

ORGANICS

VOLATILES

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

SAMPLE RESULTS

Lab ID: L2504229-01
Client ID: MW-1_012425
Sample Location: LONG ISLAND CITY

Date Collected: 01/24/25 13:40
Date Received: 01/24/25
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 01/28/25 17:23
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

SAMPLE RESULTS

Lab ID: L2504229-01
Client ID: MW-1_012425
Sample Location: LONG ISLAND CITY
Date Collected: 01/24/25 13:40
Date Received: 01/24/25
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	0.21	J	ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

SAMPLE RESULTS

Lab ID: L2504229-01
Client ID: MW-1_012425
Sample Location: LONG ISLAND CITY
Date Collected: 01/24/25 13:40
Date Received: 01/24/25
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	116		70-130
Toluene-d8	97		70-130
4-Bromofluorobenzene	96		70-130
Dibromofluoromethane	104		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

SAMPLE RESULTS

Lab ID: L2504229-02
Client ID: MW-2_012425
Sample Location: LONG ISLAND CITY

Date Collected: 01/24/25 11:40
Date Received: 01/24/25
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 01/28/25 17:49
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	4.9		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

SAMPLE RESULTS

Lab ID: L2504229-02
Client ID: MW-2_012425
Sample Location: LONG ISLAND CITY
Date Collected: 01/24/25 11:40
Date Received: 01/24/25
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	12		ug/l	2.5	0.70	1
o-Xylene	1.3	J	ug/l	2.5	0.70	1
Xylenes, Total	13	J	ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	19		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	0.71	J	ug/l	2.5	0.70	1
sec-Butylbenzene	1.1	J	ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	7.1		ug/l	2.5	0.70	1
p-Isopropyltoluene	0.71	J	ug/l	2.5	0.70	1
Naphthalene	0.99	J	ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

SAMPLE RESULTS

Lab ID: L2504229-02
Client ID: MW-2_012425
Sample Location: LONG ISLAND CITY
Date Collected: 01/24/25 11:40
Date Received: 01/24/25
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	13		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	4.6		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	37		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	1.5	J	ug/l	2.0	0.70	1
p-Ethyltoluene	18		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	5.7		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	116		70-130
Toluene-d8	95		70-130
4-Bromofluorobenzene	98		70-130
Dibromofluoromethane	102		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

SAMPLE RESULTS

Lab ID: L2504229-03
Client ID: DUP01_012425
Sample Location: LONG ISLAND CITY

Date Collected: 01/24/25 00:00
Date Received: 01/24/25
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 01/28/25 18:15
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

SAMPLE RESULTS

Lab ID: L2504229-03
Client ID: DUP01_012425
Sample Location: LONG ISLAND CITY
Date Collected: 01/24/25 00:00
Date Received: 01/24/25
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	1.7	J	ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

SAMPLE RESULTS

Lab ID: L2504229-03
Client ID: DUP01_012425
Sample Location: LONG ISLAND CITY
Date Collected: 01/24/25 00:00
Date Received: 01/24/25
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	117		70-130
Toluene-d8	95		70-130
4-Bromofluorobenzene	96		70-130
Dibromofluoromethane	105		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

SAMPLE RESULTS

Lab ID: L2504229-04
Client ID: FB01_012425
Sample Location: LONG ISLAND CITY

Date Collected: 01/24/25 13:55
Date Received: 01/24/25
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 01/28/25 11:45
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

SAMPLE RESULTS

Lab ID: L2504229-04
Client ID: FB01_012425
Sample Location: LONG ISLAND CITY
Date Collected: 01/24/25 13:55
Date Received: 01/24/25
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

SAMPLE RESULTS

Lab ID: L2504229-04
Client ID: FB01_012425
Sample Location: LONG ISLAND CITY
Date Collected: 01/24/25 13:55
Date Received: 01/24/25
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	120		70-130
Toluene-d8	94		70-130
4-Bromofluorobenzene	96		70-130
Dibromofluoromethane	105		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

SAMPLE RESULTS

Lab ID: L2504229-05
Client ID: TB01_012425
Sample Location: LONG ISLAND CITY

Date Collected: 01/24/25 00:00
Date Received: 01/24/25
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 01/28/25 12:11
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

SAMPLE RESULTS

Lab ID: L2504229-05
Client ID: TB01_012425
Sample Location: LONG ISLAND CITY
Date Collected: 01/24/25 00:00
Date Received: 01/24/25
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

SAMPLE RESULTS

Lab ID: L2504229-05
Client ID: TB01_012425
Sample Location: LONG ISLAND CITY
Date Collected: 01/24/25 00:00
Date Received: 01/24/25
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	118		70-130
Toluene-d8	97		70-130
4-Bromofluorobenzene	95		70-130
Dibromofluoromethane	107		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 01/28/25 09:34
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-05 Batch: WG2024777-5					
Methylene chloride	ND		ug/l	2.5	0.70
1,1-Dichloroethane	ND		ug/l	2.5	0.70
Chloroform	ND		ug/l	2.5	0.70
Carbon tetrachloride	ND		ug/l	0.50	0.13
1,2-Dichloropropane	ND		ug/l	1.0	0.14
Dibromochloromethane	ND		ug/l	0.50	0.15
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50
Tetrachloroethene	ND		ug/l	0.50	0.18
Chlorobenzene	ND		ug/l	2.5	0.70
Trichlorofluoromethane	ND		ug/l	2.5	0.70
1,2-Dichloroethane	ND		ug/l	0.50	0.13
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70
Bromodichloromethane	ND		ug/l	0.50	0.19
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14
1,1-Dichloropropene	ND		ug/l	2.5	0.70
Bromoform	ND		ug/l	2.0	0.65
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17
Benzene	ND		ug/l	0.50	0.16
Toluene	ND		ug/l	2.5	0.70
Ethylbenzene	ND		ug/l	2.5	0.70
Chloromethane	ND		ug/l	2.5	0.70
Bromomethane	ND		ug/l	2.5	0.70
Vinyl chloride	ND		ug/l	1.0	0.07
Chloroethane	ND		ug/l	2.5	0.70
1,1-Dichloroethene	ND		ug/l	0.50	0.17
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Trichloroethene	ND		ug/l	0.50	0.18

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 01/28/25 09:34
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-05 Batch: WG2024777-5					
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70
Methyl tert butyl ether	ND		ug/l	2.5	0.17
p/m-Xylene	ND		ug/l	2.5	0.70
o-Xylene	ND		ug/l	2.5	0.70
Xylenes, Total	ND		ug/l	2.5	0.70
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70
Dibromomethane	ND		ug/l	5.0	1.0
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70
Acrylonitrile	ND		ug/l	5.0	1.5
Styrene	ND		ug/l	2.5	0.70
Dichlorodifluoromethane	ND		ug/l	5.0	1.0
Acetone	ND		ug/l	5.0	1.5
Carbon disulfide	ND		ug/l	5.0	1.0
2-Butanone	ND		ug/l	5.0	1.9
Vinyl acetate	ND		ug/l	5.0	1.0
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0
2-Hexanone	ND		ug/l	5.0	1.0
Bromochloromethane	ND		ug/l	2.5	0.70
2,2-Dichloropropane	ND		ug/l	2.5	0.70
1,2-Dibromoethane	ND		ug/l	2.0	0.65
1,3-Dichloropropane	ND		ug/l	2.5	0.70
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70
Bromobenzene	ND		ug/l	2.5	0.70
n-Butylbenzene	ND		ug/l	2.5	0.70
sec-Butylbenzene	ND		ug/l	2.5	0.70
tert-Butylbenzene	ND		ug/l	2.5	0.70

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 01/28/25 09:34
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-05 Batch: WG2024777-5					
o-Chlorotoluene	ND		ug/l	2.5	0.70
p-Chlorotoluene	ND		ug/l	2.5	0.70
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70
Hexachlorobutadiene	ND		ug/l	2.5	0.70
Isopropylbenzene	ND		ug/l	2.5	0.70
p-Isopropyltoluene	ND		ug/l	2.5	0.70
Naphthalene	ND		ug/l	2.5	0.70
n-Propylbenzene	ND		ug/l	2.5	0.70
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70
1,4-Dioxane	ND		ug/l	250	61.
p-Diethylbenzene	ND		ug/l	2.0	0.70
p-Ethyltoluene	ND		ug/l	2.0	0.70
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54
Ethyl ether	ND		ug/l	2.5	0.70
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	114		70-130
Toluene-d8	95		70-130
4-Bromofluorobenzene	98		70-130
Dibromofluoromethane	104		70-130

Lab Control Sample Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2504229
Report Date: 01/29/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 Batch: WG2024777-3 WG2024777-4								
Methylene chloride	98		100		70-130	2		20
1,1-Dichloroethane	100		100		70-130	0		20
Chloroform	110		110		70-130	0		20
Carbon tetrachloride	110		100		63-132	10		20
1,2-Dichloropropane	98		99		70-130	1		20
Dibromochloromethane	96		97		63-130	1		20
1,1,2-Trichloroethane	93		96		70-130	3		20
Tetrachloroethene	96		94		70-130	2		20
Chlorobenzene	91		91		75-130	0		20
Trichlorofluoromethane	150		150		62-150	0		20
1,2-Dichloroethane	110		110		70-130	0		20
1,1,1-Trichloroethane	110		110		67-130	0		20
Bromodichloromethane	100		100		67-130	0		20
trans-1,3-Dichloropropene	82		83		70-130	1		20
cis-1,3-Dichloropropene	89		89		70-130	0		20
1,1-Dichloropropene	99		97		70-130	2		20
Bromoform	94		90		54-136	4		20
1,1,2,2-Tetrachloroethane	87		88		67-130	1		20
Benzene	100		100		70-130	0		20
Toluene	89		91		70-130	2		20
Ethylbenzene	91		90		70-130	1		20
Chloromethane	120		120		64-130	0		20
Bromomethane	85		84		39-139	1		20

Lab Control Sample Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2504229
Report Date: 01/29/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 Batch: WG2024777-3 WG2024777-4								
Vinyl chloride	130		110		55-140	17		20
Chloroethane	**190**	Q	**190**	Q	55-138	0		20
1,1-Dichloroethene	96		85		61-145	12		20
trans-1,2-Dichloroethene	98		98		70-130	0		20
Trichloroethene	100		100		70-130	0		20
1,2-Dichlorobenzene	89		89		70-130	0		20
1,3-Dichlorobenzene	90		87		70-130	3		20
1,4-Dichlorobenzene	88		87		70-130	1		20
Methyl tert butyl ether	110		110		63-130	0		20
p/m-Xylene	90		90		70-130	0		20
o-Xylene	90		90		70-130	0		20
cis-1,2-Dichloroethene	100		100		70-130	0		20
Dibromomethane	100		100		70-130	0		20
1,2,3-Trichloropropane	89		91		64-130	2		20
Acrylonitrile	100		99		70-130	1		20
Styrene	85		85		70-130	0		20
Dichlorodifluoromethane	110		100		36-147	10		20
Acetone	88		87		58-148	1		20
Carbon disulfide	89		89		51-130	0		20
2-Butanone	83		84		63-138	1		20
Vinyl acetate	110		110		70-130	0		20
4-Methyl-2-pentanone	79		86		59-130	8		20
2-Hexanone	80		82		57-130	2		20

Lab Control Sample Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2504229
Report Date: 01/29/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 Batch: WG2024777-3 WG2024777-4								
Bromochloromethane	95		96		70-130	1		20
2,2-Dichloropropane	110		100		63-133	10		20
1,2-Dibromoethane	91		91		70-130	0		20
1,3-Dichloropropane	95		97		70-130	2		20
1,1,1,2-Tetrachloroethane	97		97		64-130	0		20
Bromobenzene	90		90		70-130	0		20
n-Butylbenzene	84		82		53-136	2		20
sec-Butylbenzene	83		81		70-130	2		20
tert-Butylbenzene	86		85		70-130	1		20
o-Chlorotoluene	90		88		70-130	2		20
p-Chlorotoluene	88		88		70-130	0		20
1,2-Dibromo-3-chloropropane	87		90		41-144	3		20
Hexachlorobutadiene	92		90		63-130	2		20
Isopropylbenzene	84		83		70-130	1		20
p-Isopropyltoluene	85		83		70-130	2		20
Naphthalene	75		76		70-130	1		20
n-Propylbenzene	84		84		69-130	0		20
1,2,3-Trichlorobenzene	85		85		70-130	0		20
1,2,4-Trichlorobenzene	85		84		70-130	1		20
1,3,5-Trimethylbenzene	84		83		64-130	1		20
1,2,4-Trimethylbenzene	84		83		70-130	1		20
1,4-Dioxane	104		114		56-162	9		20
p-Diethylbenzene	85		83		70-130	2		20

Lab Control Sample Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2504229
Report Date: 01/29/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 Batch: WG2024777-3 WG2024777-4								
p-Ethyltoluene	85		85		70-130	0		20
1,2,4,5-Tetramethylbenzene	81		81		70-130	0		20
Ethyl ether	**170**	Q	**180**	Q	59-134	6		20
trans-1,4-Dichloro-2-butene	**45**	Q	**50**	Q	70-130	11		20

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	111		110		70-130
Toluene-d8	95		97		70-130
4-Bromofluorobenzene	97		99		70-130
Dibromofluoromethane	104		103		70-130

Matrix Spike Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2504229
Report Date: 01/29/25

Parameter	*Native Sample*	*MS Added*	*MS Found*	*MS %Recovery*	*Qual*	*MSD Found*	*MSD %Recovery*	*Qual*	*Recovery Limits*	*RPD*	*Qual*	*RPD Limits*
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 QC Batch ID: WG2024777-6 WG2024777-7 QC Sample: L2504229-02 Client ID: MW-2_012425												
Methylene chloride	ND	10	11	110		11	110		70-130	0		20
1,1-Dichloroethane	ND	10	11	110		11	110		70-130	0		20
Chloroform	ND	10	11	110		12	120		70-130	9		20
Carbon tetrachloride	ND	10	10	100		11	110		63-132	10		20
1,2-Dichloropropane	ND	10	10	100		10	100		70-130	0		20
Dibromochloromethane	ND	10	9.2	92		9.4	94		63-130	2		20
1,1,2-Trichloroethane	ND	10	11	110		11	110		70-130	0		20
Tetrachloroethene	ND	10	8.5	85		8.1	81		70-130	5		20
Chlorobenzene	ND	10	8.0	80		7.6	76		75-130	5		20
Trichlorofluoromethane	ND	10	16	**160**	Q	17	**170**	Q	62-150	6		20
1,2-Dichloroethane	ND	10	12	120		12	120		70-130	0		20
1,1,1-Trichloroethane	ND	10	12	120		12	120		67-130	0		20
Bromodichloromethane	ND	10	11	110		11	110		67-130	0		20
trans-1,3-Dichloropropene	ND	10	7.4	74		7.6	76		70-130	3		20
cis-1,3-Dichloropropene	ND	10	8.2	82		8.2	82		70-130	0		20
1,1-Dichloropropene	ND	10	9.9	99		10	100		70-130	1		20
Bromoform	ND	10	8.2	82		8.3	83		54-136	1		20
1,1,2,2-Tetrachloroethane	ND	10	8.8	88		8.7	87		67-130	1		20
Benzene	ND	10	11	110		10	100		70-130	10		20
Toluene	ND	10	8.7	87		8.6	86		70-130	1		20
Ethylbenzene	4.9	10	13	81		14	91		70-130	7		20
Chloromethane	ND	10	13	130		14	**140**	Q	64-130	7		20
Bromomethane	ND	10	7.8	78		9.9	99		39-139	**24**	Q	20

Matrix Spike Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 QC Batch ID: WG2024777-6 WG2024777-7 QC Sample: L2504229-02 Client ID: MW-2_012425												
Vinyl chloride	ND	10	9.4	94		11	110		55-140	16		20
Chloroethane	ND	10	20	**200**	Q	22	**220**	Q	55-138	10		20
1,1-Dichloroethene	ND	10	9.1	91		9.6	96		61-145	5		20
trans-1,2-Dichloroethene	ND	10	10	100		10	100		70-130	0		20
Trichloroethene	ND	10	10	100		10	100		70-130	0		20
1,2-Dichlorobenzene	ND	10	5.6	**56**	Q	5.2	**52**	Q	70-130	7		20
1,3-Dichlorobenzene	ND	10	5.0	**50**	Q	4.5	**45**	Q	70-130	11		20
1,4-Dichlorobenzene	ND	10	4.9	**49**	Q	4.5	**45**	Q	70-130	9		20
Methyl tert butyl ether	ND	10	12	120		12	120		63-130	0		20
p/m-Xylene	12	20	29	85		32	100		70-130	10		20
o-Xylene	1.3J	20	16	80		16	80		70-130	0		20
cis-1,2-Dichloroethene	ND	10	10	100		11	110		70-130	10		20
Dibromomethane	ND	10	10	100		11	110		70-130	10		20
1,2,3-Trichloropropane	ND	10	8.5	85		8.4	84		64-130	1		20
Acrylonitrile	ND	10	15	**150**	Q	15	**150**	Q	70-130	0		20
Styrene	ND	20	12	**60**	Q	12	**60**	Q	70-130	0		20
Dichlorodifluoromethane	ND	10	11	110		11	110		36-147	0		20
Acetone	19	10	28	90		32	130		58-148	13		20
Carbon disulfide	ND	10	8.6	86		8.4	84		51-130	2		20
2-Butanone	ND	10	19	**190**	Q	21	**210**	Q	63-138	10		20
Vinyl acetate	ND	10	8.9	89		9.6	96		70-130	8		20
4-Methyl-2-pentanone	ND	10	10	100		11	110		59-130	10		20
2-Hexanone	ND	10	10	100		12	120		57-130	18		20

Matrix Spike Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 QC Batch ID: WG2024777-6 WG2024777-7 QC Sample: L2504229-02 Client ID: MW-2_012425												
Bromochloromethane	ND	10	10	100		10	100		70-130	0		20
2,2-Dichloropropane	ND	10	9.0	90		9.0	90		63-133	0		20
1,2-Dibromoethane	ND	10	9.2	92		9.4	94		70-130	2		20
1,3-Dichloropropane	ND	10	9.9	99		10	100		70-130	1		20
1,1,1,2-Tetrachloroethane	ND	10	9.6	96		9.3	93		64-130	3		20
Bromobenzene	ND	10	7.3	73		6.8	**68**	Q	70-130	7		20
n-Butylbenzene	0.71J	10	4.0	**40**	Q	3.0	**30**	Q	53-136	**29**	Q	20
sec-Butylbenzene	1.1J	10	5.9	**59**	Q	5.1	**51**	Q	70-130	15		20
tert-Butylbenzene	ND	10	6.5	**65**	Q	6.1	**61**	Q	70-130	6		20
o-Chlorotoluene	ND	10	5.6	**56**	Q	5.3	**53**	Q	70-130	6		20
p-Chlorotoluene	ND	10	5.4	**54**	Q	5.0	**50**	Q	70-130	8		20
1,2-Dibromo-3-chloropropane	ND	10	8.3	83		8.5	85		41-144	2		20
Hexachlorobutadiene	ND	10	4.4	**44**	Q	3.6	**36**	Q	63-130	20		20
Isopropylbenzene	7.1	10	14	**69**	Q	14	**69**	Q	70-130	0		20
p-Isopropyltoluene	0.71J	10	5.7	**57**	Q	5.0	**50**	Q	70-130	13		20
Naphthalene	0.99J	10	4.2	**42**	Q	3.7	**37**	Q	70-130	13		20
n-Propylbenzene	13	10	18	**50**	Q	16	**30**	Q	69-130	12		20
1,2,3-Trichlorobenzene	ND	10	2.8	**28**	Q	2.3J	**23**	Q	70-130	20		20
1,2,4-Trichlorobenzene	ND	10	2.5	**25**	Q	1.8J	**18**	Q	70-130	**33**	Q	20
1,3,5-Trimethylbenzene	4.6	10	11	64		10	**54**	Q	64-130	10		20
1,2,4-Trimethylbenzene	37	10	44	70		42	**50**	Q	70-130	5		20
1,4-Dioxane	ND	500	590	118		650	130		56-162	10		20
p-Diethylbenzene	1.5J	10	9.1	91		7.5	75		70-130	19		20

Matrix Spike Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 QC Batch ID: WG2024777-6 WG2024777-7 QC Sample: L2504229-02 Client ID: MW-2_012425												
p-Ethyltoluene	18	10	25	70		24	**60**	Q	70-130	4		20
1,2,4,5-Tetramethylbenzene	5.7	10	8.0	**23**	Q	5.9	**2**	Q	70-130	**30**	Q	20
Ethyl ether	ND	10	17	**170**	Q	17	**170**	Q	59-134	0		20
trans-1,4-Dichloro-2-butene	ND	10	2.8	**28**	Q	2.6	**26**	Q	70-130	7		20

Surrogate	MS % Recovery	MS Qualifier	MSD % Recovery	MSD Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	114		115		70-130
4-Bromofluorobenzene	98		97		70-130
Dibromofluoromethane	102		104		70-130
Toluene-d8	94		96		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2504229
Report Date: 01/29/25

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
A	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L2504229-01A	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-01B	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-01C	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-02A	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-02A1	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-02A2	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-02B	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-02B1	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-02B2	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-02C	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-02C1	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-02C2	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-03A	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-03B	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-03C	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-04A	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-04B	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-04C	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-05A	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)
L2504229-05B	Vial HCl preserved	A	NA		2.4	Y	Absent		NYTCL-8260(14)

*Values in parentheses indicate holding time in days

Project Name:	27-01 JACKSON AVE	**Lab Number:**	L2504229
Project Number:	170472002	**Report Date:**	01/29/25

GLOSSARY

Acronyms

DL	- Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
EDL	- Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).
EMPC	- Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.
EPA	- Environmental Protection Agency.
LCS	- Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LCSD	- Laboratory Control Sample Duplicate: Refer to LCS.
LFB	- Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LOD	- Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
LOQ	- Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.) Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
MDL	- Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
MS	- Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.
MSD	- Matrix Spike Sample Duplicate: Refer to MS.
NA	- Not Applicable.
NC	- Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.
NDPA/DPA	- N-Nitrosodiphenylamine/Diphenylamine.
NI	- Not Ignitable.
NP	- Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.
NR	- No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.
RL	- Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
RPD	- Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.
SRM	- Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.
STLP	- Semi-dynamic Tank Leaching Procedure per EPA Method 1315.
TEF	- Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.
TEQ	- Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.
TIC	- Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: DU Report with 'J' Qualifiers

Project Name:	27-01 JACKSON AVE	**Lab Number:**	L2504229
Project Number:	170472002	**Report Date:**	01/29/25

Footnotes

1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Chlordane: The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA,this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Gasoline Range Organics (GRO): Gasoline Range Organics (GRO) results include all chromatographic peaks eluting from Methyl tert butyl ether through Naphthalene, with the exception of GRO analysis in support of State of Ohio programs, which includes all chromatographic peaks eluting from Hexane through Dodecane.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenz(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. For MassDEP DW compliance analysis only, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL. Note: If a 'Total' result is requested, the results of its individual components will also be reported.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

F - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

J - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively

Report Format: DU Report with 'J' Qualifiers

Project Name:	27-01 JACKSON AVE	**Lab Number:**	L2504229
Project Number:	170472002	**Report Date:**	01/29/25

Data Qualifiers

Identified Compounds (TICs). For calculated parameters, this represents that one or more values used in the calculation were estimated.

