263 BEDFORD AVENUE

BROOKLYN, NEW YORK

Remedial Action Report

NYC VCP Number: 12CVCP051K

Prepared for:

263 Bedford Ave LLC

166-25 Powells Cove Boulevard, Apt. #10F

Whitestone, NY 11357

Prepared by:

EBC

ENVIRONMENTAL BUSINESS CONSULTANTS

1808 Middle Country Road

Ridge, NY 11961

Ariel Czemerinski, P.E.
AMC Engineering PLLC
99 Jericho Turnpike, Suite 300J
Jericho, NY 11753

OCTOBER 2015

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LIST OF ACRONYMS

Acronym	Definition
CAMP	Community Air Monitoring Plan
DER-10	NYS DEC Division of Environmental Remediation Technical Guidance Manual 10
EC	Engineering Control
HASP	Health and Safety Plan
IC	Institutional Control
NYC VCP	New York City Voluntary Cleanup Program
NYC DEP	New York City Department of Environmental Protection
NYC DOHMH	New York City Department of Health and Mental Hygiene
NYC OER	New York City Office of Environmental Remediation
ORC	Oxygen Release Compound
PID	Photoionization Detector
QA/QC	Quality Assurance/Quality Control
QEP	Qualified Environmental Professional
RAR	Remedial Action Report
RAWP	Remedial Action Work Plan
SCG	Standards, Criteria and Guidance
SCO	Soil Cleanup Objective
SMMP	Soil/Materials Management Plan
SMP	Site Management Plan
SVOCs	Semi-Volatile Organic Compounds
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

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CERTIFICATION

I, Ariel Czemerinski, certify the following:

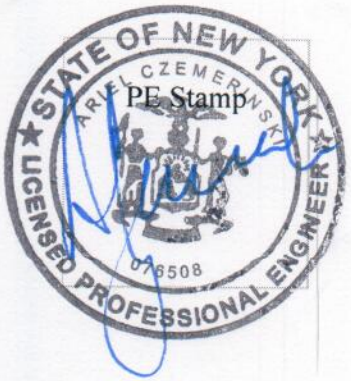
- I am currently a registered professional engineer licensed by the State of New York.
- I performed professional engineering services and had primary direct responsibility for implementation of the remedial program for the Redevelopment Project located at 263 Bedford Avenue in Brooklyn, New York, Site Number 12CVCP051K.
- I have reviewed this document, to which my signature and seal are affixed.
- The OER-approved Remedial Action Work Plan dated April 2012 and Stipulations in a letter dated May 7, 2012, were implemented and that all requirements in those documents have been substantively complied with. I certify that contaminated soil, fill, liquids or other material from the property were taken to facilities licensed to accept this material in full compliance with applicable laws and regulations.

Ariel Czemerinski
Name

076508
PE License Number

(See Stamp →)
Signature

2/4/16
DATE



PE Stamp

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EXECUTIVE SUMMARY

263 Bedford Ave LLC has enrolled in the New York City Voluntary Cleanup Program (NYC VCP) to investigate and remediate a property located at 263 Bedford Avenue in Williamsburg section of Brooklyn, New York. A Remedial Investigation (RI) was performed to compile and evaluate data and information necessary to develop a Remedial Action Work Plan (RAWP). A remedial action was performed pursuant to an OER-approved RAWP in a manner that has rendered the Site protective of public health and the environment consistent with the proposed use of the property. This RAR describes the remedial action performed under the RAWP. The remedial action described in this document provides for the protection of public health and the environment, complies with applicable environmental standards, criteria and guidance and applicable laws and regulations.

Site Location and Prior Usage

The Site is located at 263 Bedford Avenue in the Williamsburg section of Brooklyn, New York and is identified as Block 2366, Lot 1 on the New York City Tax Map. Figure 1 shows the Site location. The Site is 7,950-square feet and is bounded by Block 2366, Lot 4 - 257 Bedford Avenue (the Metropolitan Recreation Center - Pool) to the north, North 1st Street to the south, Block 2366, Lot 32 - 169 North 1st Street (one-story brick industrial/manufacturing building) to the east, and Bedford Avenue to the west. A map of the Site boundary is shown in Figure 2. The Site is a slightly irregular shaped corner lot that consists of 56.33 ft of street frontage on Bedford and 147.42 feet of street frontage on North 1st Street.

Prior to redevelopment, the Site was a vacant lot utilized for parking. An elevated office trailer was located in the northwest corner of the lot.

Summary of Redevelopment Plan

A new six-story mixed use building with a full cellar level has been constructed across the majority of the Site. he current zoning designation for the Site is M1-2/R6A. The use of the new building is consistent with existing zoning for the property.

The top of the new cellar slab was installed at a depth of approximately 10 feet below sidewalk grade (from Bedford Avenue), which required excavation across the entire Site to a depth of at

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least 11 feet below sidewalk grade. A total of approximately 2,623.59 tons of fill material/soil was excavated for the new building.

The cellar level consists a large accessory use/storage area, and the building's gas meter room, electrical and telecommunication room, sprinkler room, trash room, boiler room, bicycle parking room and a small storage room. The first floor of building consists of a retail/store, and the residential lobby. A concrete parking lot is constructed over the cellar behind the building. The second through sixth floors consist of residential apartments.

Summary of Past Uses of Site and Environmental Findings

A Phase I Environmental Site Assessment was performed by Fenley & Nichol Environmental, Inc. in January of 2007. The Phase I noted the Hazardous Materials E-designation as a recognized environment condition. However, the Phase I Report notes the Site was formerly utilized as a police station (1930's to 1970's) until the building was razed in the 1970's. After the lot was cleared, several contractors/developers utilized the yard.

The AOCs identified for this site include:

- Historic fill layer is present at the Site from grade to depths as great as 12 feet below grade in some areas.

Summary of Environmental Findings

1. Elevation of the property is approximately 39 to 40 feet.
2. Depth to groundwater at the Site is approximately 47 feet.
3. Groundwater flow is generally from east to west beneath the Site.
4. Depth to bedrock at the Site is greater than 100 feet.
5. The stratigraphy of the Site, from the surface down, consists of 10 to 12 feet of historic fill underlain by a native coarse sand with gravel.
6. Soil/fill samples collected during the RI showed no detectable concentrations of pesticides or PCBs. The only VOC detected was Methylene Chloride, which was found below its Track 1 Unrestricted Use SCO in all of the samples collected in 2007, including the lab blank. Ten SVOCs were detected above Track 2 Restricted Residential SCOs within four of the five shallow soil samples and within two of the five deeper soil

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samples. These SVOCs were all PAH compounds, and their concentrations and distribution indicate that they are associated with historic fill material with the exception of one deep sample which showed total SVOCs at a relatively high concentration of 976 ppm. Several metals were identified above their respective Track 1 Unrestricted Use SCOs, and of these barium (max of 491 ppm), mercury (max of 482 ppm), and lead (max of 2510 ppm) also exceed their Track 2 Restricted Residential SCOs in select soil samples. Concentrations of mercury and barium exceeded Track 2 Restricted Residential SCOs in only one shallow soil sample each, and lead concentrations exceeded its Track 2 Restricted Residential SCO in shallow and two deep (10-12 feet) samples. Overall, soil testing results were consistent with observations for other historical fill sites in Brooklyn, with the exceptions of the mercury, lead, and SVOC hotspots.

7. Groundwater samples collected during the RI showed no detectable pesticides or PCBs. No SVOCs were identified above groundwater quality standards (GQS). One VOC chloroform was detected at a concentration of 24 ppb, which is above its GQS. Chloroform was not identified in any on-Site soil samples. Dissolved concentrations of iron, manganese and sodium were detected above their GQSs. These findings are consistent with regional impacts of road salting or intrusion of brackish surface water and not impacts from site conditions. The RI indicates that groundwater is not impacted by site conditions and did not reveal any sources of contaminants onsite.
8. Soil vapor samples collected during the RI showed petroleum and chlorinated VOCs at relatively low concentrations. Total petroleum VOCs were identified in the range of 54 to 140 µg/m^3. TCE was not detected in any of the three soil gas samples, but PCE was detected at low concentrations (max of 0.474 µg/m^3). Total VOC concentrations ranged from 68 to 160 µg/m^3. These results were all well below the monitoring levels in the State DOH soil vapor guidance matrix.