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

ND - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

V - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Z - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2504229
Report Date: 01/29/25

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - VI, 2018.

LIMITATION OF LIABILITIES

Pace Analytical Services performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Pace Analytical Services shall be to re-perform the work at it's own expense. In no event shall Pace Analytical Services be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Pace Analytical Services.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility – 8 Walkup Dr. Westborough, MA 01581
EPA 624.1: m/p-xylene, o-xylene, Naphthalene
EPA 625.1: alpha-Terpineol
EPA 8260D: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270E: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine, alpha-Terpineol, Azobenzene; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048
SM 2540D: TSS.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
MADEP-APH.
Nonpotable Water: EPA RSK-175 Dissolved Gases
Biological Tissue Matrix: EPA 3050B

Mansfield Facility – 120 Forbes Blvd. Mansfield, MA 02048
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Nonpotable Water: EPA RSK-175 Dissolved Gases

The following test method is not included in our New Jersey Secondary NELAP Scope of Accreditation:

Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048
Determination of Selected Perfluorinated Alkyl Substances by Solid Phase Extraction and Liquid Chromatography/Tandem Mass Spectrometry Isotope Dilution (via Alpha SOP 23528)

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility – 8 Walkup Dr. Westborough, MA 01581

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 524.2: THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N**, SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables).
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, EPA 1600, EPA 1603, SM9222D.**

Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522, EPA 537.1.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb**,** As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

Certification IDs:

Westborough Facility – 8 Walkup Dr. Westborough, MA 01581
CT PH-0826, IL 200077, IN C-MA-03, KY JY98045, ME MA00086, MD 348, MA M-MA086, NH 2064, NJ MA935, NY 11148, NC (DW) 25700, NC (NPW/SCM) 666, OR MA-1316, PA 68-03671, RI LAO00065, TX T104704476, VT VT-0935, VA 460195

Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048
CT PH-0825, ANAB/DoD L2474, IL 200081, IN C-MA-04, KY KY98046, LA 3090, ME MA00030, MI 9110, MN 025-999-495, NH 2062, NJ MA015, NY 11627, NC (NPW/SCM) 685, OR MA-0262, PA 68-02089, RI LAO00299, TX T-104704419, VT VT-0015, VA 460194, WA C954

Mansfield Facility – 120 Forbes Blvd. Mansfield, MA 02048
ANAB/DoD L2474, ME MA01156, MN 025-999-498, NH 2249, NJ MA025, NY 12191, OR 4203, TX T104704583, VA 460311, WA C1104.

For a complete listing of analytes and methods, please contact your Project Manager.

Serial No:01292517:51

L2504229 31JAN25
LANGAN – NYC

NEW YORK CHAIN OF CUSTODY

ALPHA ANALYTICAL

Westborough, MA 01581 — 8 Walkup Dr. — TEL: 508-898-9220 — FAX: 508-898-9193
Mansfield, MA 02048 — 320 Forbes Blvd — TEL: 508-822-9300 — FAX: 508-822-3288

Service Centers
Mahwah, NJ 07430: 35 Whitney Rd, Suite 5
Albany, NY 12205: 14 Walker Way
Tonawanda, NY 14150: 275 Cooper Ave, Suite 105

Page 1 of 1

Date Rec'd in Lab 1/25/25

Client Information

Client: Langan NYC
Address: 300 Kimball Ave
New York, NY 10001
Phone: 212-479-5400
Fax:
Email: KSEMON@Langan.com

Project Information

Project Name: 27-01 Jackson Ave
Project Location: Long Island City
Project #: 170472002
(Use Project name as Project #): ☐
Project Manager: Kimberly Semon
ALPHAQuote #:

Turn-Around Time

Standard: ☒ Due Date:
Rush (only if pre approved): ☐ # of Days:

These samples have been previously analyzed by Alpha ☐

Other project specific requirements/comments:
Please cc: Daramanagement@langan.com, LHaley@langan.com & AReach@langan.com

Please specify Metals or TAL.

Deliverables

☐ ASP-A ☒ ASP-B
☐ EQuIS (1 File) ☐ EQuIS (4 File)
☐ Other

☒ Same as Client info
PO #

Regulatory Requirement

☐ NY TOGS ☒ NY Part 375
☐ AWQ Standards ☐ NY CP-51
☐ NY Restricted Use ☐ Other
☐ NY Unrestricted Use
☐ NYC Sewer Discharge

Disposal Site Information

Please identify below location of applicable disposal facilities.

Disposal Facility:
☐ NJ ☐ NY
☐ Other:

ANALYSIS

Part 375/TCL VOCs

Sample Filtration
☐ Done
☐ Lab to do
Preservation
☐ Lab to do
(Please Specify below)

Total Bottle

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	Part 375/TCL VOCs	Sample Specific Comments
04229-01	MW-1_012425	1/24/25	13:40	GW	LC	X	
-02	MW-2_012425		11:40				MS/MSD
-03	DUP01_012425		—				
-04	FB01_012425		13:55	AQ			
-05	TB01_012425		—	AQ	—		

Container Type
Preservative

Preservative Code:
A = None
B = HCl
C = HNO_3
D = H_2SO_4
E = NaOH
F = MeOH
G = $NaHSO_4$
H = $Na_2S_2O_3$
K/E = Zn Ac/NaOH
O = Other

Container Code
P = Plastic
A = Amber Glass
V = Vial
G = Glass
B = Bacteria Cup
C = Cube
O = Other
E = Encore
D = BOD Bottle

Westboro: Certification No: MA935
Mansfield: Certification No: MA015

Relinquished By:	Date/Time	Received By:	Date/Time
L. Clements / L. Clements	1/24/25 @ 14:20	SSMI / Pace	1-24-25 1420
SSMI	1-24-25 1925	[illegible] / DAS	1/24/25 1940
[illegible] / DAS	1/24/25	[illegible]	1/24/25 2330
[illegible]	1/25/25 01:50	PG	1/25/25 01:50

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. BY EXECUTING THIS COC, THE CLIENT HAS READ AND AGREES TO BE BOUND BY ALPHA'S TERMS & CONDITIONS. (See reverse side.)

Form No: 01-25 HC (rev. 30-Sept-2013)

ATTACHMENT E

Data Usability Summary Report

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

Technical Memorandum

1 University Square Drive Princeton, NJ 08540 T: 609.282.8000
Mailing Address: 1 University Square Drive Princeton, NJ 08540

To: Ali Reach, Langan Senior Staff Geologist

From: Joe Conboy, Langan Project Chemist

Date: February 20, 2025

Re: Data Usability Summary Report
For 27-01 Jackson Avenue
January 2025 Groundwater Samples
Langan Project No.: 170472002

This memorandum presents the findings of an analytical data validation from the analysis of groundwater samples collected in January 2025 by Langan Engineering and Environmental Services at the 27-01 Jackson Avenue site. The samples were analyzed by Pace Analytical Laboratories, Inc. (NYSDOH NELAP registration # 11148) for volatile organic compounds (VOCs) by the method specified below.

- VOCs by SW-846 Method 8260D

Table 1, attached, summarizes the laboratory and client sample identification numbers, sample collection dates, level of data validation, and analytical parameters subject to review.

Validation Overview

This data validation was performed in accordance with the following guidelines, where applicable:

- USEPA Region II Standard Operating Procedures (SOPs) for Data Validation
- USEPA Contract Laboratory Program "National Functional Guidelines for Organic Superfund Methods Data Review" (EPA 540- R-20-005, November 2020)
- USEPA Contract Laboratory Program "National Functional Guidelines for Inorganic Superfund Methods Data Review" (EPA 540- R-20-005, November 2020), and
- published analytical methodologies.

Tier 1 data validation is based on completeness and compliance checks of sample-related QC results including: sample receipt documentation; analytical holding times; sample preservation; blank results (method, field, and trip); surrogate recoveries; MS/MSD recoveries and RPDs values; field duplicate RPDs, laboratory duplicate RPDs, and LCS/LCSD recoveries and RPDs. All sample delivery groups underwent Tier 1 validation review.

As a result of the review process, the following qualifiers may be assigned to the data in accordance with the USEPA guidelines and our best professional judgment:

R – The sample results are unusable. The results are rejected because of serious deficiencies in meeting quality control criteria in accordance with the applicable validation guidelines. The analyte may or may not be present in the sample.

J – The analyte was positively identified above the quantitation limit, and the associated numerical value is the approximate concentration of the analyte in the sample.

UJ – The analyte was not detected at or above the quantitation limit. The reported quantitation limit may be imprecise because of potential low or indeterminate bias.

U – The analyte was not detected at or above the quantitation limit, or the analyte detection is impacted by blank contamination and qualified as non-detect in accordance with the applicable validation guidelines.

If any validation qualifiers are assigned, these qualifiers should supersede any laboratory-applied qualifiers. Data that is not qualified as a result of this data validation is considered acceptable on the basis of the items specified for review. Data that is qualified as "R" are considered invalid and are not technically usable for data interpretation. Data that is otherwise qualified because of minor data-quality anomalies are usable, as qualified in Table 2 (attached).

The following acronyms may be used in the discussion of data-quality issues:

%D	Percent Difference	MB	Method Blank
CCV	Continuing Calibration Verification	MDL	Method Detection Limit
FB	Field Blank	MS	Matrix Spike
FD	Field Duplicate	MSD	Matrix Spike Duplicate
ICAL	Initial Calibration	RF	Response Factor
ICV	Initial Calibration Verification	RL	Reporting Limit
ISTD	Internal Standard	RPD	Relative Percent Difference
LCL	Lower Control Limit	RSD	Relative Standard Deviation
LCS	Laboratory Control Sample	TB	Trip Blank
LCSD	Laboratory Control Sample Duplicate	UCL	Upper Control Limit

MAJOR DEFICIENCIES:

Major deficiencies include those that grossly impact data quality and necessitate the rejection of results. No major deficiencies were identified.

MINOR DEFICIENCIES:

Minor deficiencies include anomalies that directly impact data quality and necessitate qualification, but do not result in unusable data. The section below describes the minor deficiencies that were identified.

VOCs by SW-846 Method 8260D

L2504229

The LCS/LCSD for batch WG2024777 exhibited a percent recovery below the LCL for trans-1,4-dichloro-2-butene (45%, 50%). The associated results in samples MW-1_012425, MW-2_012425, and DUP01_012425 are qualified as UJ because of potential low bias.

OTHER DEFICIENCIES:

Other deficiencies include anomalies that do not directly impact data quality and do not necessitate qualification. The section below describes the other deficiencies that were identified.

VOCs by SW-846 Method 8260D

L2504229

The LCS/LCSD for batch WG2024777 exhibited percent recoveries above the UCL for chloroethane (190%, 190%) and diethyl ether (ethyl ether) (170%, 180%). The associated results are non-detect. No qualification is necessary.

The MS and/or MSD performed on sample MW-2_012425 exhibited percent recoveries and/or RPDs outside of control limits for one or more analytes (Recoveries = 2% - 220%, RPDs = 24% - 33%). Organic results are not qualified on the basis of MS/MSD recoveries or RPDs alone. No qualification is necessary.

FIELD DUPLICATE:

One field duplicate and parent sample pair was collected and analyzed for all parameters. For results less than 5X the RL, analytes meet the precision criteria if the absolute difference is less than ±1X the RL. For results greater than 5X the RL, analytes meet the precision criteria if the RPD is less than or equal to 30% for groundwater. The following field duplicate and parent sample pair was compared to and met the precision criteria:

- DUP01_012425 and MW-1_012425

CONCLUSION:

On the basis of this evaluation, the laboratory appears to have followed the specified analytical methods with the exception of errors discussed above. If a given fraction is not mentioned above, that means that all specified criteria were met for that parameter. All of the data packages met ASP Category B requirements.

All data are considered usable, as qualified. In addition, completeness, defined as the percentage of analytical results that are judged to be valid, is 100%.

Signed:

Joe Conboy
Project Chemist

May 30, 2025

Ms. Marlen Salazar
New York State Department of Environmental Conservation (NYSDEC) Region 2
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101

RE: Eleventh Quarter Groundwater Monitoring Report
27-01 Jackson Avenue
Long Island City, New York
NYSDEC Order on Consent No. S241209
Langan Project No.: 170472002

Dear Ms. Salazar:

In accordance with the January 23, 2020 Off-Site In-Situ Treatment Remedial Design Plan (RDP) and the December 12, 2022 NYSDEC-approved Off-Site Site Management Plan (OSMP), Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) conducted groundwater sampling within the public right-of-way and sidewalks adjacent to the 27-01 Jackson Avenue site located in the Long Island City neighborhood of Queens, New York (Brownfield Cleanup Program [BCP] Site No. C241209). The south- and west-adjoining sidewalks are subject to the April 20, 2022 Order on Consent and Administrative Settlement (CO), Index No. S241209-08-09 and hereinafter referred to as the "CO site". A site location map is provided as Figure 1. This was the eleventh quarterly sampling event completed following implementation of the off-site in-situ groundwater treatment program between October 20 and November 11, 2021.

Project Background

The CO site is an approximately 2,750-square-foot area that spans sections of the Jackson Avenue and 43rd Avenue sidewalks adjoining the BCP site located at 27-01 Jackson Avenue in the Long Island City neighborhood of Queens, New York (identified as Block 432, Lot 21 on the Queens County Tax Map). A site layout plan is presented on Figure 2.

Light non-aqueous phase liquid (LNAPL), and petroleum-impacted soil, groundwater, and soil vapor were identified on- and off-site during a Remedial Investigation (RI) and supplemental sampling events performed between October 2018 and July 2020. To address the impacts, NYSDEC approved the RDP and the Remedial Action Work Plan (RAWP) on January 23, 2020 and January 9, 2021, respectively. A Track 1 remedy was achieved at the BCP site and a certificate of completion (COC) was issued on December 23, 2022. Pursuant to the RAWP, a CO

was executed on April 20, 2022, which requires compliance with the NYSDEC-approved December 12, 2022 OSMP. The intent of the CO is to monitor off-site conditions in groundwater following off-site groundwater treatment and on-site dewatering. The OSMP addresses the means for implementing, monitoring, and reporting on the Engineering and Institutional Controls (ECs/ICs) that are required by the CO for the off-site areas adjacent to the BCP site.

In-Situ Groundwater Treatment

An off-site in-situ groundwater treatment program was implemented to treat remaining petroleum-related VOCs beneath the CO site, which were initially identified during the RI. Targeted petroleum-related VOCs included benzene, toluene, ethylbenzene, and xylenes (BTEX), and their breakdown products. Impacted groundwater was treated using an activated carbon solution (PetroFix™) via direct-push injection points located in a rough grid pattern to spread chemicals evenly within the off-site, south- and west-adjoining sidewalks comprising the CO site.

The injection program was carried out by Clean Harbors of Norwell, Massachusetts and Aquifer Drilling and Testing (ADT) of Mineola, New York, under the oversight of Langan, between October 20 and November 11, 2021. Injection point locations are shown on Figure 3. At each injection point, a hollow steel injection rod was advanced to depths ranging from about 15 to 30 feet below grade surface (bgs). Injections were made using a "bottom-up" approach, beginning at the deepest 2-foot interval, and raised from the bottom depth in 2-foot intervals to approximately 15 feet bgs. Approximately 14,400 pounds of Petrofix® and 720 pounds of electron acceptor blend were applied via direct-push drill rig between October 20 and November 11, 2021. Between 664 and 976 pounds of Petrofix® were applied to each point.

Performance Monitoring Methodology

The RDP and OSMP included baseline sampling and quarterly post-injection groundwater monitoring to evaluate the efficacy of the CO site remedy. Baseline groundwater sampling was conducted from existing monitoring wells MW-3 and MW-4 and temporary monitoring wells MW-1 and MW-2 on October 7 and 19, 2021. Monitoring wells MW-3 and MW-4 were compromised during installation of the support of excavation, and the four monitoring wells were reinstalled for post-remediation groundwater monitoring on August 22, 2022 and October 13 and 14, 2022. Post-injection monitoring well locations are shown on Figure 3.

Post-injection groundwater monitoring was not conducted between November 2021 and October 2022 due to remediation efforts and active dewatering at the BCP site. Eleven post-injection quarterly sampling events have been completed at the CO site in October 2022, January 2023, April 2023, July 2023, October 2023, January 2024, April 2024, July 2024, October 2024, January 2025, and April 2025.

Between the third and fourth quarter sampling events, monitoring well MW-3 was compromised during the installation of utilities beneath the 43rd Avenue sidewalk. Considering VOCs were non-detect in MW-3 during the previous three quarters of sampling, NYSDEC allowed the discontinuation of sampling of MW-3 via email correspondence on August 8th, 2023. The Fourth

Quarter Groundwater Monitoring Report, dated September 15, 2023, indicated that VOCs were also non-detect in monitoring well MW-4 during the previous four quarters; therefore, NYSDEC allowed the discontinuation of sampling of MW-4 via email correspondence on October 13th, 2023. NYSDEC correspondence is included as Attachment A.

Well Purging and Sampling

Monitoring well sampling was conducted for monitoring wells MW-1 and MW-2 on April 16, 2025. Before sampling, each well was purged using the low-flow method developed by the United States Environmental Protection Agency (USEPA) "Low-Flow [Minimal Drawdown] Ground-Water Sampling Procedures," EPA/540/S-95/504, April 1996) and accepted by the NYSDEC. Purging was performed using a peristaltic pump fitted with dedicated tubing at each well. During purging of MW-1 and MW-2, the turbidity, pH, temperature, conductivity, oxidation-reduction potential (ORP), and dissolved oxygen (DO) were monitored using a Horiba U-52 water quality meter with a flow-through cell. Purged groundwater was containerized in 55-gallon drums during each event. The daily site observation report is included in Attachment B. The groundwater quality parameters for MW-1 and MW-2 are recorded in the Well Purging and Sampling Logs provided in Attachment C.

As a general rule, groundwater is purged until water quality parameters stabilized, after an hour of continuous purging, or after three well volumes of groundwater had been removed from the well. Groundwater samples were collected from MW-1 after water quality parameters stabilized, and from MW-2 after one hour of continuous purging.

After purging each well, a groundwater sample was collected directly from the pump discharge line using USEPA low-flow techniques. For quality assurance and quality control, one field blank sample and one duplicate sample were collected. A trip blank was included in each shipment for quality control during transport. All samples were analyzed for Part 375/Target Compound List (TCL) VOCs via USEPA SW-846 method 8260C by Pace Analytical, a New York State Department of Environmental Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-accredited laboratory in Westborough, Massachusetts.

The laboratory analytical results for the baseline sampling event, the previous quarterly sampling events, and the April 2025 sampling event are summarized in Table 1. The laboratory analytical report from the April 2025 sampling event is provided as Attachment D. Groundwater analytical results were compared to the NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical & Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA drinking water (herein collectively referenced as the NYSDEC SGVs). Analytical results from the first quarterly sampling event are discussed in the NYSDEC-approved December 2022 Final Engineering Report (FER), and analytical results from subsequent quarters are discussed in their respective quarterly monitoring reports.

April 2025 Performance Monitoring Analytical Results

Analytical results from the April 2025 performance monitoring are summarized as follows:

- MW-1: No VOCs were detected above the NYSDEC SGVs. In comparison to baseline analytical results, total VOC and total BTEX concentrations have decreased by 100%.
- MW-2: 1,2,4-trimethylbenzene, m/p-xylene, n-propylbenzene, and total xylenes were detected above the NYSDEC SGVs. In comparison to baseline analytical results, total VOC and total BTEX concentrations have decreased by 99.2% and 99.8%, respectively.

Four VOCs were detected above the NYSDEC SGVs in groundwater samples collected from one monitoring well (MW-2) during the April 2025 monitoring event. Total VOC concentrations have decreased by 100% (MW-1) and 99.2% (MW-2), and total BTEX concentrations have decreased by 100% (MW-1) and 99.8% (MW-2) when compared to baseline concentrations. In comparison to the tenth quarterly sampling event, analyte concentrations detected above the NYSDEC SGVs in MW-2 are generally within the same order of magnitude or one order of magnitude lower.