Summary of the Remedial Action

The remedial action achieved protection of public health and the environment for the intended use of the property. The remedial action achieved all of the remedial action objectives established for the project and addressed applicable standards, criterion, and guidance; was effective in both the short-term and long-term and reduced mobility, toxicity and volume of

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contaminants; was cost effective and implementable; and used standards methods that are well established in the industry.

A Remedial Investigation (RI) was performed in February of 2012 and a RI Report dated April 2012 was prepared to evaluate data and information necessary to develop a Remedial Action Work Plan (RAWP). A Site Contact List was established and a RAWP dated April 2012 was prepared and released with a Fact Sheet on April 30, 2012, for a 30-day public comment period. The RAWP with a Stipulation List dated May 7, 2012, was approved by the New York City Office of Environmental Remediation (OER) on May 10, 2012. A pre-construction meeting was held on March 15, 2013, and remedial action began in March of 2013 and completed in February of 2014.

The remedial action consisted of the following tasks:

1. Prepared a Community Protection Statement and implemented a Citizen Participation Plan;
2. Performed a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
3. Established Track 2 Residential Soil Cleanup Objectives (SCOs). Excavation and removal of soil/fill exceeding Residential SCOs and achieved Track 2 SCOs for soil;
4. A total of 2,623.59 tons of soil and fill were removed during this remedial action. Excavated 918.85 tons of D008 hazardous lead soil and transported to Clean Earth of North Jersey; excavated 154.96 native soil with a slight odor and transported to Clean Earth of Carteret; excavated 1,084.86 tons of native soil and transported to Malanka Landfill; excavated 464.92 tons of native soil and transported to Clean Earth of Carteret;
5. Collected and analyzed end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
6. Removal of one 3,000-gallon No. 2 fuel oil underground storage tank in compliance with applicable local, State and Federal laws and regulations;
7. Imported of materials to be used for backfill in compliance with this plan and in accordance with applicable laws and regulations;
8. Transported and disposed off-Site of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and

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this plan. Collected, sampled and analyzed samples representative of excavated media as required by disposal facilities. Appropriately segregated excavated media on Site;

9. Screened excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID;
10. Implemented storm-water pollution prevention measures in compliance with applicable laws and regulations;
11. Performed all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations; and
12. Submitted a RAR that: certifies that the remedial requirements have been achieved; defines the Site boundaries; and describes the remedial activities including any changes from the RAWP.

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REMEDIAL ACTION REPORT

1.0 OVERVIEW

263 Bedford Ave LLC has enrolled in the New York City Voluntary Cleanup Program (NYC VCP) to investigate and remediate a property located at 263 Bedford Avenue in the Williamsburg section of Brooklyn, New York. The boundary of the property subject to this Remedial Action is shown in Figure 2 and includes, in its entirety, Brooklyn Block 2366 and Lot 1. The Remedial Action was performed pursuant to the OER-approved RAWP in a manner that has rendered the property protective of public health and the environment consistent with its intended use. This RAR describes the remedial action performed under the RAWP. The remedial action described in this document provides for the protection of public health and the environment, complies with applicable environmental standards, criteria and guidance and applicable laws and regulations.

1.1 Site Location and Prior Usage

The Site is located at 263 Bedford Avenue in the Williamsburg section of Brooklyn, New York and is identified as Block 2366, Lot 1 on the New York City Tax Map. Figure 1 shows the Site location. The Site is 7,950-square feet and is bounded by Block 2366, Lot 4 - 257 Bedford Avenue (the Metropolitan Recreation Center - Pool) to the north, North 1st Street to the south, Block 2366, Lot 32 - 169 North 1st Street (one-story brick industrial/manufacturing building) to the east, and Bedford Avenue to the west. A map of the Site boundary is shown in Figure 2. The Site is a slightly irregular shaped corner lot that consists of 56.33 ft of street frontage on Bedford and 147.42 feet of street frontage on North 1st Street.

Prior to redevelopment, the Site was a vacant lot utilized for parking. An elevated office trailer was located in the northwest corner of the lot.