Analytical data are shown on Figure 4 and result trends are shown on Figure 5. Comparison of overall result trends for each monitoring well show a bulk reduction in petroleum-related VOCs to asymptotic levels over the course of the monitoring program. Based on the post-remedy sampling results and trends, the off-site remedy appears to have been effective; further significant decline of contaminant of concern concentrations in the near term is not anticipated.

Data Validation

A copy of the Analytical Services Protocol (ASP) Category B laboratory report was submitted to Langan's data validation department for review in accordance with the USEPA validation guidelines for organic and inorganic data. The data were found to be 100% acceptable. The Data Usability Summary Report (DUSR) is included in Attachment E.

Closure

Targeted petroleum-related VOC concentrations exceeded the NYSDEC SGVs in MW-2, but have been reduced by one to three orders of magnitude relative to baseline concentrations, indicating that bulk reduction has been observed. VOCs were not detected above the NYSDEC SGVs in MW-1 during the last two quarterly monitoring events. As requested by NYSDEC in correspondence dated September 19, 2024 (see Attachment A), three additional quarters (Q9 through Q11) of groundwater monitoring were conducted by Langan. Based on review of the overall analytical data generated over the course of the monitoring program, it appears that the remedy was effective in demonstrating a bulk reduction of these contaminants. As evidenced by the three additional quarters, asymptotic reduction of VOC concentrations in MW-1 and MW-2 appear to have been achieved, and further decline of contaminant of concern concentrations is not anticipated. Therefore, Langan is requesting discontinuation of groundwater monitoring at the site.

Should you have any questions, please call the undersigned at 212-479-5427.

Sincerely,

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

Jason Hayes, P.E.
Senior Principal

Enclosures:

Figure 1	Site Location Map
Figure 2	Site Layout Plan
Figure 3	In-Situ Groundwater Treatment Injection Plan
Figure 4	Groundwater Sample Analytical Results
Figure 5	Groundwater Sample Analytical Results Trends
Table 1	Groundwater Sample Analytical Results
Attachment A	NYSDEC Correspondence
Attachment B	Daily Site Observation Report
Attachment C	Well Purging and Sampling Logs
Attachment D	Laboratory Analytical Report
Attachment E	Data Usability Summary Report

FIGURES

LEGEND

APPROXIMATE SITE BOUNDARY

APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209

1000 0 500 1000

SCALE: 1 INCH = 1000 FEET

NOTE: BASE MAP IS REFERENCED FROM THE UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5 MINUTE SERIES CENTRAL PARK AND BROOKLYN QUADRANGLE MAPS, DATED 2019.

LANGAN

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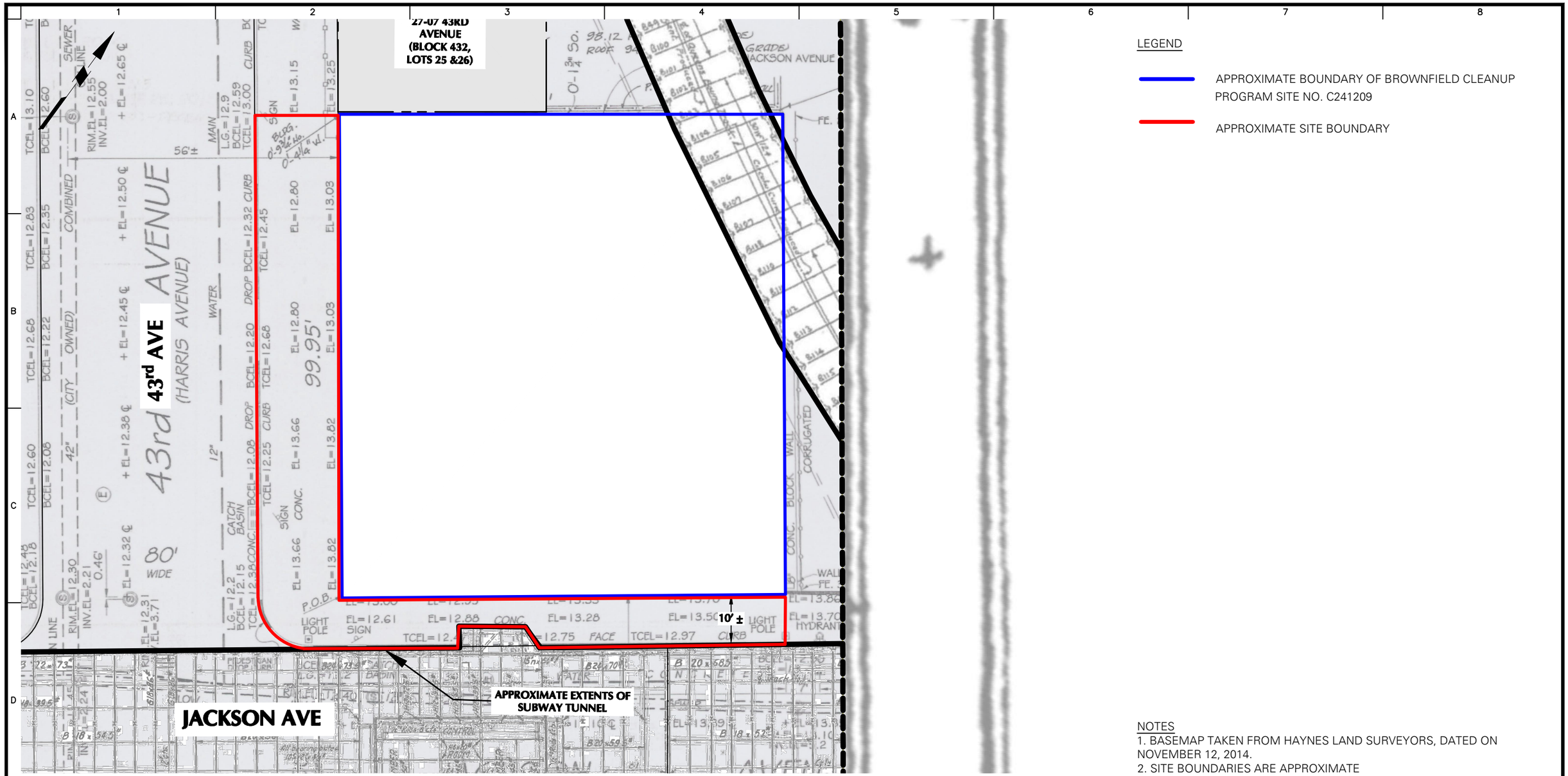
Project	27-01 JACKSON AVENUE BLOCK No. 4321, LOT No. 21 QUEENS NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170472002
Date	06/01/2022
Drawn By	LH
Checked By	KS
Figure No.	1

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\OSMP\Figure 1 - Site Location Map.dwg Date: 2/14/2023 Time: 22:25 User: lhaley Style Table: Langan.stb Layout: F1 - SITE LCO MAP



LEGEND

- APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209
- APPROXIMATE SITE BOUNDARY

NOTES

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED ON NOVEMBER 12, 2014.
2. SITE BOUNDARIES ARE APPROXIMATE

20 0 10 20

SCALE IN 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, TO ALTER THIS ITEM IN ANY WAY.

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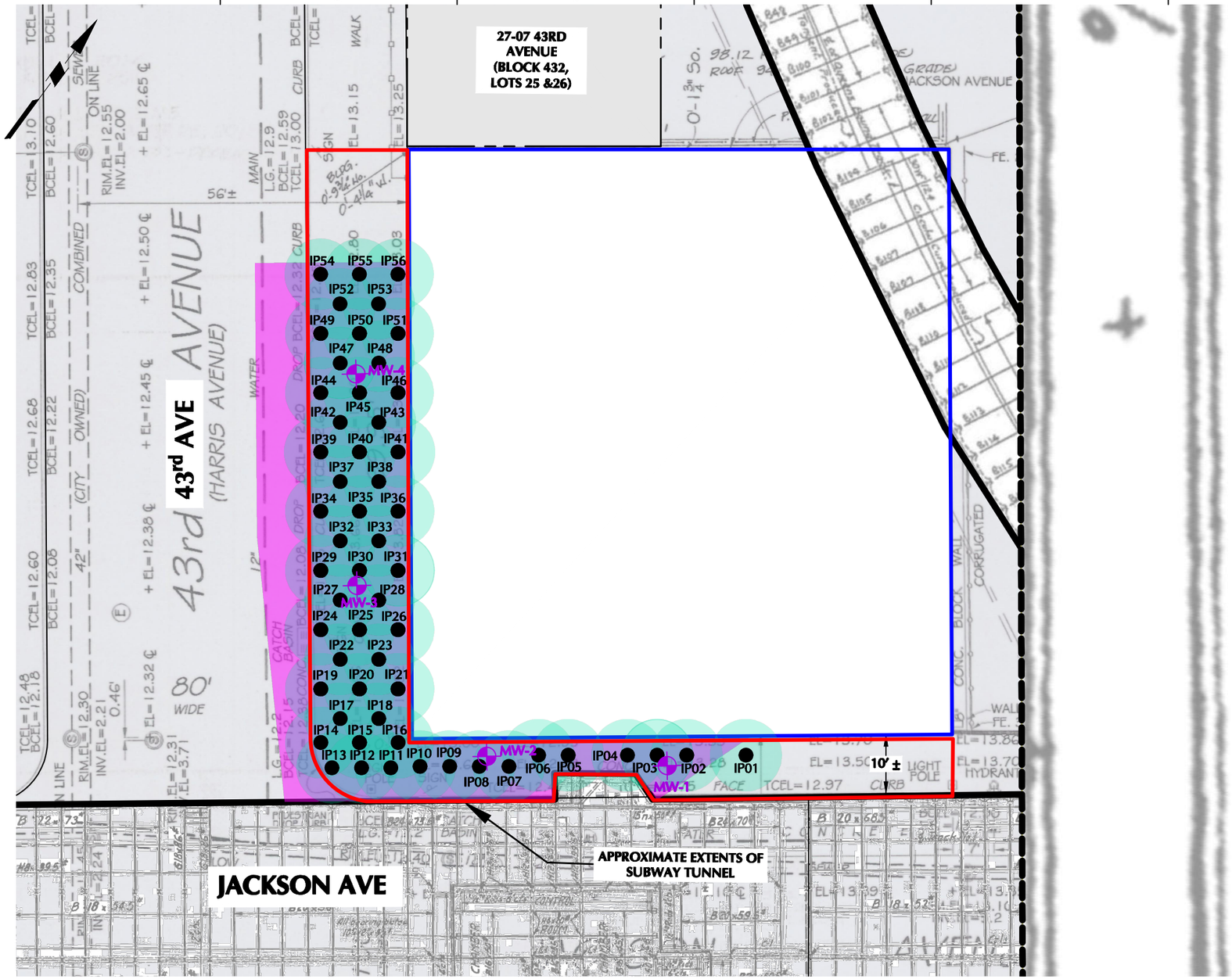
Project	27-01 JACKSON AVENUE BLOCK No. 432 LOT No. 21 QUEENS NEW YORK
Figure Title	SITE LAYOUT PLAN
Project No.	170472002
Date	07/06/2022
Drawn By	LH
Checked By	KS
Figure No.	2

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\SMP\Figure 2 - Site Layout Plan.dwg Date: 7/6/2022 Time: 13:44 User: eseery Style Table: Langan.stb Layout: ANSIB-BL



LEGEND

- APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209
- APPROXIMATE SITE BOUNDARY
- IP01 — INJECTION POINT LOCATION
- APPROXIMATE RADIUS OF INFLUENCE FOR PETROFIX
- APPROXIMATE EXTENT OF OFF-SITE PETROLEUM PLUME
- MW-1 — MONITORING WELL LOCATION

NOTES

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED NOVEMBER 12, 2014.
2. INJECTIONS WERE COMPLETED BETWEEN OCTOBER 20, 2021 AND NOVEMBER 11, 2021.
3. RADIUS OF INFLUENCE CALCULATIONS WERE DETERMINED IN CONSULTATION WITH REMEDIAL CHEMICAL MANUFACTURERS BASED ON SUBSURFACE CONDITIONS AND CONTAMINANT CONCENTRATIONS ENCOUNTERED DURING THE REMEDIAL INVESTIGATION CONDUCTED BY LANGAN.
4. ALL INJECTION AND MONITORING WELL LOCATIONS ARE APPROXIMATE.
5. ELEVATIONS (EL.) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAVD83).

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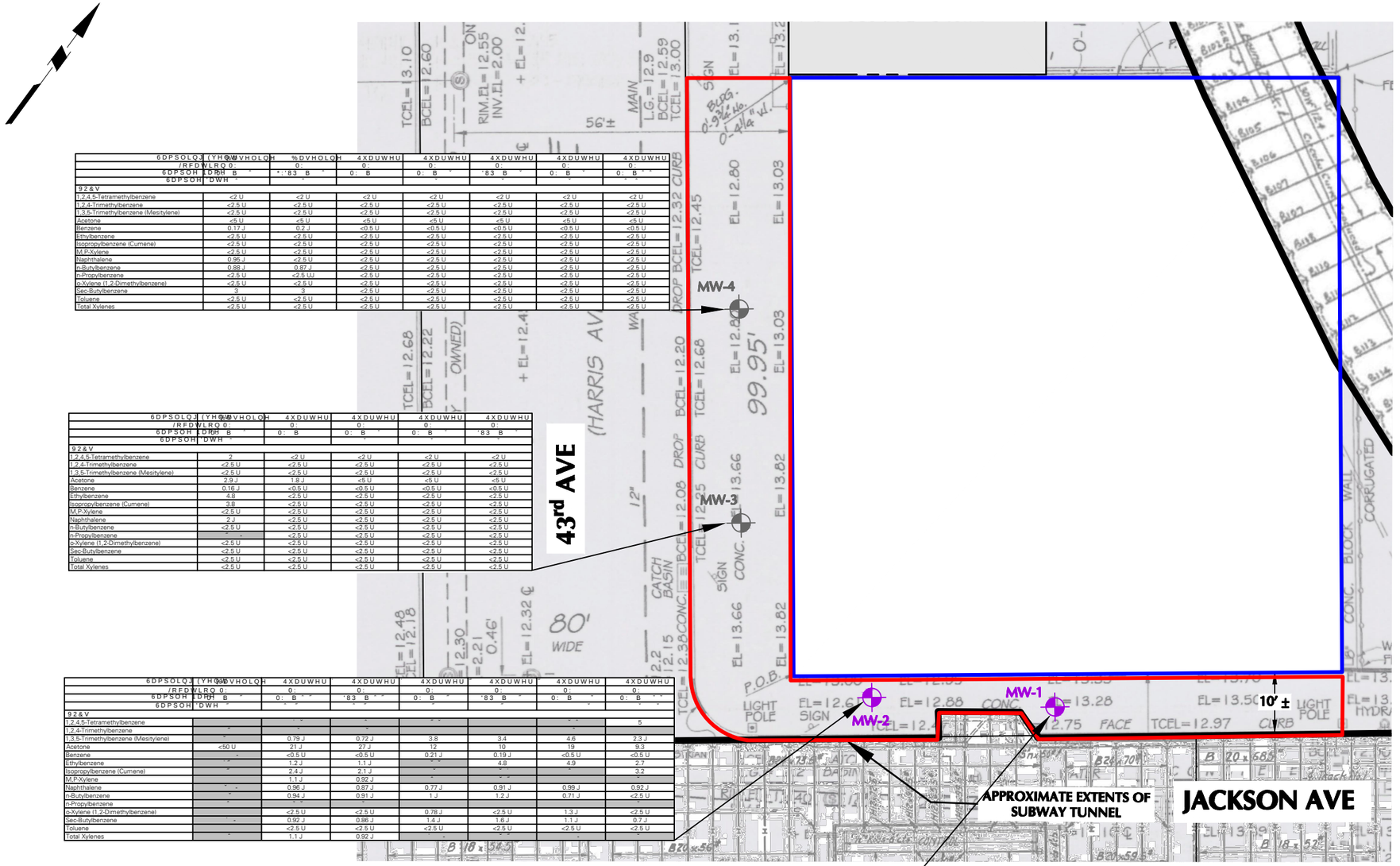
Project	27-01 JACKSON AVENUE BLOCK No. 432 LOT No. 21 QUEENS NEW YORK
Figure Title	IN-SITU GROUNDWATER TREATMENT INJECTION PLAN
Project No.	170472002
Date	11/17/2022
Drawn By	LH
Checked By	KS
Figure No.	3

Filename: \\langan.com\data\NYC\data0\170472002\Project Data\CAD\02\SheetFiles\OSMP\Figure 3 - In-Situ Groundwater Treatment Injection Plan.dwg Date: 11/17/2022 Time: 22:22 User: lhaley Style Table: Langan.stb Layout: ANSIB-BL



6DPSOLQJ (YHQW	%DVHORDG	4XDUWHU	4XDUWHU	4XDUWHU	4XDUWHU	4XDUWHU	4XDUWHU
/RFDWLRQ 0:	0:	0:	0:	0:	0:	0:	0:
6DPSOH 'DWH	·'83 B	0: B	0: B	'83 B	0: B	0: B	
6DPSOH 'DWH							
92&V							
1,2,4,5-Tetramethylbenzene	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Acetone	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	0.17 J	0.2 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	0.95 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	0.88 J	0.87 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	3	3	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

6DPSOLQJ (YHQW	%DVHORDG	4XDUWHU	4XDUWHU	4XDUWHU	4XDUWHU	4XDUWHU
/RFDWLRQ 0:	0:	0:	0:	0:	0:	0:
6DPSOH 'DWH	0: B	0: B	0: B	0: B	'83 B	
6DPSOH 'DWH						
92&V						
1,2,4,5-Tetramethylbenzene	2	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Acetone	2.9 J	1.8 J	<5 U	<5 U	<5 U	<5 U
Benzene	0.16 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene	4.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	3.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	-	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

6DPSOLQJ (YHQW	%DVHORDG	4XDUWHU	4XDUWHU	4XDUWHU	4XDUWHU	4XDUWHU	4XDUWHU
/RFDWLRQ 0:		0:	0:	0:	0:	0:	0:
6DPSOH 'DWH		0: B	0: B	0: B	'83 B	0: B	'83 B
6DPSOH 'DWH							
92&V							
1,2,4,5-Tetramethylbenzene		-	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trimethylbenzene		<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3,5-Trimethylbenzene (Mesitylene)		-	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Acetone		4.5 J	<5 U	<5 U	1.7 J	<5 U	<5 U
Benzene		-	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Ethylbenzene		-	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)			<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene			<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene		3.4 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene		-	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene		-	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)		-	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene		4.6	0.85 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Toluene		-	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes			<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U

LEGEND

- APPROXIMATE BOUNDARY OF BROWNFIELD CLEANUP PROGRAM SITE NO. C241209
- APPROXIMATE SITE BOUNDARY
- MW-3 — MONITORING WELL LOCATION (GROUNDWATER SAMPLING DISCONTINUED 2023)
- MW-1 — MONITORING WELL LOCATION

$QDO\WH	1<6'(&6*9
92&V	
1,2,4,5-Tetramethylbenzene	5
1,2,4-Trimethylbenzene	5
1,3,5-Trimethylbenzene (Mesitylene)	5
Acetone	50
Benzene	1
Ethylbenzene	5
Isopropylbenzene (Cumene)	5
M,P-Xylene	5
Naphthalene	10
n-Butylbenzene	5
n-Propylbenzene	5
o-Xylene (1,2-Dimethylbenzene)	5
Sec-Butylbenzene	5
Toluene	5
Total Xylenes	5

NOTES

1. BASEMAP TAKEN FROM HAYNES LAND SURVEYORS, DATED ON NOVEMBER 12, 2014.
2. ALL LOCATIONS ARE APPROXIMATE.
3. THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) ALLOWED THE DISCONTINUATION OF GROUNDWATER SAMPLING AT MONITORING WELLS MW-3 AND MW-4 VIA EMAIL CORRESPONDENCE ON AUGUST 8 AND OCTOBER 13, 2023.
4. GROUNDWATER RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1 AMBIENT WATER QUALITY STANDARDS AND GUIDANCE VALUES (SGVs) FOR CLASS GA GROUNDWATER.
5. THIS FIGURE COMPARES BASELINE ANALYTICAL DATA TO THE FOUR MOST RECENT QUARTERS OF ANALYTICAL DATA FOR EACH WELL. ALL ANALYTICAL DATA FROM THE BASELINE AND QUARTERLY SAMPLING EVENTS ARE PROVIDED IN THE QUARTERLY GROUNDWATER MONITORING REPORT TABLES.
6. ONLY COMPOUNDS EXCEEDING COMPARISON CRITERIA ARE SHOWN.
7. RESULTS ABOVE NYSDEC SGVs ARE SHADED AND BOLDED.
8. RESULTS ARE SHOWN IN MICROGRAMS PER LITER (µg/L).
9. J= THE ANALYTE WAS DETECTED ABOVE THE METHOD DETECTION LIMIT, BUT BELOW THE REPORTING LIMIT (RL); THE RESULT IS AN ESTIMATED CONCENTRATION.
10. U = THE ANALYTE WAS ANALYZED FOR, BUT NOT DETECTED AT A LEVEL GREATER THAN OR EQUAL TO THE RL; THE VALUE SHOWN IN THE TABLE IS THE RL.

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New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
27-01 JACKSON AVENUE
BLOCK No. 432 LOT No. 21
QUEENS NEW YORK

Figure Title
GROUNDWATER SAMPLE ANALYTICAL RESULTS MAP

Project No. 170472002
Date 05/23/2025
Drawn By LH
Checked By KS

Figure No. 4

Figure 5
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results Trends

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

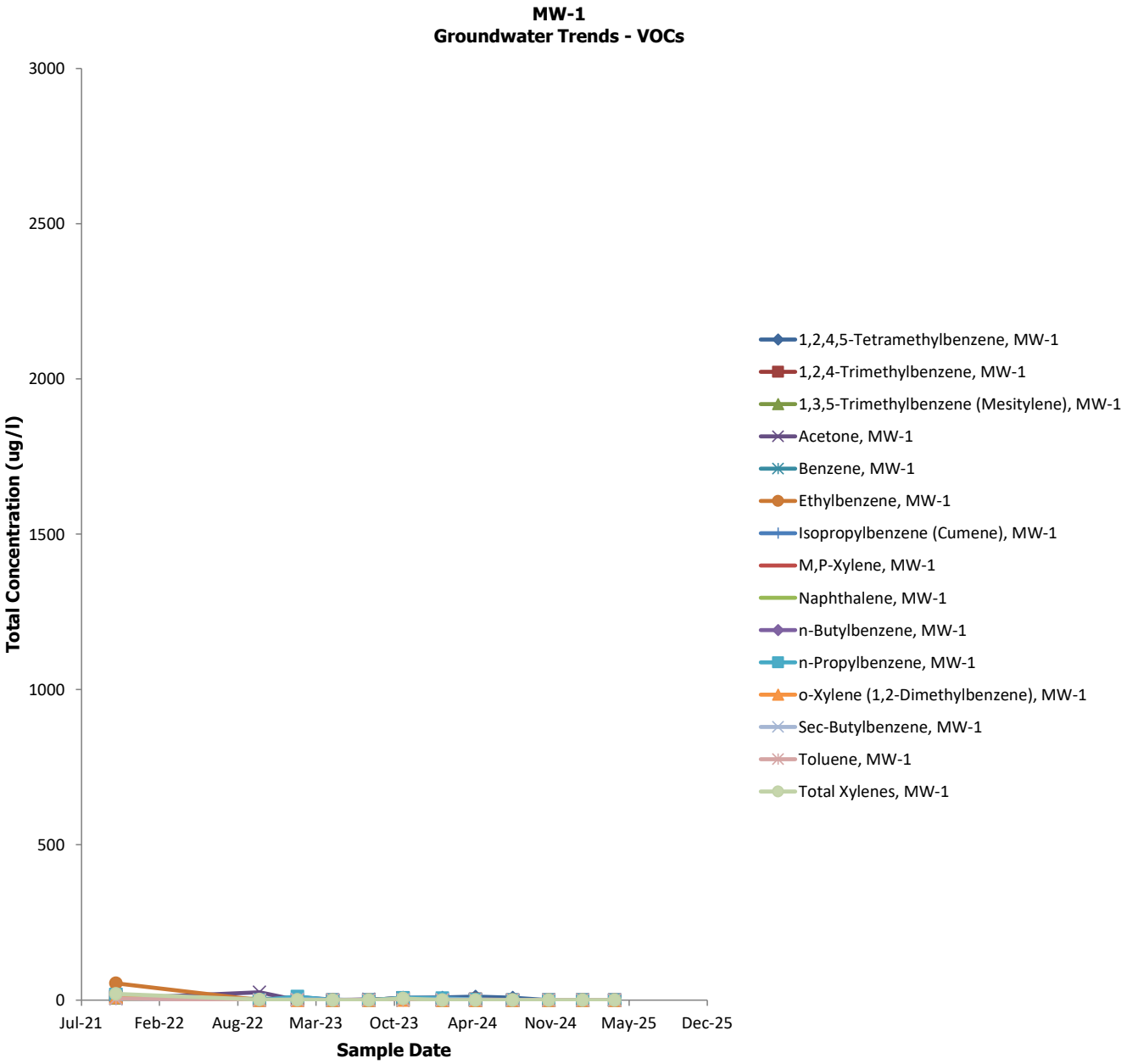


Figure 5
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results Trends

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

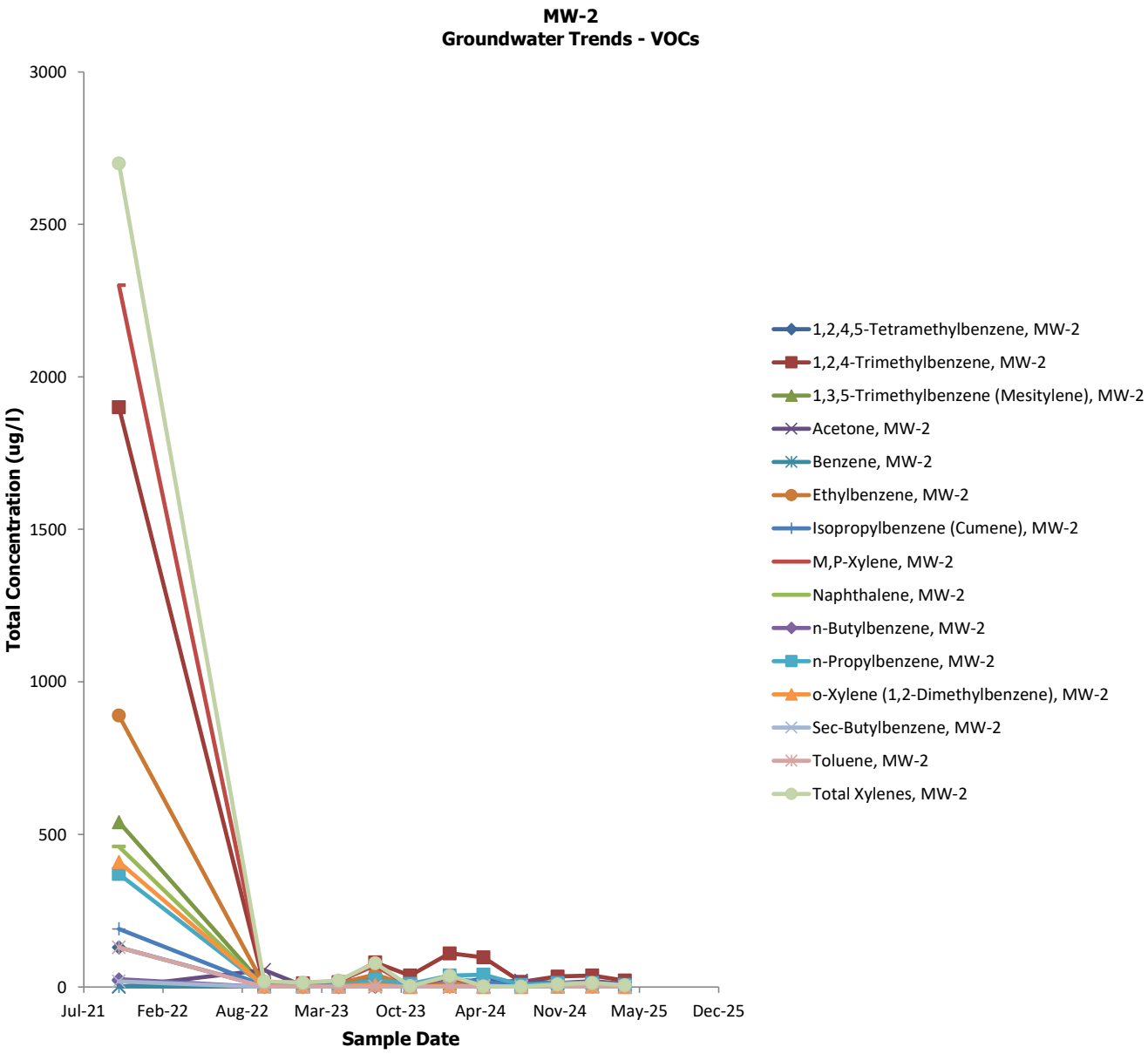


Figure 5
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results Trends

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

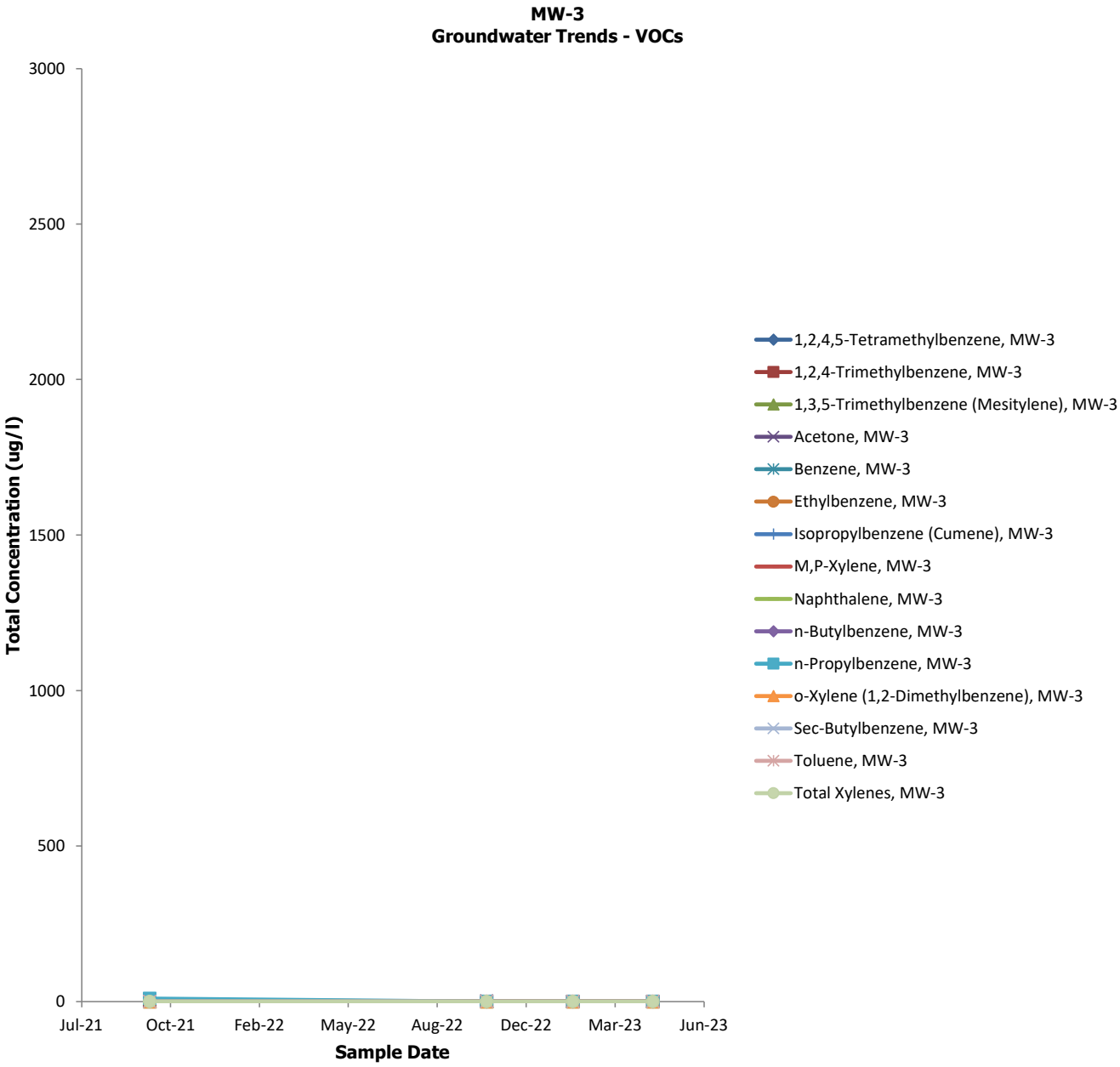
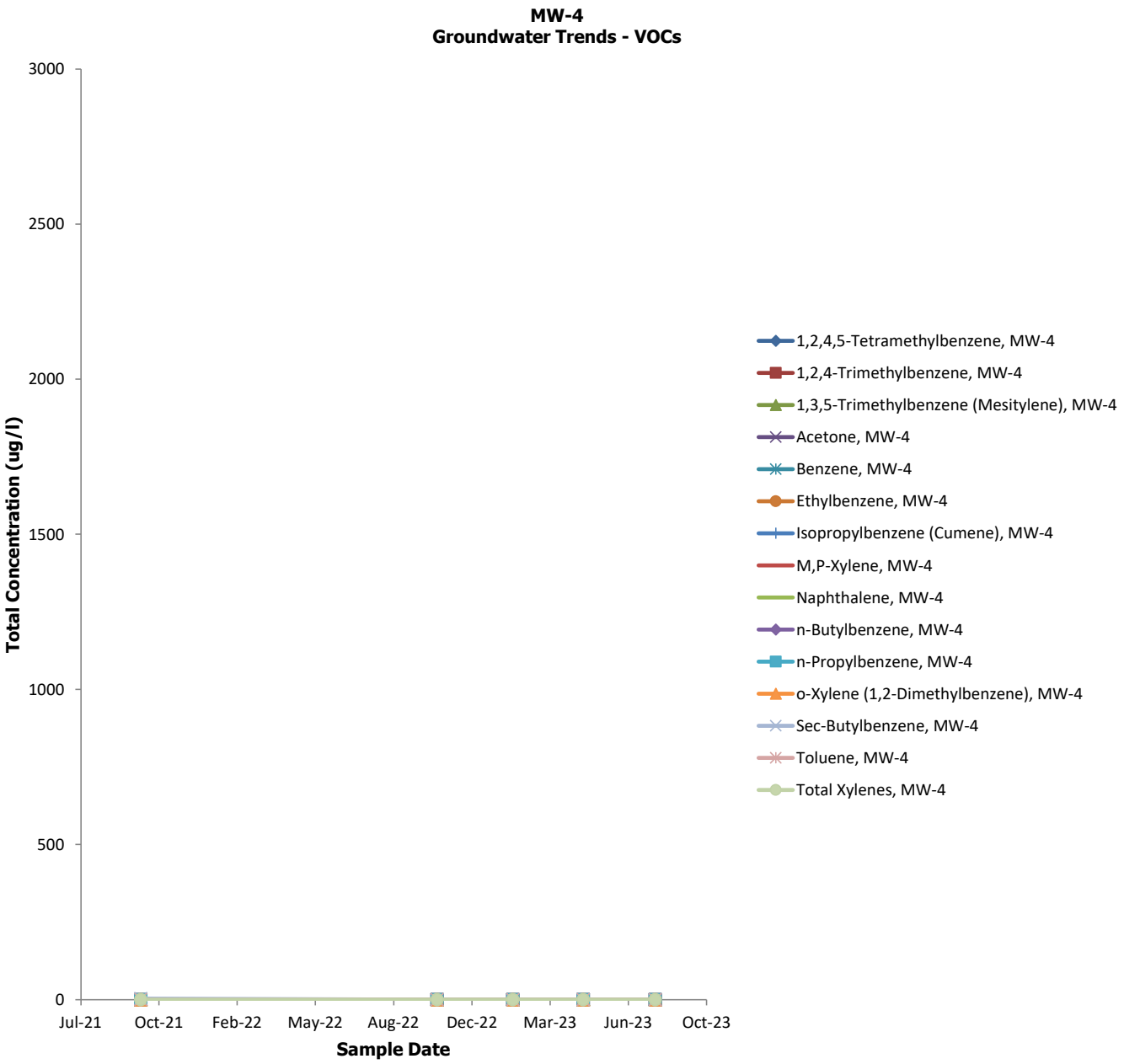


Figure 5
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results Trends

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002



TABLES

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Analyte	CAS Number	NYSDEC SGVs	Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 4	Quarter 5	Quarter 5	Quarter 6	Quarter 7	Quarter 7	Quarter 8	Quarter 9	Quarter 10	Quarter 10	Quarter 11	Quarter 11
			Location	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1	MW-1
			Sample Name	MW01_101921	MW-1_102122	MW-1_012623	MW-1_042623	MW-1_072723	DUP01_072723	MW-1_102323	DUP01_102323	MW-1_013124	MW-1_042524	DUP01_042524	MW-1_072924	MW-1_102924	MW-1_012425	DUP01_012425	MW-1_041625	DUP01_041625
			Sample Date	10/19/2021	10/21/2022	01/26/2023	04/26/2023	07/27/2023	07/27/2023	10/23/2023	10/23/2023	01/31/2024	04/25/2024	04/25/2024	07/29/2024	10/29/2024	01/24/2025	01/24/2025	04/16/2025	04/16/2025
			Unit	Result	Result	Result	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	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	**12**	1.9 J	**8.9**	1.7 J	<2 U	<2 U	**7.6**	**8.4**	**8**	**11**	**11**	**7.4**	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	**11**	0.77 J	0.74 J	<2.5 U	<2.5 U	<2.5 U	**7.2**	**7.5**	<2.5 U	2.6	2.6	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	**7.8**	4	1.7 J	<2.5 U	<2.5 U	<2.5 U	**5.3**	**5.6**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	26	4	4.9	1.7 J	<2 U	<2 U	1.6 J	1.7 J	3.9	3.5	3.5	2.3	<2 U	<2 U	<2 U	<2 U	<2 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	6.1	1.5 J	1.4 J	<2 U	<2 U	<2 U	4	4.3	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Acetone	67-64-1	**50**	ug/l	4.5 J	25	<5 U	<5 U	2.5 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 U	1.7 J	<5 U	<5 U	<5 U	<5 U
Acrylonitrile	107-13-1	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	**17**	<0.5 U	0.22 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromobenzene	108-86-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	1.2 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroform	67-66-3	7	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	1.4 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Ethylbenzene	100-41-4	**5**	ug/l	**54**	<2.5 U	**5.4**	<2.5 U	<2.5 U	<2.5 U	4.7	5	1.9 J	1.5 J	1.5 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	**5**	ug/l	**10**	<2.5 U	**9.1**	<2.5 U	<2.5 U	<2.5 U	3.9	4.2	**5.6**	2.1 J	2.1 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	179601-23-1	**5**	ug/l	**11**	1.3 J	0.88 J	<2.5 U	<2.5 U	<2.5 U	3.7	4	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<5 U	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	91-20-3	**10**	ug/l	3.4 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	2.2 J	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	104-51-8	**5**	ug/l	**5.6**	<2.5 U	2.2 J	<2.5 U	<2.5 U	<2.5 U	1.4 J	1.6 J	1.7 J	0.87 J	0.81 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	103-65-1	**5**	ug/l	**17**	<2.5 U	**11**	<2.5 U	<2.5 U	<2.5 U	**7.1**	**7.7**	**5.7**	1.5 J	1.6 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	**9.1**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.98 J	1 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	135-98-8	**5**	ug/l	4.6	<2.5 U	2.7	0.87 J	<2.5 U	<2.5 U	0.9 J	1 J	1.9 J	1.2 J	1.1 J	0.85 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Styrene	100-42-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.21 J	<2.5 U	<2.5 U	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	**5.3**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	**20**	1.3 J	0.88 J	<2.5 U	<2.5 U	<2.5 U	4.7 J	5 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Analyte	CAS Number	NYSDEC SGVs	Sampling Event	Baseline	Quarter 1	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 5	Quarter 6	Quarter 6	Quarter 7	Quarter 8	Quarter 8	Quarter 9	Quarter 9	Quarter 10	Quarter 11
			Location	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2	MW-2
			Sample Name	MW02_101921	MW-2_102022	DUP01_102022	MW-2_012623	MW-2_042623	MW-2_072723	MW-2_102323	MW-2_013124	DUP01_013124	MW-2_042524	MW-2_072924	DUP01_072924	MW-2_102924	DUP01_102924	MW-2_012425	MW-2_041625
			Sample Date	10/19/2021	10/20/2022	10/20/2022	01/26/2023	04/26/2023	07/27/2023	10/23/2023	01/31/2024	01/31/2024	04/25/2024	07/29/2024	07/29/2024	10/29/2024	10/29/2024	01/24/2025	04/16/2025
			Unit	Result	Result	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	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<15 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	**130**	1.4 J	4.2 J	<2 U	<2 U	2.6	**6.2**	**6.1 J**	1.3 J	**28**	**8.5**	**7**	**9.6**	**11**	**5.7**	5
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	**1,900**	**10 J**	**34 J**	**12**	**15**	**80**	**37**	**110 J**	**52 J**	**97**	**16**	**15**	**34**	**32**	**37**	**21**
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<20 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<10 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	**540**	3.5 J	**8 J**	2.5	2.4 J	**11**	2.5	**11 J**	**6.9 J**	3.2	0.79 J	0.72 J	3.8	3.4	4.6	2.3 J
1,3-Dichlorobenzene	541-73-1	3	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	270	<2 U	0.72 J	1.4 J	0.85 J	1.4 J	0.91 J	2.5	1.1 J	7	1.3 J	1.2 J	2.1	2.2	1.5 J	3.3
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<2,500 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 U	<250 UJ	<250 UJ	<250 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	800	7.4 J	15 J	6.2	9.7	44	13	51 J	30 J	38	5.6	5.3	16	15	18	7.4
Acetone	67-64-1	**50**	ug/l	<50 U	**56**	**63**	4.4 J	12 J	37	3.8 J	<5 UJ	19 J	12	21 J	27 J	12	10	19	9.3
Acrylonitrile	107-13-1	5	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	**2.1 J**	0.69	0.35 J	0.51	0.82	0.6	<0.5 U	0.18 J	0.31 J	<0.5 U	<0.5 U	<0.5 U	0.21 J	0.19 J	<0.5 U	<0.5 U
Bromobenzene	108-86-1	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<20 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.3 J	2.6 J	0.85 J	1.2 J	1.1 J	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U	<2.5 U
Chloroform	67-66-3	7	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	<25 U	<2.5 U	0.7 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	1.2 J	<2.5 U	2 J	<2.5 U	<2.5 U	0.76 J	0.86 J	0.71 J	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U	<2.5 U
Ethylbenzene	100-41-4	**5**	ug/l	**890**	**5.9**	4	**5.8**	**11**	**41**	3.2	**16**	**19**	**6.3**	1.2 J	1.1 J	**5.5**	4.8	4.9	2.7
Hexachlorobutadiene	87-68-3	0.5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	**5**	ug/l	**190**	3	3.5	3.2	**5.2**	**22**	**8.3**	**26 J**	**18 J**	**17**	2.4 J	2.1 J	**6**	**5.8**	**7.1**	3.2
M,P-Xylene	179601-23-1	**5**	ug/l	**2,300**	**16**	**14**	**12**	**19**	**70**	2.3 J	**32**	**36**	2 J	1.1 J	0.92 J	**7.3**	**5.9**	**12**	**5.2**
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<50 U	<5 UJ	21 J	<5 U	<5 U	27	<5 U	<5 UJ	13 J	<5 U	4.6 J	4.7 J	<5 U	<5 U	<5 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<50 U	1.5 J	<5 U	<5 U	1.7 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<25 U	1 J	<2.5 U	0.92 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.79 J	<2.5 U	<2.5 U	<2.5 U	1.1 J	0.88 J	<2.5 U	<2.5 U
Naphthalene	91-20-3	**10**	ug/l	**460 J**	<2.5 U	3	<2.5 U	<2.5 U	1.4 J	<2.5 U	1.6 J	0.86 J	1 J	0.96 J	0.87 J	0.77 J	0.91 J	0.99 J	0.92 J
n-Butylbenzene	104-51-8	**5**	ug/l	**25**	<2.5 U	0.93 J	<2.5 U	<2.5 U	0.7 J	<2.5 U	1.4 J	<2.5 U	3.2	0.94 J	0.91 J	1 J	1.2 J	0.71 J	<2.5 U
n-Propylbenzene	103-65-1	**5**	ug/l	**370**	2.8 J	**5.7 J**	2.7	4.5	**23**	**9.5**	**37 J**	**19 J**	**40**	**6.5**	**6.1**	**13**	**13**	**13**	**6.2**
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	**410**	2 J	1.9 J	1.5 J	2.1 J	**7.5**	<2.5 U	3.7	4.2	<2.5 U	<2.5 U	<2.5 U	0.78 J	<2.5 U	1.3 J	<2.5 U
Sec-Butylbenzene	135-98-8	**5**	ug/l	**18 J**	<2.5 U	0.83 J	<2.5 U	<2.5 U	0.93 J	0.84 J	1.9 J	<2.5 U	3.5	0.92 J	0.86 J	1.4 J	1.6 J	1.1 J	0.7 J
Styrene	100-42-5	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	**130**	0.7 J	1 J	<2.5 U	0.79 J	1.2 J	<2.5 U	<2.5 U	0.74 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	**2,700**	**18 J**	**16 J**	**14 J**	**21 J**	**78**	2.3 J	**36**	**40**	2 J	1.1 J	0.92 J	**8.1 J**	**5.9**	**13 J**	**5.2**
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<25 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 UJ	<2.5 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<50 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<10 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