1.2 Summary of Redevelopment Plan

A new six-story mixed use building with a full cellar level has been constructed across the majority of the Site. Layout of the site development is presented on Figure 3. The current zoning designation for the Site is M1-2/R6A. The use of the new building is consistent with existing zoning for the property.

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The top of the new cellar slab was installed at a depth of approximately 10 feet below sidewalk grade (from Bedford Avenue), which required excavation across the entire Site to a depth of at least 11 feet below sidewalk grade. A total of approximately 2,623.59 tons of fill material/soil was excavated for the new building.

The cellar level consists a large accessory use/storage area, and the building's gas meter room, electrical and telecommunication room, sprinkler room, trash room, boiler room, bicycle parking room and a small storage room. The first floor of building consists of a retail/store, and the residential lobby. A concrete parking lot is constructed over the cellar behind the building. The second through sixth floors consist of residential apartments.

1.3 Description of Surrounding Property

The area surrounding the Site consists of numerous mixed use (commercial and residential) properties, as well as several industrial/manufacturing properties. Figure 4 shows the surrounding land usage of the adjacent properties listed below as well as additional properties located up to 500 feet away from the Site. No hospitals, daycare facilities or schools are located within a 250 ft radius of the Site.

Surrounding Property Usage

Direction	Property Description
North – Adjacent property	Block 2366, Lot 4 (257 Bedford Avenue) – Property owned by New York City Department of Parks and Recreation. The property is developed as the Metropolitan Recreation Center - Pool.
South – Opposite side of North 1st Street	Block 2381, Lots 1, 4, 5, 6 and 7 (265 Bedford Avenue, 181 and 187 Grand Street, and 170 North 1st Street) – Developed with multiple mixed use buildings (first floor commercial space with upper floor residential units).
East – Adjacent property	Block 2366, Lot 32 (169 North 1st Street) – Developed with a 1-story brick industrial/manufacturing building.
West – Opposite side of Bedford Avenue	Block 2266, Lot 25 (398 Wallabout Street) – Developed with a 1-story concrete block building, currently operated as a tire repair shop. Redevelopment plans have been prepared for this lot and several adjacent lots to the west on Wallabout Street for construction of new 4-story apartment buildings.

1.4 Remedial Investigation

A remedial investigation was performed and the results are documented in a document called "*Remedial Investigation Report, 263 Bedford Avenue*", dated April 2012 (Appendix A).

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Summary of Past Uses of Site and Areas of Concern

A Phase I Environmental Site Assessment was performed by Fenley & Nichol Environmental, Inc. in January of 2007. The Phase I noted the Hazardous Materials E-designation as a recognized environment condition. However, the Phase I Report notes the Site was formerly utilized as a police station (1930's to 1970's) until the building was razed in the 1970's. After the lot was cleared, several contractors/developers utilized the yard.

The AOCs identified for this site include:

- Historic fill layer is present at the Site from grade to depths as great as 12 feet below grade in some areas.

Summary of the Work Performed under the Remedial Investigation

1. Conducted a Site inspection to identify AOCs and physical obstructions (i.e. structures, buildings, etc.);
2. Installed four soil borings across the Site in August of 2007, and collected 8 soil samples for chemical analysis from the soil borings to evaluate soil quality;
3. Installed three additional soil borings across the Site in February of 2012, and collected 6 soil samples for chemical analysis from the soil borings to provide additional soil quality information;
4. Installed one groundwater monitoring well at the Site in February of 2012 to collect one groundwater sample for chemical analysis to evaluate groundwater quality; (numerous attempts were taken to install two additional wells, but refusal was encountered);
5. Installed three soil vapor probes at the Site and collected three samples for chemical analysis in February of 2012.

Summary of Environmental Findings

1. Elevation of the property is approximately 39 to 40 feet.
2. Depth to groundwater at the Site is approximately 47 feet.
3. Groundwater flow is generally from east to west beneath the Site.
4. Depth to bedrock at the Site is greater than 100 feet.
5. The stratigraphy of the Site, from the surface down, consists of 10 to 12 feet of historic fill underlain by a native coarse sand with gravel.