Analyte	CAS Number	NYSDEC SGVs	Sampling Event	Baseline	Quarter 1	Quarter 2	Quarter 3	Quarter 3	Baseline	Baseline	Quarter 1	Quarter 2	Quarter 2	Quarter 3	Quarter 4
			Location	MW-3	MW-3	MW-3	MW-3	MW-3	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4
			Sample Name	MW03_100721	MW-3_102122	MW-3_012623	MW-3_042623	DUP01_042623	MW04_100721	GWDUP01_100721	MW-4_102122	MW-4_012623	DUP01_012623	MW-4_042623	MW-4_072723
			Sample Date	10/07/2021	10/21/2022	01/26/2023	04/26/2023	04/26/2023	10/07/2021	10/07/2021	10/21/2022	01/26/2023	01/26/2023	04/26/2023	07/27/2023
			Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
Volatile Organic Compounds															
1,1,1,2-Tetrachloroethane	630-20-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U	<1.5 U
1,1-Dichloroethane	75-34-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,1-Dichloroethene	75-35-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,1-Dichloropropene	563-58-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4,5-Tetramethylbenzene	95-93-2	**5**	ug/l	2	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2,4-Trimethylbenzene	95-63-6	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
1,2-Dichloropropane	78-87-5	1	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,3-Dichloropropane	142-28-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
1,4-Diethyl Benzene	105-05-5	NS	ug/l	2.1 J	<2 U	<2 U	<2 U	<2 U	5.3	5.3 J	<2 U	<2 U	<2 U	<2 U	<2 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.35	ug/l	<250 UJ	<250 U	<250 U	<250 U	<250 U	<250 UJ	<250 UJ	<250 U	<250 U	<250 U	<250 U	<250 U
2,2-Dichloropropane	594-20-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Chlorotoluene	95-49-8	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U
4-Chlorotoluene	106-43-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
4-Ethyltoluene	622-96-8	NS	ug/l	0.9 J	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Acetone	67-64-1	**50**	ug/l	2.9 J	1.8 J	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Acrylonitrile	107-13-1	5	ug/l	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U
Benzene	71-43-2	**1**	ug/l	0.16 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	0.17 J	0.2 J	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromobenzene	108-86-1	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromochloromethane	74-97-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Bromodichloromethane	75-27-4	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Bromoform	75-25-2	50	ug/l	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U	<2 U
Bromomethane	74-83-9	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Carbon Disulfide	75-15-0	60	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Carbon Tetrachloride	56-23-5	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Chlorobenzene	108-90-7	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroethane	75-00-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloroform	67-66-3	7	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Chloromethane	74-87-3	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Cymene	99-87-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Dibromochloromethane	124-48-1	50	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Dibromomethane	74-95-3	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Diethyl Ether (Ethyl Ether)	60-29-7	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Ethylbenzene	100-41-4	**5**	ug/l	4.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	98-82-8	**5**	ug/l	3.8	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
M,P-Xylene	179601-23-1	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<5 U	<5 UJ	<5 U	<5 U	<5 U	<5 U	<5 U	<5 UJ	<5 U	<5 U	<5 U	<5 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Methylene Chloride	75-09-2	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Naphthalene	91-20-3	**10**	ug/l	2 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.95 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Butylbenzene	104-51-8	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	0.88 J	0.87 J	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
n-Propylbenzene	103-65-1	**5**	ug/l	**9.4 J**	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 UJ	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Sec-Butylbenzene	135-98-8	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	3	3	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Styrene	100-42-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
T-Butylbenzene	98-06-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Tetrachloroethene (PCE)	127-18-4	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Toluene	108-88-3	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	540-59-0	NS	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total Xylenes	1330-20-7	**5**	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Total, 1,3-Dichloropropene (Cis And Trans)	542-75-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U	<0.5 U
Trichlorofluoromethane	75-69-4	5	ug/l	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U	<2.5 U
Vinyl Acetate	108-05-4	NS	ug/l	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U	<5 U
Vinyl Chloride	75-01-4	2	ug/l	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U	<1 U

ATTACHMENT A

NYSDEC Correspondence

Table 1
Quarterly Groundwater Monitoring Report
Groundwater Sample Analytical Results

27-01 Jackson Avenue
Long Island City, New York
NYSDEC BCP Site No.: C241209
Langan Project No.: 170472002

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:

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

Caroline Devin

From: Caroline Devin
Sent: Wednesday, November 8, 2023 5:18 PM
To: Caroline Devin
Subject: FW: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

---

From: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Sent: Friday, October 13, 2023 10:10 AM
To: Lexi Haley <lhaley@langan.com>
Cc: Kimberly Semon <ksemon@langan.com>; Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>
Subject: [External] RE: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

Good Morning Lexi:
NYSDEC has no objections to this change in the sampling protocol as the MW-4 groundwater samples have shown non-detect for 4 consecutive quarters.

BTW How far has the on-site construction progressed?

Regards,
Shaun

Shaun Bollers
Assistant Environmental Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4096 | F: (718) 482-6358 | shaun.bollers@dec.ny.gov

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From: Lexi Haley <lhaley@langan.com>
Sent: Wednesday, October 11, 2023 3:12 PM
To: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: RE: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

Good afternoon Shaun,

I hope you are doing well!

We are planning to schedule the next quarterly sampling event at 27-01 Jackson Avenue for the week of October 23rd. As noted in the Q4 Off-Site Quarterly GW Monitoring Report, groundwater results from MW-4

have been non-detect for consecutive quarters and we are requesting to conduct further monitoring only in MW-1 and MW-2.

Please let us know if you have any objections to this plan.

Thank you,

Lexi Haley
Senior Staff Engineer

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ATHENS CALGARY DUBAI LONDON PANAMA

From: Lexi Haley
Sent: Friday, September 15, 2023 1:58 PM
To: 'Bollers, Shaun (DEC)' <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: 27-01 Jackson Avenue (C241209) - Q4 Off-Site Quarterly GW Monitoring Report

Good afternoon Shaun,

Please see below for a link to the quarterly sampling report for 27-01 Jackson Avenue. Please note that, since groundwater results from MW-4 have been non-detect for consecutive quarters, we are requesting to conduct further monitoring only in MW-1 and MW-2.

https://clients.langan.com/Sharing/filesharing/ViewPosted?transactionHash=1122680310

Let us know if you have any questions.

Have a great weekend,

Lexi Haley
Senior Staff Engineer

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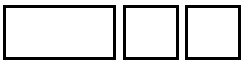

Ali Reach

To: Lexi Haley
Subject: RE: 27-01 Jackson Avenue Off-site (S241209) - Off-Site Well Monitoring Program Meeting

From: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Sent: Tuesday, August 8, 2023 10:30 AM
To: Lexi Haley <lhaley@langan.com>
Cc: Brian Gochenaur <bgochenaur@Langan.com>; Obligado, Andre A (DEC) <andre.obligado@dec.ny.gov>; Kenney, Julia M (HEALTH) <julia.kenney@health.ny.gov>
Subject: [External] RE: 27-01 Jackson Avenue Off-site (S241209) - Off-Site Well Monitoring Program Meeting

Lexi:
As discussed during our telecon last Friday 8/5 this change in sampling protocol for the 27-01 Jackson Avenue Off-site site S241209 is acceptable. There is no need to replace MW-3.

Thanks,

Shaun
Shaun Bollers
Assistant Environmental Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, NY 11101
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From: Lexi Haley <lhaley@langan.com>
Sent: Tuesday, August 8, 2023 9:34 AM
To: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: RE: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Good morning Shaun,

As discussed during our call on Friday, monitoring well MW-3 (located along 43rd Avenue) was destroyed during installation of utilities beneath the sidewalk and was not able to be sampled from during the Q4 event. In

the previous three quarters of groundwater monitoring, VOC concentrations were non-detect in samples collected from MW-3. As such, we are requesting to stop monitoring at MW-3.

We will continue to monitor VOC concentrations in groundwater from monitoring wells MW-1, MW-2, and MW-4 on a quarterly basis.

Thank you,

Lexi Haley
Senior Staff Engineer

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From: Lexi Haley
Sent: Tuesday, August 1, 2023 2:13 PM
To: 'Bollers, Shaun (DEC)' <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: RE: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Thanks Shaun – I will send out the meeting invite for Friday.

Lexi Haley
Senior Staff Engineer

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From: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Sent: Tuesday, August 1, 2023 2:00 PM

To: Lexi Haley <lhaley@langan.com>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: [External] RE: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Hi Lexy:
Friday 8/4 would be fine.

Shaun
Shaun Bollers
Assistant Environmental Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
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From: Lexi Haley <lhaley@langan.com>
Sent: Tuesday, August 1, 2023 11:38 AM
To: Bollers, Shaun (DEC) <shaun.bollers@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>
Subject: 27-01 Jackson Avenue (C241209) - Off-Site Well Monitoring Program Meeting

Hi

Good morning Shaun,

Brian and I would like to set up a call with you to discuss the off-site well monitoring program at 27-01 Jackson Avenue (BCP Site No. C241209). We are available between 12 pm and 2:30 pm on Thursday (8/3) and between 11 am and 12 pm on Friday (8/4). Do either of these time slots work for you? If not, we can schedule something for next week.

Thank you,

Lexi Haley
Senior Staff Engineer

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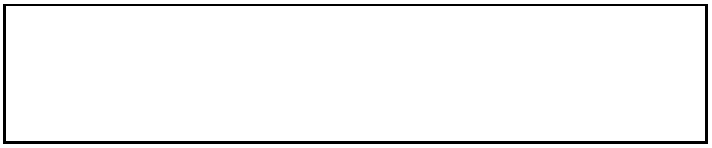

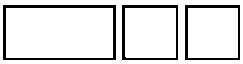

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Lexi Haley

From: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Sent: Thursday, September 19, 2024 2:52 PM
To: Lexi Haley; Kimberly Semon; Brian Gochenaur
Cc: aaron.shirian@lionsgroupnyc.com; O'Connell, Jane H (DEC); Maycock, Cris-Sandra (DEC); McLaughlin, Scarlett E (HEALTH); Kenney, Julia M (HEALTH)
Subject: [External] RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Groundwater Monitoring Report

Hi Langan Team,

I am reiterating here what was discussed in today's meeting re: the request to discontinue groundwater monitoring at the referenced site.

NYSDEC has denied the request to discontinue quarterly groundwater monitoring. Groundwater monitoring must continue at the stated frequency of the OSMP, i.e. quarterly. While the data that you have shown us appears satisfactory, we do not have enough data to be confident that these numbers will not rebound and spike in subsequent quarters. It is for that reason that groundwater monitoring is to continue. As mentioned in the email below denying the request, this request can be re-evaluated again at the time of submission of the 2024-2025 PRR in late May. This allows for three more quarters of groundwater sampling events to show asymptotic reduction in groundwater concentrations of VOCs.

Please reach out if you have further questions.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

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NEW YORK STATE | Department of Environmental Conservation

From: Salazar, Marlen C (DEC)
Sent: Thursday, September 12, 2024 1:14 PM
To: Lexi Haley <lhaley@langan.com>
Cc: aaron.shirian@lionsgroupnyc.com; Kimberly Semon <ksemon@langan.com>; Brian Gochenaur <bgochenaur@Langan.com>; O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>; Maycock, Cris-Sandra (DEC) <cris-sandra.maycock@dec.ny.gov>; McLaughlin, Scarlett E (HEALTH) <scarlett.mclaughlin@health.ny.gov>; Kenney, Julia M (HEALTH) <julia.kenney@health.ny.gov>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Groundwater Monitoring Report

Hi Lexi,

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) have reviewed the 8th quarterly groundwater sampling report for 27-01 Jackson Avenue – Off-site (site no. S241209) prepared by Langan Engineering, Environmental Surveying, Landscape Architecture and Geology D.P.C. on behalf of 2701 Jackson Avenue LLC. The request to terminate the groundwater monitoring program at the site has been **denied** for the following reasons:

1. Groundwater VOC concentrations in MW-1 and MW-2 are still consistently above AWQSGVs
2. NYSDEC and NYSDOH would like to see at least two consecutive quarters of non-detect concentrations or concentrations below the AWQSGVs before considering termination of the groundwater monitoring program.
    a. Additionally, NYSDEC and NYSDOH would like to continue monitoring until the 2024-2025 PRR is submitted after which Langan may again request to terminate the groundwater monitoring program with supporting data as part of the PRR conclusion for NYSDEC and NYSDOH review.

Please let me know if you have any questions.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

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From: Lexi Haley <lhaley@langan.com>
Sent: Tuesday, September 10, 2024 5:55 PM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Cc: Kimberly Semon <ksemon@langan.com>; Brian Gochenaur <bgochenaur@Langan.com>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Groundwater Monitoring Report

Good afternoon Marlen,

Please see below for a link to the 8th quarterly sampling report for 27-01 Jackson Avenue. As discussed in our previous conversation, overall result trends for each monitoring well show bulk reduction in petroleum-related VOCs, and asymptotic levels appear to have been achieved. Further decline of contaminant of concern concentrations is not anticipated; therefore, as part of the 8th quarterly groundwater monitoring report, Langan is requesting the discontinuation of groundwater monitoring at the site.

https://clients.langan.com/Sharing/filesharing/ViewPosted?transactionHash=-1672278986

Name	Type	Size

2024-08 - Q8 Groundwater Monitoring Letter Report.pdf	.pdf	12.76 MB

Let us know if you have any questions.

Thank you,

Lexi Haley
Senior Staff Engineer

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From: Lexi Haley
Sent: Thursday, August 22, 2024 9:56 AM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>; Brian Gochenaur <bgochenaur@Langan.com>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Understood, thank you Marlen. We anticipate having the report ready for your review by the end of next week.

Best,

Lexi Haley
Senior Staff Engineer

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From: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Sent: Thursday, August 22, 2024 7:43 AM
To: Brian Gochenaur <bgochenaur@Langan.com>; Lexi Haley <lhaley@langan.com>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: [External] RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

You could do both honestly (like a zoom-in on one of the scales), but don't worry about it too much I suppose. The tables will have all the data regardless which I can refer to.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, New York 11101
P: 718-482-7129 | marlen.salazar@dec.ny.gov

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From: Brian Gochenaur <bgochenaur@Langan.com>
Sent: Thursday, August 22, 2024 7:40 AM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>; Lexi Haley <lhaley@langan.com>
Cc: Kimberly Semon <ksemon@langan.com>
Subject: RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Hi Marlen – We typically show the wells on different scales in the report, we just wanted to show all the graphs on the same scale to demonstrate that asymptotic levels were achieved. I felt like the zoomed in scale on some and not others illustrated a skewed perspective, but we can change it back for the report. Thx

Brian Gochenaur, QEP
Associate Principal

LANGAN

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From: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Sent: Thursday, August 22, 2024 7:35 AM
To: Lexi Haley <lhaley@langan.com>
Cc: Brian Gochenaur <bgochenaur@Langan.com>; Kimberly Semon <ksemon@langan.com>
Subject: [External] RE: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Hi Lexi,

I'll wait to receive the Q4 groundwater monitoring report. For the graphs, is it possible to use a smaller scale on the y-axis for all wells except MW-2? The concentrations of MW-1, MW-3, and MW-4 are all much less than 500 ug/L so the large y-axis scale makes getting any sort of visual information from the graphs a bit difficult.

Roughly around when can I expect to receive this report too? I'll keep an eye out for it.

Best,
Marlen

Marlen Salazar
Pronouns: She/her/hers
Engineer Trainee, Superfund and Brownfield Cleanup Section A, Region 2, Division of Environmental Remediation

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NEW YORK STATE | Department of Environmental Conservation

From: Lexi Haley <lhaley@langan.com>
Sent: Wednesday, August 21, 2024 3:36 PM
To: Salazar, Marlen C (DEC) <Marlen.Salazar@dec.ny.gov>
Cc: Brian Gochenaur <bgochenaur@Langan.com>; Kimberly Semon <ksemon@langan.com>
Subject: 27-01 Jackson Avenue - Off-Site (S241209) - Q8 Results

Good afternoon Marlen,

We have completed Q8 of groundwater sampling at the 27-01 Jackson Avenue site. The overall result trends for each monitoring well are attached for your review, which show a bulk reduction in petroleum-related VOCs to asymptotic levels over the course of the monitoring program. The trends will be included in the forthcoming quarterly report for the site.

Considering VOCs were non-detect in wells MW-3 and MW-4 for consecutive quarters, DEC previously approved the discontinuation of groundwater monitoring at these locations. Groundwater monitoring has continued at MW-1 and MW-2. Based on the Q8 analytical data, total VOCs and total BTEX concentrations have decreased by 95% and 100%, respectively, in MW-1 and by over 99% in MW-2. Based on review of the overall analytical data provided over the course of the monitoring program, it appears that the remedy was effective in demonstrating a bulk reduction of these contaminants. Asymptotic levels appear to have been achieved, and further decline of contaminant of concern concentrations is not anticipated. Therefore, as part of our forthcoming quarterly groundwater monitoring report, Langan will be requesting the discontinuation of groundwater monitoring at the site.

Thank you,

Lexi Haley
Senior Staff Engineer

LANGAN

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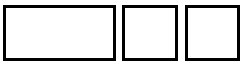

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ATTACHMENT B

Daily Site Observation Report

LANGAN

SITE OBSERVATION REPORT

PROJECT No.: 170472002 **PROJECT:** 27-01 Jackson Avenue **LOCATION:** Long Island City, NY	**CLIENT:** 2701 Jackson Avenue LLC	**DATE:** 04/16/2025
CONTRACTOR: Lions Group NYC		**LANGAN REP. :** Olivia O'Donnell
CONTRACTOR'S EQUIPMENT: N/A	**PRESENT AT SITE:** Olivia O'Donnell – Langan	

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe environmental protocols in accordance with the January 2021 NYSDEC approved Off-Site Site Management Plan (OSMP) for BCP site C241209 at 27-01 Jackson Avenue (Block 432, Lot 21). Observed activities were as follows:

Site Activities

- Langan used a peristaltic pump to purge and sample groundwater monitoring wells MW-1 and MW-2 along the Jackson Avenue sidewalk. Purged groundwater was screened for odors, sheen, and organic vapors using a photoionization detector (PID). Odors, sheen or PID readings above background levels were not observed in MW-1 and MW-2. Purged groundwater was containerized in a 55-gallon New York State Department of Transportation (NYSDOT)-approved drum for future disposal.

Sampling

- Langan collected two groundwater samples (plus quality assurance/quality control [QA/QC] samples) for laboratory analysis of NYSDEC Part 375/target compound list (TCL) volatile organic compounds (VOCs). The samples were submitted to Pace Analytical (Pace) of Westborough, Massachusetts, a New York State Department of Health (NYSDOH) Environmental Laboratory Accredited Program (ELAP)-certified laboratory under standard chain-of-custody protocols.

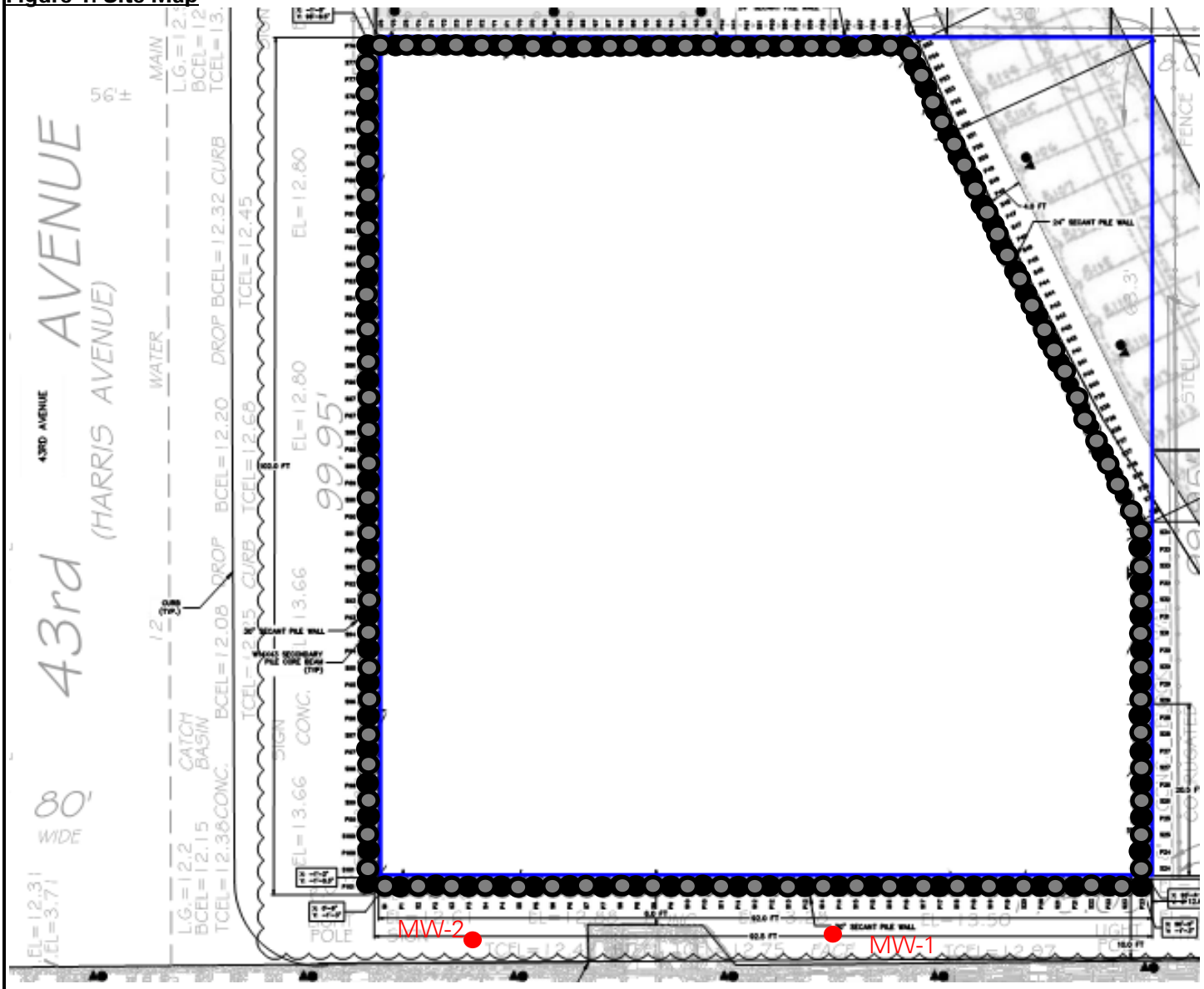
Anticipated Activities

- Further assessment of groundwater sample analytical results will determine future site activities, if required by the NYSDEC.

Cc:	L. Haley, K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Olivia O'Donnell **LANGAN**

SITE OBSERVATION REPORT

Figure 1: Site Map



Legend:

- Monitoring Well Location

Cc:	L. Haley, K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Olivia O'Donnell **LANGAN**

SITE OBSERVATION REPORT

SITE PHOTOGRAPHS

Photo 1: View of Langan purging monitoring well MW-2 along the Jackson Avenue sidewalk (facing east).

Cc:	L. Haley, K. Semon, B. Gochenaur, M. Raygorodetsky (Langan)	By:	Olivia O'Donnell **LANGAN**

ATTACHMENT C

Well Purging and Sampling Logs

Project Information		Well Information		Equipment Information		Sampling Conditions		Sampling Information	
Project Name:	27-01 Jackson Ave	**Well No:**	MW-1	**Water Quality Device Model:**	Horiba U-52	**Weather:**	Partly Cloudy, 48°F		MW-1_041625
Project Number:	170472002	**Well Depth:**	19 ft	**Pine Number:**	216089	**Background PID (ppm):**	0.0	**Sample(s):**	DUP01_041625
Site Location:	Long Island City, NY	**Well Diameter:**	2-inch	**Pump Make and Model:**	Peristaltic Pump	**PID Beneath Inner Cap (ppm):**	0.0		MS/MSD
Sampling	Olivia O'Donnell	**Well Screen**	9 ft	**Pine Number:**	23014	**Pump Intake Depth:**	18.00	**Sample Date:**	4/16/2025
		Interval:	19 ft	**Tubing Diameter:**	3/8-inch OD	**Depth to Water Before Purge:**	15.3	**Sample Time:**	11:20

STABILIZATION = 3 successive readings within limits

TIME	TEMP °Celsius (+/- 3%)	PH (+/- 0.1)	ORP mV (+/- 10mV)	CONDUCTIVITY mS/cm (+/- 3%)	TURBIDITY ntu (+/- 10%) above 5 NTU	DO mg/l (+/- 10%) above 0.5 mg/l	DTW ft Drawdown < 0.33 ft	Flow Rate (gpm) <0.13 gpm)	Cumulative Discharge Volume (Gal)	NOTES color, odor etc.	Stabilized?
BEGIN PURGING											
10:45	15.32	6.47	21	1.830	35.9	0.00	15.70	N/A	0.25	Clear to gray color, odorless; poor recharge	**N**
10:50	15.60	6.65	20	1.820	31.7	0.00	16.30	0.05	0.50		**N**
10:55	16.01	6.89	-30	1.830	23.0	0.00	16.80	0.05	0.75		**N**
11:00	16.07	6.98	-37	1.860	22.1	0.00	17.00	0.05	1.00		**N**
11:05	16.09	7.04	-45	1.860	31.9	0.00	18.70	0.05	1.25		**N**
11:10	16.10	7.04	-46	1.850	31.8	0.00	18.90	0.05	1.50		**N**
11:15	16.08	7.00	-46	1.840	32.8	0.00	19.00	0.05	1.75		**Y**

Notes:

1. Well depths and groundwater depths were measured in feet below the top of well casing.
2. Well and tubing diameters are measured in inches.
3. PID = Photoionization Detector
4. PPM = Parts per million
5. pH = Hydrogen ion concentration
6. ORP = Oxidation-reduction potential, measured in millivolts (mV)
7. DO = Dissolved Oxygen, measured in milligrams per liter (mg/L)
8. DTW = Depth to water
9. mS/cm = milli-Siemens per centimeter
10. NTU = Nephelometric Turbidity Unit
11. N/A = Not Applicable

Project Information		Well Information		Equipment Information		Sampling Conditions		Sampling Information	
Project Name:	27-01 Jackson Ave	**Well No:**	MW-2	**Water Quality Device Model:**	Horiba U-52	**Weather:**	Partly Cloudy, 48ºF	**Sample(s):**	MW-2_041625
Project Number:	170472002	**Well Depth:**	20 ft	**Pine Number:**	216089	**Background PID (ppm):**	0.0		
Site Location:	Long Island City, NY	**Well Diameter:**	1-inch	**Pump Make and Model:**	Peristaltic Pump	**PID Beneath Inner Cap (ppm):**	0.0		
Sampling	Olivia O'Donnell	**Well Screen**	10 ft	**Pine Number:**	23014	**Pump Intake Depth:**	16.5 ft	**Sample Date:**	4/16/2025
		Interval:	20 ft	**Tubing Diameter:**	3/8-inch OD	**Depth to Water Before Purge:**	13.85	**Sample Time:**	13:35

a

TIME	TEMP °Celsius (+/- 3%)	PH (+/- 0.1)	ORP mV (+/- 10mV)	CONDUCTIVITY mS/cm (+/- 3%)	TURBIDITY ntu (+/- 10%) above 5 NTU	DO mg/l (+/- 10%) above 0.5 mg/l	DTW ft Drawdown < 0.33 ft	Flow Rate (gpm) (<0.13 gpm)	Cumulative Discharge Volume (Gal)	NOTES color, odor etc.	Stabilized?
BEGIN PURGING											
12:30	15.44	7.65	154	0.81	16.1	1.45	N/A	N/A	0.30	Clear to gray color, odorless; black particulates in purged water	**N**
12:35	15.60	8.29	120	0.90	9.2	1.37	N/A	0.03	0.45		**N**
12:40	15.68	8.45	111	0.97	7.2	1.11	N/A	0.03	0.60		**N**
12:45	15.85	8.59	102	1.07	4.8	1.33	N/A	0.03	0.75		**N**
12:50	15.92	8.68	95	1.16	3.8	1.21	N/A	0.03	0.90		**N**
12:55	15.96	8.77	90	1.37	2.2	1.14	N/A	0.03	1.05		**N**
13:00	15.98	8.80	85	1.45	0.0	1.87	N/A	0.03	1.20		**N**
13:05	15.98	8.86	84	1.60	0.0	2.11	N/A	0.03	1.35		**N**
13:10	15.87	8.89	83	1.64	1.7	2.02	N/A	0.03	1.50		**N**
13:15	15.97	8.93	80	1.76	1.9	1.89	N/A	0.03	1.65		**N**
13:20	15.84	8.94	79	1.79	2.1	1.85	N/A	0.03	1.80		**N**
13:25	15.90	8.96	77	1.94	1.7	1.71	N/A	0.03	1.95		**N**
13:30	16.02	8.99	75	2.06	2.3	1.60	N/A	0.03	2.10		**N**

Notes:
1. Well depths and groundwater depths were measured in feet below the top of well casing.
2. Well and tubing diameters are measured in inches.
3. PID = Photoionization Detector
4. PPM = Parts per million
5. pH = Hydrogen ion concentration
6. ORP = Oxidation-reduction potential, measured in millivolts (mV)
7. DO = Dissolved Oxygen, measured in milligrams per liter (mg/L)
8. DTW = Depth to water
9. mS/cm = milli-Siemens per centimeter
10. NTU = Nephelometric Turbidity Unit
11. N/A = Not Applicable

ATTACHMENT D

Laboratory Analytical Report

ANALYTICAL REPORT

Lab Number:	L2523357
Client:	Langan Engineering & Environmental 21 Penn Plaza 360 W. 31st Street, 8th Floor New York, NY 10001-2727
ATTN:	Kimberly Semon
Phone:	(212) 479-5486
Project Name:	27-01 JACKSON AVE
Project Number:	170472002
Report Date:	04/23/25

Certifications & Approvals: MA (M-MA086), NH NELAP (2064), CT (PH-0826), IL (200077), IN (C-MA-03), KY (KY98045), ME (MA00086), MD (348), NJ (MA935), NY (11148), NC (25700/666), OR (MA-1316), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #525-23-122-91930A1).

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2523357
Report Date: 04/23/25

Lab Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2523357-01	MW-1_041625	WATER	LONG ISLAND CITY, QUEENS	04/16/25 11:20	04/16/25
L2523357-02	MW-2_041625	WATER	LONG ISLAND CITY, QUEENS	04/16/25 13:35	04/16/25
L2523357-03	DUP01_041625	WATER	LONG ISLAND CITY, QUEENS	04/16/25 00:00	04/16/25
L2523357-04	FB01_041625	WATER	LONG ISLAND CITY, QUEENS	04/16/25 09:45	04/16/25
L2523357-05	TB01_041625	WATER	LONG ISLAND CITY, QUEENS	04/16/25 00:00	04/16/25

Project Name:	27-01 JACKSON AVE	**Lab Number:**	L2523357
Project Number:	170472002	**Report Date:**	04/23/25

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Pace Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments and solids are reported on a dry weight basis unless otherwise noted. Tissues are reported "as received" or on a wet weight basis, unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Pace's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Pace Project Manager and made arrangements for Pace to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name:	27-01 JACKSON AVE	**Lab Number:**	L2523357
Project Number:	170472002	**Report Date:**	04/23/25

Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Caitlin Walukevich

Caitlin Walukevich

Title: Technical Director/Representative

Date: 04/23/25

ORGANICS

VOLATILES

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

SAMPLE RESULTS

Lab ID: L2523357-01
Client ID: MW-1_041625
Sample Location: LONG ISLAND CITY, QUEENS
Date Collected: 04/16/25 11:20
Date Received: 04/16/25
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 04/23/25 01:56
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE **Lab Number:** L2523357

Project Number: 170472002 **Report Date:** 04/23/25

SAMPLE RESULTS

Lab ID: L2523357-01 Date Collected: 04/16/25 11:20

Client ID: MW-1_041625 Date Received: 04/16/25

Sample Location: LONG ISLAND CITY, QUEENS Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

SAMPLE RESULTS

Lab ID: L2523357-01
Client ID: MW-1_041625
Sample Location: LONG ISLAND CITY, QUEENS
Date Collected: 04/16/25 11:20
Date Received: 04/16/25
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	98		70-130
Toluene-d8	98		70-130
4-Bromofluorobenzene	94		70-130
Dibromofluoromethane	103		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

SAMPLE RESULTS

Lab ID: L2523357-02
Client ID: MW-2_041625
Sample Location: LONG ISLAND CITY, QUEENS
Date Collected: 04/16/25 13:35
Date Received: 04/16/25
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 04/23/25 02:22
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	2.7		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE **Lab Number:** L2523357

Project Number: 170472002 **Report Date:** 04/23/25

SAMPLE RESULTS

Lab ID: L2523357-02 Date Collected: 04/16/25 13:35

Client ID: MW-2_041625 Date Received: 04/16/25

Sample Location: LONG ISLAND CITY, QUEENS Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	5.2		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	5.2		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	9.3		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	0.70	J	ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	3.2		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	0.92	J	ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

SAMPLE RESULTS

Lab ID: L2523357-02
Client ID: MW-2_041625
Sample Location: LONG ISLAND CITY, QUEENS
Date Collected: 04/16/25 13:35
Date Received: 04/16/25
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	6.2		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	2.3	J	ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	21		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	3.3		ug/l	2.0	0.70	1
p-Ethyltoluene	7.4		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	5.0		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	98		70-130
Toluene-d8	99		70-130
4-Bromofluorobenzene	94		70-130
Dibromofluoromethane	99		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

SAMPLE RESULTS

Lab ID: L2523357-03
Client ID: DUP01_041625
Sample Location: LONG ISLAND CITY, QUEENS
Date Collected: 04/16/25 00:00
Date Received: 04/16/25
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 04/23/25 02:47
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE **Lab Number:** L2523357

Project Number: 170472002 **Report Date:** 04/23/25

SAMPLE RESULTS

Lab ID: L2523357-03 Date Collected: 04/16/25 00:00

Client ID: DUP01_041625 Date Received: 04/16/25

Sample Location: LONG ISLAND CITY, QUEENS Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

SAMPLE RESULTS

Lab ID: L2523357-03
Client ID: DUP01_041625
Sample Location: LONG ISLAND CITY, QUEENS
Date Collected: 04/16/25 00:00
Date Received: 04/16/25
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	99		70-130
Toluene-d8	99		70-130
4-Bromofluorobenzene	95		70-130
Dibromofluoromethane	101		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

SAMPLE RESULTS

Lab ID: L2523357-04
Client ID: FB01_041625
Sample Location: LONG ISLAND CITY, QUEENS
Date Collected: 04/16/25 09:45
Date Received: 04/16/25
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 04/23/25 03:13
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE **Lab Number:** L2523357

Project Number: 170472002 **Report Date:** 04/23/25

SAMPLE RESULTS

Lab ID: L2523357-04 Date Collected: 04/16/25 09:45

Client ID: FB01_041625 Date Received: 04/16/25

Sample Location: LONG ISLAND CITY, QUEENS Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

SAMPLE RESULTS

Lab ID: L2523357-04
Client ID: FB01_041625
Sample Location: LONG ISLAND CITY, QUEENS
Date Collected: 04/16/25 09:45
Date Received: 04/16/25
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	100		70-130
Toluene-d8	98		70-130
4-Bromofluorobenzene	94		70-130
Dibromofluoromethane	102		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

SAMPLE RESULTS

Lab ID: L2523357-05
Client ID: TB01_041625
Sample Location: LONG ISLAND CITY, QUEENS
Date Collected: 04/16/25 00:00
Date Received: 04/16/25
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 04/23/25 03:38
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE **Lab Number:** L2523357

Project Number: 170472002 **Report Date:** 04/23/25

SAMPLE RESULTS

Lab ID: L2523357-05 Date Collected: 04/16/25 00:00

Client ID: TB01_041625 Date Received: 04/16/25

Sample Location: LONG ISLAND CITY, QUEENS Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

SAMPLE RESULTS

Lab ID: L2523357-05
Client ID: TB01_041625
Sample Location: LONG ISLAND CITY, QUEENS
Date Collected: 04/16/25 00:00
Date Received: 04/16/25
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	99		70-130
Toluene-d8	98		70-130
4-Bromofluorobenzene	95		70-130
Dibromofluoromethane	103		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 04/22/25 22:46
Analyst: TMS

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-05 Batch: WG2057453-5					
Methylene chloride	ND		ug/l	2.5	0.70
1,1-Dichloroethane	ND		ug/l	2.5	0.70
Chloroform	ND		ug/l	2.5	0.70
Carbon tetrachloride	ND		ug/l	0.50	0.13
1,2-Dichloropropane	ND		ug/l	1.0	0.14
Dibromochloromethane	ND		ug/l	0.50	0.15
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50
Tetrachloroethene	ND		ug/l	0.50	0.18
Chlorobenzene	ND		ug/l	2.5	0.70
Trichlorofluoromethane	ND		ug/l	2.5	0.70
1,2-Dichloroethane	ND		ug/l	0.50	0.13
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70
Bromodichloromethane	ND		ug/l	0.50	0.19
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14
1,1-Dichloropropene	ND		ug/l	2.5	0.70
Bromoform	ND		ug/l	2.0	0.65
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17
Benzene	ND		ug/l	0.50	0.16
Toluene	ND		ug/l	2.5	0.70
Ethylbenzene	ND		ug/l	2.5	0.70
Chloromethane	ND		ug/l	2.5	0.70
Bromomethane	ND		ug/l	2.5	0.70
Vinyl chloride	ND		ug/l	1.0	0.07
Chloroethane	ND		ug/l	2.5	0.70
1,1-Dichloroethene	ND		ug/l	0.50	0.17
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Trichloroethene	ND		ug/l	0.50	0.18

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 04/22/25 22:46
Analyst: TMS

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-05 Batch: WG2057453-5					
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70
Methyl tert butyl ether	ND		ug/l	2.5	0.17
p/m-Xylene	ND		ug/l	2.5	0.70
o-Xylene	ND		ug/l	2.5	0.70
Xylenes, Total	ND		ug/l	2.5	0.70
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70
Dibromomethane	ND		ug/l	5.0	1.0
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70
Acrylonitrile	ND		ug/l	5.0	1.5
Styrene	ND		ug/l	2.5	0.70
Dichlorodifluoromethane	ND		ug/l	5.0	1.0
Acetone	ND		ug/l	5.0	1.5
Carbon disulfide	ND		ug/l	5.0	1.0
2-Butanone	ND		ug/l	5.0	1.9
Vinyl acetate	ND		ug/l	5.0	1.0
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0
2-Hexanone	ND		ug/l	5.0	1.0
Bromochloromethane	ND		ug/l	2.5	0.70
2,2-Dichloropropane	ND		ug/l	2.5	0.70
1,2-Dibromoethane	ND		ug/l	2.0	0.65
1,3-Dichloropropane	ND		ug/l	2.5	0.70
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70
Bromobenzene	ND		ug/l	2.5	0.70
n-Butylbenzene	ND		ug/l	2.5	0.70
sec-Butylbenzene	ND		ug/l	2.5	0.70
tert-Butylbenzene	ND		ug/l	2.5	0.70

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 04/22/25 22:46
Analyst: TMS

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-05 Batch: WG2057453-5					
o-Chlorotoluene	ND		ug/l	2.5	0.70
p-Chlorotoluene	ND		ug/l	2.5	0.70
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70
Hexachlorobutadiene	ND		ug/l	2.5	0.70
Isopropylbenzene	ND		ug/l	2.5	0.70
p-Isopropyltoluene	ND		ug/l	2.5	0.70
Naphthalene	ND		ug/l	2.5	0.70
n-Propylbenzene	ND		ug/l	2.5	0.70
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70
1,4-Dioxane	ND		ug/l	250	61.
p-Diethylbenzene	ND		ug/l	2.0	0.70
p-Ethyltoluene	ND		ug/l	2.0	0.70
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54
Ethyl ether	ND		ug/l	2.5	0.70
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	99		70-130
Toluene-d8	98		70-130
4-Bromofluorobenzene	93		70-130
Dibromofluoromethane	102		70-130