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6. Soil/fill samples collected during the RI showed no detectable concentrations of pesticides or PCBs. The only VOC detected was Methylene Chloride, which was found below its Track 1 Unrestricted Use SCO in all of the samples collected in 2007, including the lab blank. Ten SVOCs were detected above Track 2 Restricted Residential SCOs within four of the five shallow soil samples and within two of the five deeper soil samples. These SVOCs were all PAH compounds, and their concentrations and distribution indicate that they are associated with historic fill material with the exception of one deep sample which showed total SVOCs at a relatively high concentration of 976 ppm. Several metals were identified above their respective Track 1 Unrestricted Use SCOs, and of these barium (max of 491 ppm), mercury (max of 482 ppm), and lead (max of 2510 ppm) also exceed their Track 2 Restricted Residential SCOs in select soil samples. Concentrations of mercury and barium exceeded Track 2 Restricted Residential SCOs in only one shallow soil sample each, and lead concentrations exceeded its Track 2 Restricted Residential SCO in shallow and two deep (10-12 feet) samples. Overall, soil testing results were consistent with observations for other historical fill sites in Brooklyn, with the exceptions of the mercury, lead, and SVOC hotspots.
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For more detailed results, consult the RIR. Based on an evaluation of the data and information from the RIR (Appendix A) and the RAWP (Appendix B), disposal of significant amounts of hazardous waste was not suspected at this Site.

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2.0 DESCRIPTION OF REMEDIAL ACTIONS

The remedial action was performed in accordance with an OER approved Remedial Action Work Plan (Appendix B) and achieved the remedial action objectives established for the project. The remedial action was evaluated in an alternatives analysis and was determined to be protective of human health and the environment, compliant with standards, criteria, and guidelines (SCGs), effective in the short-term, effective in the long-term, capable of attaining appropriate levels of reduction of toxicity, mobility, or volume of contaminated material, implementable, cost effective, acceptable to the community, consistent with land uses, and sustainable.

A Remedial Investigation (RI) was performed in February of 2012 and a RI Report dated April 2012 was prepared to evaluate data and information necessary to develop a Remedial Action Work Plan (RAWP). A Site Contact List was established and a RAWP dated April 2012 was prepared and released with a Fact Sheet on April 30, 2012, for a 30-day public comment period. The RAWP with a Stipulation List dated May 7, 2012, was approved by the New York City Office of Environmental Remediation (OER) on May 10, 2012. A pre-construction meeting was held on March 15, 2013, and remedial action began in March of 2013 and completed in February of 2014.

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5. Collected and analyzed end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
6. Removal of one 3,000-gallon No. 2 fuel oil underground storage tank in compliance with applicable local, State and Federal laws and regulations;
7. Imported of materials to be used for backfill in compliance with this plan and in accordance with applicable laws and regulations;
8. Transported and disposed off-Site of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Collected, sampled and analyzed samples representative of excavated media as required by disposal facilities. Appropriately segregated excavated media on Site;
9. Screened excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID;
10. Implemented storm-water pollution prevention measures in compliance with applicable laws and regulations;
11. Performed all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations; and
12. Submitted a RAR that: certifies that the remedial requirements have been achieved; defines the Site boundaries; and describes the remedial activities including any changes from the RAWP.

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3.0 COMPLIANCE WITH REMEDIAL ACTION WORK PLAN

3.1 Construction Health & Safety Plan (CHASP)

The remedial construction activities performed under this program were in compliance with the Construction Health and Safety Plan and applicable laws and regulations. The Site Safety Coordinator was Kevin Waters - EBC.

3.2 Community Air Monitoring Plan (CAMP)

The Community Air Monitoring Plan provided for the collection and analysis of air samples during remedial construction activities to ensure proper protections were employed to protect workers and the neighboring community. Monitoring was performed in compliance with the Community Air Monitoring Plan in the approved RAWP. The results of Community Air monitoring are shown in Appendix E.

3.3 Soil/Materials Management Plan

The Soil/Materials Management Plan in the RAWP provided detailed plans for managing all soils/materials that were disturbed at the Site, including excavation, handling, storage, transport and disposal. It also included a series of controls to assure effective, nuisance free remedial activity in compliance with applicable laws and regulations. Remedial construction activities performed under this program were in full compliance with the SMMP in the approved RAWP.