Lab Control Sample Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2523357
Report Date: 04/23/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 Batch: WG2057453-3 WG2057453-4								
Methylene chloride	96		97		70-130	1		20
1,1-Dichloroethane	97		100		70-130	3		20
Chloroform	93		96		70-130	3		20
Carbon tetrachloride	85		89		63-132	5		20
1,2-Dichloropropane	95		97		70-130	2		20
Dibromochloromethane	83		84		63-130	1		20
1,1,2-Trichloroethane	92		91		70-130	1		20
Tetrachloroethene	99		100		70-130	1		20
Chlorobenzene	97		99		75-130	2		20
Trichlorofluoromethane	90		94		62-150	4		20
1,2-Dichloroethane	94		94		70-130	0		20
1,1,1-Trichloroethane	88		90		67-130	2		20
Bromodichloromethane	85		87		67-130	2		20
trans-1,3-Dichloropropene	78		78		70-130	0		20
cis-1,3-Dichloropropene	82		83		70-130	1		20
1,1-Dichloropropene	97		100		70-130	3		20
Bromoform	72		70		54-136	3		20
1,1,2,2-Tetrachloroethane	86		84		67-130	2		20
Benzene	96		99		70-130	3		20
Toluene	97		100		70-130	3		20
Ethylbenzene	95		98		70-130	3		20
Chloromethane	79		80		64-130	1		20
Bromomethane	80		86		39-139	7		20

Lab Control Sample Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2523357
Report Date: 04/23/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 Batch: WG2057453-3 WG2057453-4								
Vinyl chloride	95		99		55-140	4		20
Chloroethane	100		100		55-138	0		20
1,1-Dichloroethene	90		93		61-145	3		20
trans-1,2-Dichloroethene	94		97		70-130	3		20
Trichloroethene	92		94		70-130	2		20
1,2-Dichlorobenzene	96		96		70-130	0		20
1,3-Dichlorobenzene	96		98		70-130	2		20
1,4-Dichlorobenzene	98		98		70-130	0		20
Methyl tert butyl ether	73		72		63-130	1		20
p/m-Xylene	100		100		70-130	0		20
o-Xylene	95		95		70-130	0		20
cis-1,2-Dichloroethene	94		98		70-130	4		20
Dibromomethane	90		90		70-130	0		20
1,2,3-Trichloropropane	93		89		64-130	4		20
Acrylonitrile	88		82		70-130	7		20
Styrene	95		95		70-130	0		20
Dichlorodifluoromethane	77		82		36-147	6		20
Acetone	77		77		58-148	0		20
Carbon disulfide	90		95		51-130	5		20
2-Butanone	86		81		63-138	6		20
Vinyl acetate	84		83		70-130	1		20
4-Methyl-2-pentanone	73		67		59-130	9		20
2-Hexanone	66		62		57-130	6		20

Lab Control Sample Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2523357
Report Date: 04/23/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 Batch: WG2057453-3 WG2057453-4								
Bromochloromethane	100		100		70-130	0		20
2,2-Dichloropropane	78		81		63-133	4		20
1,2-Dibromoethane	91		89		70-130	2		20
1,3-Dichloropropane	96		96		70-130	0		20
1,1,1,2-Tetrachloroethane	84		85		64-130	1		20
Bromobenzene	96		95		70-130	1		20
n-Butylbenzene	100		100		53-136	0		20
sec-Butylbenzene	100		100		70-130	0		20
tert-Butylbenzene	96		99		70-130	3		20
o-Chlorotoluene	99		100		70-130	1		20
p-Chlorotoluene	94		98		70-130	4		20
1,2-Dibromo-3-chloropropane	70		68		41-144	3		20
Hexachlorobutadiene	95		97		63-130	2		20
Isopropylbenzene	96		99		70-130	3		20
p-Isopropyltoluene	97		99		70-130	2		20
Naphthalene	82		81		70-130	1		20
n-Propylbenzene	98		100		69-130	2		20
1,2,3-Trichlorobenzene	90		90		70-130	0		20
1,2,4-Trichlorobenzene	91		92		70-130	1		20
1,3,5-Trimethylbenzene	97		98		64-130	1		20
1,2,4-Trimethylbenzene	95		97		70-130	2		20
1,4-Dioxane	62		58		56-162	7		20
p-Diethylbenzene	95		97		70-130	2		20

Lab Control Sample Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2523357
Report Date: 04/23/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 Batch: WG2057453-3 WG2057453-4								
p-Ethyltoluene	98		100		70-130	2		20
1,2,4,5-Tetramethylbenzene	87		88		70-130	1		20
Ethyl ether	89		88		59-134	1		20
trans-1,4-Dichloro-2-butene	79		75		70-130	5		20

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	100		98		70-130
Toluene-d8	100		101		70-130
4-Bromofluorobenzene	94		94		70-130
Dibromofluoromethane	100		100		70-130

Matrix Spike Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 QC Batch ID: WG2057453-6 WG2057453-7 QC Sample: L2523357-01 Client ID: MW-1_041625												
Methylene chloride	ND	10	11	110		10	100		70-130	10		20
1,1-Dichloroethane	ND	10	11	110		11	110		70-130	0		20
Chloroform	ND	10	11	110		10	100		70-130	10		20
Carbon tetrachloride	ND	10	10	100		9.8	98		63-132	2		20
1,2-Dichloropropane	ND	10	11	110		11	110		70-130	0		20
Dibromochloromethane	ND	10	9.3	93		9.0	90		63-130	3		20
1,1,2-Trichloroethane	ND	10	10	100		9.9	99		70-130	1		20
Tetrachloroethene	ND	10	11	110		11	110		70-130	0		20
Chlorobenzene	ND	10	11	110		11	110		75-130	0		20
Trichlorofluoromethane	ND	10	11	110		11	110		62-150	0		20
1,2-Dichloroethane	ND	10	10	100		10	100		70-130	0		20
1,1,1-Trichloroethane	ND	10	10	100		10	100		67-130	0		20
Bromodichloromethane	ND	10	9.9	99		9.7	97		67-130	2		20
trans-1,3-Dichloropropene	ND	10	8.9	89		8.6	86		70-130	3		20
cis-1,3-Dichloropropene	ND	10	9.0	90		8.8	88		70-130	2		20
1,1-Dichloropropene	ND	10	12	120		11	110		70-130	9		20
Bromoform	ND	10	8.0	80		8.1	81		54-136	1		20
1,1,2,2-Tetrachloroethane	ND	10	9.5	95		9.4	94		67-130	1		20
Benzene	ND	10	11	110		11	110		70-130	0		20
Toluene	ND	10	11	110		11	110		70-130	0		20
Ethylbenzene	ND	10	11	110		11	110		70-130	0		20
Chloromethane	ND	10	9.4	94		9.2	92		64-130	2		20
Bromomethane	ND	10	6.7	67		7.2	72		39-139	7		20

Matrix Spike Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 QC Batch ID: WG2057453-6 WG2057453-7 QC Sample: L2523357-01 Client ID: MW-1_041625												
Vinyl chloride	ND	10	12	120		11	110		55-140	9		20
Chloroethane	ND	10	13	130		12	120		55-138	8		20
1,1-Dichloroethene	ND	10	11	110		10	100		61-145	10		20
trans-1,2-Dichloroethene	ND	10	11	110		11	110		70-130	0		20
Trichloroethene	ND	10	10	100		10	100		70-130	0		20
1,2-Dichlorobenzene	ND	10	11	110		10	100		70-130	10		20
1,3-Dichlorobenzene	ND	10	11	110		11	110		70-130	0		20
1,4-Dichlorobenzene	ND	10	11	110		11	110		70-130	0		20
Methyl tert butyl ether	ND	10	8.3	83		8.2	82		63-130	1		20
p/m-Xylene	ND	20	22	110		22	110		70-130	0		20
o-Xylene	ND	20	22	110		21	105		70-130	5		20
cis-1,2-Dichloroethene	ND	10	11	110		11	110		70-130	0		20
Dibromomethane	ND	10	10	100		9.9	99		70-130	1		20
1,2,3-Trichloropropane	ND	10	10	100		9.9	99		64-130	1		20
Acrylonitrile	ND	10	9.8	98		9.1	91		70-130	7		20
Styrene	ND	20	21	105		21	105		70-130	0		20
Dichlorodifluoromethane	ND	10	9.2	92		9.2	92		36-147	0		20
Acetone	ND	10	10	100		8.6	86		58-148	15		20
Carbon disulfide	ND	10	11	110		11	110		51-130	0		20
2-Butanone	ND	10	7.2	72		10	100		63-138	**33**	Q	20
Vinyl acetate	ND	10	9.1	91		8.8	88		70-130	3		20
4-Methyl-2-pentanone	ND	10	8.1	81		8.0	80		59-130	1		20
2-Hexanone	ND	10	7.5	75		7.2	72		57-130	4		20

Matrix Spike Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 QC Batch ID: WG2057453-6 WG2057453-7 QC Sample: L2523357-01 Client ID: MW-1_041625												
Bromochloromethane	ND	10	11	110		11	110		70-130	0		20
2,2-Dichloropropane	ND	10	8.9	89		8.8	88		63-133	1		20
1,2-Dibromoethane	ND	10	10	100		9.6	96		70-130	4		20
1,3-Dichloropropane	ND	10	11	110		10	100		70-130	10		20
1,1,1,2-Tetrachloroethane	ND	10	9.7	97		9.4	94		64-130	3		20
Bromobenzene	ND	10	10	100		10	100		70-130	0		20
n-Butylbenzene	ND	10	11	110		11	110		53-136	0		20
sec-Butylbenzene	ND	10	11	110		11	110		70-130	0		20
tert-Butylbenzene	ND	10	11	110		11	110		70-130	0		20
o-Chlorotoluene	ND	10	11	110		11	110		70-130	0		20
p-Chlorotoluene	ND	10	11	110		11	110		70-130	0		20
1,2-Dibromo-3-chloropropane	ND	10	8.0	80		7.7	77		41-144	4		20
Hexachlorobutadiene	ND	10	10	100		11	110		63-130	10		20
Isopropylbenzene	ND	10	11	110		11	110		70-130	0		20
p-Isopropyltoluene	ND	10	11	110		11	110		70-130	0		20
Naphthalene	ND	10	9.4	94		9.4	94		70-130	0		20
n-Propylbenzene	ND	10	11	110		11	110		69-130	0		20
1,2,3-Trichlorobenzene	ND	10	10	100		10	100		70-130	0		20
1,2,4-Trichlorobenzene	ND	10	10	100		10	100		70-130	0		20
1,3,5-Trimethylbenzene	ND	10	11	110		11	110		64-130	0		20
1,2,4-Trimethylbenzene	ND	10	11	110		10	100		70-130	10		20
1,4-Dioxane	ND	500	440	88		420	84		56-162	5		20
p-Diethylbenzene	ND	10	11	110		11	110		70-130	0		20

Matrix Spike Analysis
Batch Quality Control

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 QC Batch ID: WG2057453-6 WG2057453-7 QC Sample: L2523357-01 Client ID: MW-1_041625												
p-Ethyltoluene	ND	10	11	110		11	110		70-130	0		20
1,2,4,5-Tetramethylbenzene	ND	10	9.8	98		9.8	98		70-130	0		20
Ethyl ether	ND	10	9.9	99		9.7	97		59-134	2		20
trans-1,4-Dichloro-2-butene	ND	10	8.6	86		8.2	82		70-130	5		20

Surrogate	MS % Recovery	MS Qualifier	MSD % Recovery	MSD Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	101		99		70-130
4-Bromofluorobenzene	95		96		70-130
Dibromofluoromethane	100		98		70-130
Toluene-d8	100		99		70-130

Project Name: 27-01 JACKSON AVE
Project Number: 170472002

Lab Number: L2523357
Report Date: 04/23/25

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
A	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L2523357-01A	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-01A1	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-01A2	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-01B	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-01B1	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-01B2	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-01C	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-01C1	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-01C2	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-02A	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-02B	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-02C	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-03A	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-03B	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-03C	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-04A	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-04B	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-04C	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-05A	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L2523357-05B	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)

*Values in parentheses indicate holding time in days

Project Name:	27-01 JACKSON AVE	**Lab Number:**	L2523357
Project Number:	170472002	**Report Date:**	04/23/25

GLOSSARY

Acronyms

DL	- Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
EDL	- Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).
EMPC	- Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.
EPA	- Environmental Protection Agency.
LCS	- Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LCSD	- Laboratory Control Sample Duplicate: Refer to LCS.
LFB	- Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LOD	- Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
LOQ	- Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.) Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
MDL	- Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
MS	- Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.
MSD	- Matrix Spike Sample Duplicate: Refer to MS.
NA	- Not Applicable.
NC	- Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.
NDPA/DPA	- N-Nitrosodiphenylamine/Diphenylamine.
NI	- Not Ignitable.
NP	- Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.
NR	- No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.
RL	- Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
RPD	- Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.
SRM	- Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.
STLP	- Semi-dynamic Tank Leaching Procedure per EPA Method 1315.
TEF	- Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.
TEQ	- Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.
TIC	- Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: DU Report with 'J' Qualifiers

Project Name:	27-01 JACKSON AVE	**Lab Number:**	L2523357
Project Number:	170472002	**Report Date:**	04/23/25

Footnotes

1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Chlordane: The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA,this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Gasoline Range Organics (GRO): Gasoline Range Organics (GRO) results include all chromatographic peaks eluting from Methyl tert butyl ether through Naphthalene, with the exception of GRO analysis in support of State of Ohio programs, which includes all chromatographic peaks eluting from Hexane through Dodecane.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenz(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. For MassDEP DW compliance analysis only, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL. Note: If a 'Total' result is requested, the results of its individual components will also be reported.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

F - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

J - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively

Report Format: DU Report with 'J' Qualifiers

Project Name:	27-01 JACKSON AVE	**Lab Number:**	L2523357
Project Number:	170472002	**Report Date:**	04/23/25

Data Qualifiers

Identified Compounds (TICs). For calculated parameters, this represents that one or more values used in the calculation were estimated.

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

ND - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

V - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Z - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Project Name: 27-01 JACKSON AVE
Project Number: 170472002
Lab Number: L2523357
Report Date: 04/23/25

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - VI, 2018.

LIMITATION OF LIABILITIES

Pace Analytical Services performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Pace Analytical Services shall be to re-perform the work at it's own expense. In no event shall Pace Analytical Services be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Pace Analytical Services.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility – 8 Walkup Dr. Westborough, MA 01581
EPA 624.1: m/p-xylene, o-xylene, Naphthalene
EPA 625.1: alpha-Terpineol
EPA 8260D: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270E: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine, alpha-Terpineol, Azobenzene; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048
SM 2540D: TSS.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
MADEP-APH.
Nonpotable Water: EPA RSK-175 Dissolved Gases
Biological Tissue Matrix: EPA 3050B

Mansfield Facility – 120 Forbes Blvd. Mansfield, MA 02048
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Nonpotable Water: EPA RSK-175 Dissolved Gases

The following test method is not included in our New Jersey Secondary NELAP Scope of Accreditation:

Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048
Determination of Selected Perfluorinated Alkyl Substances by Solid Phase Extraction and Liquid Chromatography/Tandem Mass Spectrometry Isotope Dilution (via Alpha SOP 23528)

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility – 8 Walkup Dr. Westborough, MA 01581

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 524.2: THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N**, SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables).
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, EPA 1600, EPA 1603, SM9222D.**

Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522, EPA 537.1.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb**,** As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

Certification IDs:

Westborough Facility – 8 Walkup Dr. Westborough, MA 01581
CT PH-0826, IL 200077, IN C-MA-03, KY JY98045, ME MA00086, MD 348, MA M-MA086, NH 2064, NJ MA935, NY 11148, NC (DW) 25700, NC (NPW/SCM) 666, OR MA-1316, PA 68-03671, RI LAO00065, TX T104704476, VT VT-0935, VA 460195

Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048
CT PH-0825, ANAB/DoD L2474, IL 200081, IN C-MA-04, KY KY98046, LA 3090, ME MA00030, MI 9110, MN 025-999-495, NH 2062, NJ MA015, NY 11627, NC (NPW/SCM) 685, OR MA-0262, PA 68-02089, RI LAO00299, TX T-104704419, VT VT-0015, VA 460194, WA C954

Mansfield Facility – 120 Forbes Blvd. Mansfield, MA 02048
ANAB/DoD L2474, ME MA01156, MN 025-999-498, NH 2249, NJ MA025, NY 12191, OR 4203, TX T104704583, VA 460311, WA C1104.

For a complete listing of analytes and methods, please contact your Project Manager.

NEW YORK CHAIN OF CUSTODY

ALPHA

Westborough, MA 01581
8 Walkup Dr.
TEL: 508-898-9220
FAX: 508-898-9193

Mansfield, MA 02048
320 Forbes Blvd
TEL: 508-822-9300
FAX: 508-822-3288

Service Centers
Mahwah, NJ 07430: 35 Whitney Rd, Suite 5
Albany, NY 12205: 14 Walker Way
Tonawanda, NY 14150: 275 Cooper Ave, Suite 105

Page | of |

Date Rec'd in Lab: 4/17/25

ALPHA Job #: L2523357

Client Information

Client: Langan NYC
Address: 368 9th Ave, Floor 8
NY NY 10001
Phone: 212-479-5400
Fax:
Email: KSemon@langan.com

Project Information

Project Name: 27-01 Jackson Ave
Project Location: Long Island City, Queens
Project #: 170472002
(Use Project name as Project #) ☐
Project Manager: Kimberly Semon
ALPHAQuote #:

Turn-Around Time

Standard ☒ Due Date:
Rush (only if pre approved) ☐ # of Days:

Deliverables

☐ ASP-A ☑ ASP-B
☐ EQuIS (1 File) ☐ EQuIS (4 File)
☐ Other

Billing Information

☑ Same as Client Info
PO #

Regulatory Requirement

☐ NY TOGS ☒ NY Part 375
☐ AWQ Standards ☐ NY CP-51
☐ NY Restricted Use ☐ Other
☐ NY Unrestricted Use
☐ NYC Sewer Discharge

Disposal Site Information

Please identify below location of applicable disposal facilities.
Disposal Facility:
☐ NJ ☐ NY
☐ Other:

These samples have been previously analyzed by Alpha ☐

Other project specific requirements/comments:

Please include areach@langan.com, Lhaley@langan.com datamanagement@langan.com

Please specify Metals or TAL.

ANALYSIS

Part 375/TCL VOCs

Sample Filtration
☐ Done
☐ Lab to do
Preservation
☐ Lab to do
(Please Specify below)

Total Bottle

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	Part 375/TCL VOCs	Sample Specific Comments
23357-01	MW-1_041625	4/16/25	11:20	GW	OO	X	MS/MSD
02	MW-2_041625		13:35	GW			
03	DUP01_041625		—	GW			
04	FB01_041625		9:45	AQ			
05	TB01_041625		—	AQ			

Preservative Code:
A = None
B = HCl
C = HNO_3
D = H_2SO_4
E = NaOH
F = MeOH
G = $NaHSO_4$
H = $Na_2S_2O_3$
K/E = Zn Ac/NaOH
O = Other

Container Code
P = Plastic
A = Amber Glass
V = Vial
G = Glass
B = Bacteria Cup
C = Cube
O = Other
E = Encore
D = BOD Bottle

Westboro: Certification No: MA935
Mansfield: Certification No: MA015

Container Type													
Preservative													

Relinquished By:	Date/Time	Received By:	Date/Time
Olivia O'Donnell	4/16/25 13:43	MO A Pace 13:43	4/16/25
MO A Pace	4/16/25 20:00	Anthony Green	APR 16 2025 2040
Anthony Green			4/17/25 0130
	4/17/25 0310		4/17/25 0310

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. BY EXECUTING THIS COC, THE CLIENT HAS READ AND AGREES TO BE BOUND BY ALPHA'S TERMS & CONDITIONS. (See reverse side.)

Form No: 01-25 HC (rev. 30-Sept-2013)

ATTACHMENT E

Data Usability Summary Report

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

Technical Memorandum

1 University Square Drive Princeton, NJ 08540 T: 609.282.8000
Mailing Address: 1 University Square Drive Princeton, NJ 08540

To: Kimberly Semon, Langan Senior Project Manager

From: Mariana Wissink, Langan Senior Staff Chemist

Date: April 30, 2025

Re: Data Usability Summary Report
For 27-01 Jackson Avenue
April 2025 Groundwater Samples
Langan Project No.: 170472002

This memorandum presents the findings of an analytical data validation from the analysis of groundwater samples collected in April 2025 by Langan Engineering and Environmental Services at 27-01 Jackson Avenue. The samples were analyzed by Pace Analytical Laboratories, Inc. (NYSDOH NELAP registration # 11148) for volatile organic compounds (VOCs) by the methods specified below.

- VOCs by SW-846 Method 8260D

Table 1, attached, summarizes the laboratory and client sample identification numbers, sample collection dates, level of data validation, and analytical parameters subject to review.

Validation Overview

This data validation was performed in accordance with the following guidelines, where applicable:

- USEPA Region II Standard Operating Procedures (SOPs) for Data Validation
- USEPA Contract Laboratory Program "National Functional Guidelines for Organic Superfund Methods Data Review" (EPA 540- R-20-005, November 2020)
- USEPA Contract Laboratory Program "National Functional Guidelines for Inorganic Superfund Methods Data Review" (EPA 540- R-20-005, November 2020), and
- published analytical methodologies.

Tier 1 data validation is based on completeness and compliance checks of sample-related QC results including: sample receipt documentation; analytical holding times; sample preservation; blank results (method, field, and trip); surrogate recoveries; MS/MSD recoveries and RPDs values; field duplicate RPDs, laboratory duplicate RPDs, and LCS/LCSD recoveries and RPDs. The L2523357 sample delivery groups underwent Tier 1 validation review.

As a result of the review process, the following qualifiers may be assigned to the data in accordance with the USEPA guidelines and our best professional judgment:

R – The sample results are unusable because certain criteria were not met when generating the data. The analyte may or may not be present in the sample.

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 reporting limit; however, the reported reporting limit 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.

If any validation qualifiers are assigned, these qualifiers should supersede any laboratory-applied qualifiers. Data that is not qualified as a result of this data validation is considered acceptable on the basis of the items specified for review. Data that is qualified as "R" are considered invalid and are not technically usable for data interpretation. Data that is otherwise qualified because of minor data-quality anomalies are usable, as qualified in Table 2 (attached).

The following acronyms may be used in the discussion of data-quality issues:

%D	Percent Difference	MB	Method Blank
CCV	Continuing Calibration Verification	MDL	Method Detection Limit
FB	Field Blank	MS	Matrix Spike
FD	Field Duplicate	MSD	Matrix Spike Duplicate
ICAL	Initial Calibration	RF	Response Factor
ICV	Initial Calibration Verification	RL	Reporting Limit
ISTD	Internal Standard	RPD	Relative Percent Difference
LCL	Lower Control Limit	RSD	Relative Standard Deviation
LCS	Laboratory Control Sample	TB	Trip Blank
LCSD	Laboratory Control Sample Duplicate	UCL	Upper Control Limit

MAJOR DEFICIENCIES:

Major deficiencies include those that grossly impact data quality and necessitate the rejection of results. No major deficiencies were identified.

MINOR DEFICIENCIES:

Minor deficiencies include anomalies that directly impact data quality and necessitate qualification, but do not result in unusable data. No minor deficiencies were identified.

OTHER DEFICIENCIES:

Other deficiencies include anomalies that do not directly impact data quality and do not necessitate qualification. The section below describes the other deficiencies that were identified.

VOCs by SW-846 Method 8260D

L2523357

The MS/MSD performed on sample MW-1_041625 exhibited a RPD above the control limit for 2-butanone (33). Organic results are not qualified on the basis of MS/MSD recoveries alone. No qualification is necessary.

FIELD DUPLICATES:

One field duplicate and parent sample pair was collected and analyzed for all parameters. For results less than 5X the RL, analytes meet the precision criteria if the absolute difference is less than ±X the RL. For results greater than 5X the RL, analytes meet the precision criteria if the RPD is less than or equal to 30% for groundwater. The following field duplicate and parent sample pair was compared to and met the precision criteria:

- DUP01_041625 and MW-1_041625

CONCLUSION:

On the basis of this evaluation, the laboratory appears to have followed the specified analytical methods with the exception of errors discussed above.If a given fraction is not mentioned above, that means that all specified criteria were met for that parameter. All of the data packages met ASP Category B requirements.

All data are considered usable, as qualified. In addition, completeness, defined as the percentage of analytical results that are judged to be valid, is 100%.

Signed:

Mariana Wissink
Senior Staff Chemist

APPENDIX E
WELL DECOMMISSIONING LOG

FIGURE 1

SITE NAME: **27-01 Jackson Avenue**

MONITORING WELL FIELD INSPECTION LOG
NYSDEC WELL DECOMMISSIONING PROGRAM

SITE ID.:	170472002
INSPECTOR:	Ali Reach
DATE/TIME:	5/8/2024
WELL ID	MW-4

	YES	NO
WELL VISIBLE? (If not, provide directions below) ……	✓	
WELL I.D. VISIBLE?		✓
WELL LOCATION MATCH SITE MAP? (if not, sketch actual location on back) ……	✓	

WELL I.D. AS IT APPEARS ON PROTECTIVE CASING OR WELL: …….. N/A

	YES	NO
SURFACE SEAL PRESENT? …….	✓	
SURFACE SEAL COMPETENT? (If cracked, heaved etc., describe below) ……	✓	
PROTECTIVE CASING IN GOOD CONDITION? (If damaged, describe below) ……	✓	

HEADSPACE READING (ppm) AND INSTRUMENT USED …….	0.0 ppm (MiniRAE 3000)
TYPE OF PROTECTIVE CASING AND HEIGHT OF STICKUP IN FEET (If applicable) …	N/A
PROTECTIVE CASING MATERIAL TYPE: ……	N/A
MEASURE PROTECTIVE CASING INSIDE DIAMETER ……..	N/A

	YES	NO	N/A
LOCK PRESENT?		✓	
LOCK FUNCTIONAL?			✓
DID YOU REPLACE THE LOCK? ……		✓	
IS THERE EVIDENCE THAT THE WELL IS DOUBLE CASED? (If yes,describe below) ….		✓	
WELL MEASURING POINT VISIBLE? ……	✓		

MEASURE WELL DEPTH FROM MEASURING POINT (Feet): ……	23.5 feet
MEASURE DEPTH TO WATER FROM MEASURING POINT (Feet): ……..	15.5 feet
MEASURE WELL DIAMETER (Inches): ……..	2-inch
WELL CASING MATERIAL: …….	PVC
PHYSICAL CONDITION OF VISIBLE WELL CASING: …….	Good
ATTACH ID MARKER (if well ID is confirmed) and IDENTIFY MARKER TYPE ……	N/A
PROXIMITY TO UNDERGROUND OR OVERHEAD UTILITIES ……..	N/A

DESCRIBE ACCESS TO WELL: (Include accessibility to truck mounted rig, natural obstructions, overhead power lines, proximity to permanent structures, etc.); ADD SKETCH OF LOCATION ON BACK, IF

On-site, flush mounted monitoring well, no natural obstructions

DESCRIBE WELL SETTING (For example, located in a field, in a playground, on pavement, in a garden, etc.) AND ASSESS THE TYPE OF RESTORATION REQUIRED.

Located along sidewalk adjacent to 43rd Avenue and remediated construction site.

IDENTIFY ANY NEARBY POTENTIAL SOURCES OF CONTAMINATION, IF PRESENT (e.g. Gas station, salt pile, etc.):

None

REMARKS:

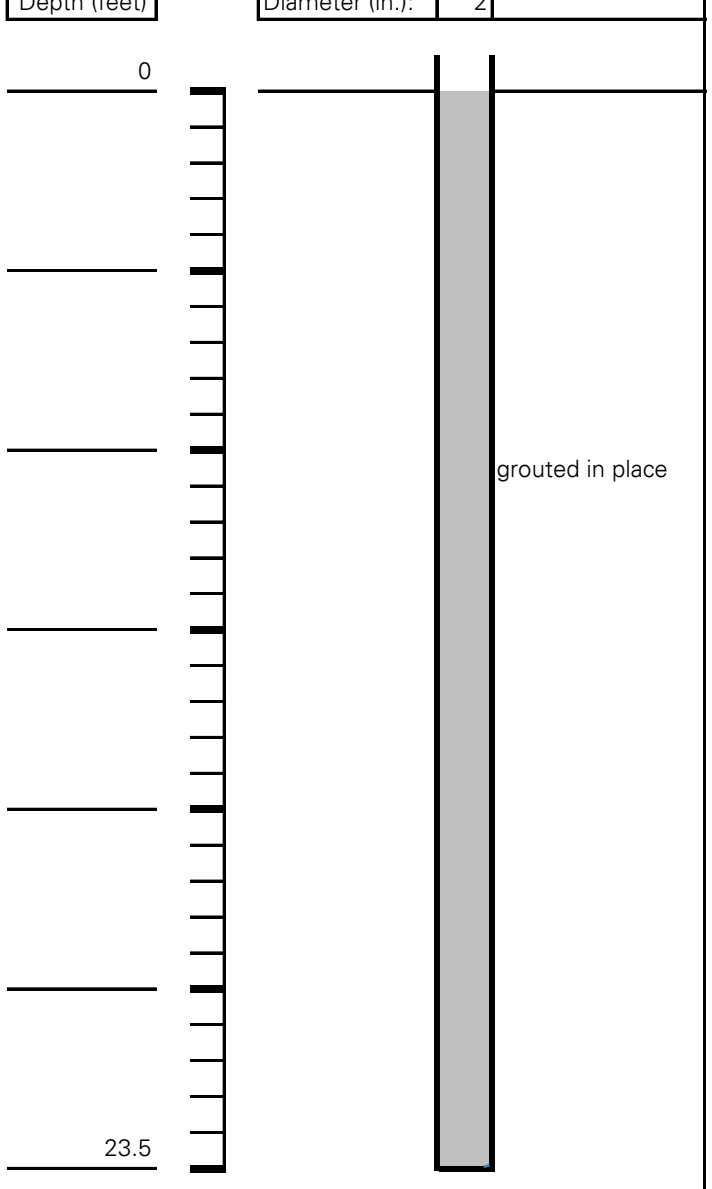
WELL DECOMMISSIONING RECORD LOG

Well No. MW-4

PROJECT	PROJECT NO.	
27-01 Jackson Avenue	170472002	
LOCATION	**ELEVATION AND DATUM**	
Long Island City, New York	N/A	
DRILLING AGENCY	**DATE STARTED**	**DATE FINISHED**
Lakewood Environmental Services Corp.	5/8/2024	5/8/2024
DRILLER	**INSPECTOR**	
Adam Hutchinson	Ali Reach	

DECOMMISSIONING DATA (Fill all that apply)	
OVERDRILLING	
Interval Drilled	N/A
Drilling Method(s)	N/A
Borehole Dia. (in.)	N/A
Temporary casing installed? (y/n)	N/A
Depth temporary casing installed	N/A
Casing type/dia. (in)	N/A
Method of installing	N/A
CASING PULLING	
Method employed	N/A
Casing retrieved (feet)	N/A
Casing type/dia. (in)	N/A
CASING PERFORATING	
Equipment used	N/A
Number of perforations/foot	N/A
Size of perforations	N/A
Interval perforated	N/A
GROUTING	
Interval grouted (FBLS)	
# of batches prepared	1
For each batch record:	
Quantity of water used (gal.)	7.8
Quantity of cement used (lbs.)	94
Cement type	Portland 1-2
Quantity of bentonite used (lbs.)	3.9
Quantity of calcium chloride used (lbs.)	N/A
Volume of grout prepared (gal.)	55 gal
Volume of grout used (gal.)	4 gallons

WELL SCHEMATIC*



COMMENTS:

* Sketch in all relevant decomissioning data, including: interval overdrilled, interval grouted, casing left in hole, well stickup, etc.

LANGAN Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor, New York

APPENDIX F
PHOTOGRAPH LOG

PHOTOGRAPH LOG

Photo 1: View of Lakewood Environmental Services Corp. (Lakewood) decommissioning monitoring well MW-4, facing southeast. (Taken on 5/8/2024).

Photo 2: View of decommissioned monitoring well MW-4, facing southwest. (Taken on 5/8/2024).

Photo 3: View of the Jackson Avenue sidewalk and monitoring well MW-1, facing southeast. (Taken on 04/16/2025)

Photo 4: View of the Jackson Avenue sidewalk and monitoring well MW-2, facing west. (Taken on 04/16/2025)

Photo 5: View of the 43rd Avenue sidewalk, facing south. (Taken on 04/16/2025)

Photo 6: View of typical quarterly groundwater sampling (Q11) at MW-2, facing east. (Taken on 04/16/2025).

APPENDIX G
SITE INSPECTION FORMS

Summary of Green Remediation Metrics for Site Management

Site Name: 27-01 Jackson Avenue Site Code: S241209

Address: 27-01 Jackson Avenue City: Long Island City

State: NY Zip Code: 11101 County: Queens

Initial Report Period (Start Date of period covered by the Initial Report submittal)

Start Date: December 12, 2022

Current Reporting Period

Reporting Period From: April 30, 2024 To: April 30, 2025

Contact Information

Preparer's Name: Olivia O'Donnell Phone No.: 212-479-5400

Preparer's Affiliation: Langan

I. Energy Usage: Quantify the amount of energy used directly on-site and the portion of that derived from renewable energy sources.

	Current Reporting Period	**Total to Date**
Fuel Type 1 (e.g. natural gas (cf))	N/A	N/A
Fuel Type 2 (e.g. fuel oil, propane (gals))	N/A	N/A
Electricity (kWh)	N/A	N/A
Of that Electric usage, provide quantity:		
Derived from renewable sources (e.g. solar, wind)	N/A	N/A

Other energy sources (e.g. geothermal, solar thermal (Btu))	N/A	N/A

Provide a description of all energy usage reduction programs for the site in the space provided on Page 5.

II. Solid Waste Generation: Quantify the management of solid waste generated on-site.

	Current Reporting Period (tons)	**Total to Date (tons)**
Total waste generated on-site		
OM&M generated waste	N/A	N/A
Of that total amount, provide quantity:		
Transported off-site to landfills	N/A	N/A
Transported off-site to other disposal facilities	N/A	N/A
Transported off-site for recycling/reuse	N/A	N/A
Reused on-site	N/A	N/A

Provide a description of any implemented waste reduction programs for the site in the space provided on Page 5.

III. Transportation/Shipping: Quantify the distances travelled for delivery of supplies, shipping of laboratory samples, and the removal of waste.

	Current Reporting Period (miles)	**Total to Date (miles)**
Standby Engineer/Contractor	N/A	N/A
Laboratory Courier/Delivery Service	N/A	N/A
Waste Removal/Hauling	N/A	N/A

Provide a description of all mileage reduction programs for the site in the space provided on Page 5. Include specifically any local vendor/services utilized that are within 50 miles of the site.

IV. Water Usage: Quantify the volume of water used on-site from various sources.

	Current Reporting Period (gallons)	**Total to Date (gallons)**
Total quantity of water used on-site	N/A	N/A
Of that total amount, provide quantity:		
Public potable water supply usage	N/A	N/A
Surface water usage	N/A	N/A
On-site groundwater usage	N/A	N/A
Collected or diverted storm water usage	N/A	N/A

Provide a description of any implemented water consumption reduction programs for the site in the space provided on Page 5.

V. Land Use and Ecosystems: Quantify the amount of land and/or ecosystems disturbed and the area of land and/or ecosystems restored to a pre-development condition (i.e. Green Infrastructure).

	Current Reporting Period (acres)	**Total to Date (acres)**
Land disturbed	N/A	N/A
Land restored	N/A	N/A

Provide a description of any implemented land restoration/green infrastructure programs for the site in the space provided on Page 5.

Description of green remediation programs reported above (Attach additional sheets if needed)
Energy Usage: N/A
Waste Generation: N/A
Transportation/Shipping: N/A
Water usage: N/A
Land Use and Ecosystems: N/A
Other:

SITE WIDE INSPECTION CHECKLIST

Site Name: 27-01 Jackson Avenue Location: 27-01 Jackson Avenue , Long Island City, Queens, NY Project Number: 170472002

Inspector Name: Olivia O'Donnell Date: 04/16/2025 Weather Conditions: Overcast, 45-60°F

Reason for Inspection (i.e., routine, maintenance, severe condition, etc.): Annual Inspection

Check one of the following: **Y:** Yes **N:** No **NA**: Not Applicable

		Y	N	NA	Normal Situation	Remarks
	General					
1	What are the current site conditions?			X	-	The site is an approximately 2,750-square-foot area that spans sections of the Jackson Avenue and 43rd Avenue sidewalks adjoining the BCP site located at 27-01 Jackson Avenue in the Long Island City neighborhood of Queens, New York. Monitoring wells MW-1 and MW-2 were observed to be intact within the restored sidewalk along Jackson Avenue.
2	Are all applicable site records (e.g., documentation of construction activity, site cover system maintenance and repair, most current easement, etc.) complete and up to date?	x			Y	Langan retains copies of these documents.
	Easement					
3	Has site use remained the same?	x			Y	
4	Does it appear that all environmental easement restrictions have been followed?	x			Y	
	Groundwater Monitoring Well Network					
5	Are all wells within the groundwater monitoring network intact and secured at the time of this inspection?	x			Y	Monitoring wells MW-1 and MW-2 were intact at the time of the inspection. NYSDEC allowed the discontinuation of sampling of MW-3 and MW-4 via email correspondence on August 8th, 2023 and October 13th, 2023, respectively. Between the third and fourth quarter sampling events, monitoring well MW-3 was compromised during the installation of utilities beneath the 43rd Avenue sidewalk. Decommissioning of monitoring well MW-4 occurred on May 8, 2024 by grouting in place in accordance with NYSDEC Commissioner Policy 43 (CP-43).
6	Have the minimum number of groundwater monitoring events been counducted for the certification year (i.e., quarterly for first two years)?	x			Y	

If the answer to any of the above questions indicate non-compliance with any IC/ECs for the site, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities.

Additional remarks:

Minimum Inspection Schedule: Site-wide inspections will be conducted annually, per certification year, at a minimum. Additional inspections will also be conducted at times of severe condition events. All inspection events will utilize this checklist.

Summary of Green Remediation Metrics for Site Management

Site Name: 27-01 Jackson Avenue Site Code: S241209

Address: 27-01 Jackson Avenue City: Long Island City

State: NY Zip Code: 11101 County: Queens

Initial Report Period (Start Date of period covered by the Initial Report submittal)

Start Date: December 12, 2022

Current Reporting Period

Reporting Period From: April 30, 2024 To: April 30, 2025

Contact Information

Preparer's Name: Olivia O'Donnell Phone No.: 212-479-5400

Preparer's Affiliation: Langan

I. Energy Usage: Quantify the amount of energy used directly on-site and the portion of that derived from renewable energy sources.

	Current Reporting Period	**Total to Date**
Fuel Type 1 (e.g. natural gas (cf))	N/A	N/A
Fuel Type 2 (e.g. fuel oil, propane (gals))	N/A	N/A
Electricity (kWh)	N/A	N/A
Of that Electric usage, provide quantity:		
Derived from renewable sources (e.g. solar, wind)	N/A	N/A

Other energy sources (e.g. geothermal, solar thermal (Btu))	N/A	N/A

Provide a description of all energy usage reduction programs for the site in the space provided on Page 5.

II. Solid Waste Generation: Quantify the management of solid waste generated on-site.

	Current Reporting Period (tons)	**Total to Date (tons)**
Total waste generated on-site		
OM&M generated waste	0.15	1.15
Of that total amount, provide quantity:		
Transported off-site to landfills	N/A	N/A
Transported off-site to other disposal facilities	0.4	1.15
Transported off-site for recycling/reuse	N/A	N/A
Reused on-site	N/A	N/A

Provide a description of any implemented waste reduction programs for the site in the space provided on Page 5.

III. Transportation/Shipping: Quantify the distances travelled for delivery of supplies, shipping of laboratory samples, and the removal of waste.

	Current Reporting Period (miles)	**Total to Date (miles)**
Standby Engineer/Contractor	N/A	N/A
Laboratory Courier/Delivery Service	N/A	N/A
Waste Removal/Hauling	73	146

Provide a description of all mileage reduction programs for the site in the space provided on Page 5. Include specifically any local vendor/services utilized that are within 50 miles of the site.

IV. Water Usage: Quantify the volume of water used on-site from various sources.

	Current Reporting Period (gallons)	**Total to Date (gallons)**
Total quantity of water used on-site	N/A	N/A
Of that total amount, provide quantity:		
Public potable water supply usage	N/A	N/A
Surface water usage	N/A	N/A
On-site groundwater usage	N/A	N/A
Collected or diverted storm water usage	N/A	N/A

Provide a description of any implemented water consumption reduction programs for the site in the space provided on Page 5.

V. Land Use and Ecosystems: Quantify the amount of land and/or ecosystems disturbed and the area of land and/or ecosystems restored to a pre-development condition (i.e. Green Infrastructure).

	Current Reporting Period (acres)	**Total to Date (acres)**
Land disturbed	N/A	N/A
Land restored	N/A	N/A

Provide a description of any implemented land restoration/green infrastructure programs for the site in the space provided on Page 5.

Description of green remediation programs reported above

(Attach additional sheets if needed)

Energy Usage:

N/A

Waste Generation:

One drum each of purged groundwater and soil cuttings were transported in one round for off-site disposal, avoiding additional trips to the site which would increase fuel consumption for travel purposes.

Transportation/Shipping:

AARCO Environmental Services, Inc. (AARCO), a local environmental subcontractor, was the transporter of generated waste at the site. AARCO's office is located approximately 37 miles from the site. The generated waste was transported to the Dale Transfer Corp facility located approximately 36 miles from the site.

Water usage:

N/A

Land Use and Ecosystems:

N/A

Other:

APPENDIX H
DRUM DISPOSAL DOCUMENTATION

Please print or type
(Form designed for use on elite (12-pitch) typewriter.)

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Waste Tracking Number
	1	631-586-5900	NHWM 225425

GENERATOR

5. Generator's Name and Mailing Address
2701 JACKSON LLC
11 GRACE AVENUE, #401
GREAT NECK, NY 11021
Generator's Phone:

Generator's Site Address (if different than mailing address)
27-01 JACKSON AVENUE
LONG ISLAND CITY, NY 11101

6. Transporter 1 Company Name: AARCO ENVIRONMENTAL SERVICES — U.S. EPA ID Number: NYR000107326

7. Transporter 2 Company Name — U.S. EPA ID Number

8. Designated Facility Name and Site Address
DALE TRANSFER CORP.
129 DALE STREET, WEST BABYLON NY 11704
Facility's Phone: 631-393-2882
U.S. EPA ID Number: N/A

	9. Waste Shipping Name and Description	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	
1.	NON-REGULATED LIQUIDS (GROUNDWATER)	01	DM	300	P	
2.	NON-REGULATED SOLIDS (SOIL)	01	DM	500	P	
3.						
4.						

13. Special Handling Instructions and Additional Information
1. APPROVAL # 2025-0758 (.01 x 85 g)
2. APPROVAL # 2025-0757 (.01 x 85 g)
JOB# 225425 TRUCK: B-507

14. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.

Generator's/Offeror's Printed/Typed Name: Erik Orantes as agent for author 27-01 Jackson Avenue LLC — Signature: E. Orantes — Month: 5 — Day: 05 — Year: 25

INT'L

15. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter Signature (for exports only): Date leaving U.S.:

TRANSPORTER

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: Michael C. Allen — Signature: Michael C. Allen — Month: 5 — Day: 05 — Year: 25

Transporter 2 Printed/Typed Name — Signature — Month — Day — Year

DESIGNATED FACILITY

17. Discrepancy

17a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator) — U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator) — Month — Day — Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name: Armando Sanchez — Signature — Month: 5 — Day: 5 — Year: 25