3.4 Storm-Water Pollution Prevention

Storm water pollution prevention included physical methods and processes to control and/or divert surface water flows and to limit the potential for erosion and migration of Site soils, via wind or water. Remedial construction activities performed under this program were in full compliance with methods and processes defined in the RAWP for storm water prevention and applicable laws and regulations.

3.5 Deviations From the Remedial Action Work Plan

No significant deviations from the Remedial Action Work Plan occurred during implementation of the Remedial Action Work Plan with the exception of the following;

- Tank removal was not overseen EBC. However, soil below the tank was later inspected by EBC for evidence of a spill/release. No olfactory or PID evidence of petroleum

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contamination was observed within soil in the immediate area of the tank, or within soil at the final building excavation grade.

- EBC was not informed that excavation and mechanical screening of the soil from the formerly backfilled building foundation had begun, so oversight and air monitoring was not performed until truck loading of the D008 Hazardous Lead soil screened from the backfilled material began.
- The proposed redevelopment plans included in the RAP indicated the cellar level would consist of a underground parking garage for 8 cars that would be ventilated in accordance with NYC Mechanical Code. However, the redevelopment plan was revised, and the new building's cellar level does not include underground parking. The cellar level consists of a storage room, sprinkler room, gas meter room, electrical/telecommunications room, bicycle storage room, and a large open accessory storage space.

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4.0 REMEDIAL PROGRAM

4.1 Project Organization

The PE responsible for implementation of the remedial action for this project was Ariel Czmerinski P.E., AMC Engineering. On-Site air monitoring in accordance with the CHASP and CAMP, soil screening and soil sampling was performed by either Dominick Mosca or Kevin Waters of EBC or Sara Babyatsky of AMC Engineering. The Qualified Environmental Professional which implemented the remedial action was Kevin Brussee, Project Manager-EBC.

The excavation and foundation contractor was JPS Construction, and the developer was John Hermanowski.

4.2 Site Controls

Site Preparation

The Remedial Action Work Plan was approved by OER on May 10, 2012, and plans for the new building (NYC DOB Job number NB-32031219) were approved on June, 8, 2012. Waste characterization soil sampling was performed on August 28, 2012, prior to mobilization to obtain soil disposal approval and to minimize the need for on-Site soil stockpiles. One 3,000-gallon No. 2 fuel oil underground storage tank was encountered during excavation for the test pits for waste characterization sampling. The 3,000-gallon underground storage tank was removed on September 7, 2012. EBC was not notified that the tank was being removed, so EBC was not on-Site to oversee the tank removal.

A formal request for use of mechanical screening was made to OER on September 25, 2012. Excavation and screening of the D008 Hazardous soil from within a backfilled cellar began immediately afterward.

Soil Screening

With the exception of the excavation and screening of the D008 hazardous lead soil excavated from the former cellar, intrusive soil excavation activities were overseen by an EBC qualified environmental professional (QEP). In addition to extensive sampling and chemical testing of soils on the Site, excavated soil was screened continuously using hand-held instruments, by sight, and by smell to ensure proper material handling and management, and community

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protection. EBC noted that the cellar of the former Police Station building had been backfilled with the bricks of the former building. The bricks were segregated from the soil using a bar screen prior to EBC oversight. EBC field screened soil segregated from bricks by the bar screen. No olfactory or PID evidence of contamination was observed. A concrete slab was noted at a depth of approximately 6 to 7 feet below grade in the area of the former building. A clean native soil was present below the concrete slab, and native soil was present at grade in areas outside of the cellar.

On August 28, 2012, one 3,000-gallon No. 2 fuel oil underground storage tank was encountered while excavating test pits for waste characterization soil sampling. The underground storage tank was located near the adjacent building to the north. The approximate location of the tank is shown on Figure 5. The tank had been previously abandoned in place with water and was still full when encountered. The tank was removed a week later without oversight provided by EBC. A NYFD Tank Removal Affidavit was filed by Mercury Tank & Pump Service, Inc. EBC field screened soil in area of the former tank for evidence of petroleum contamination as the Site was excavated to the final excavation depth. No elevated PID readings, physical or olfactory evidence of petroleum contaminated soil were encountered in the area of the tank.

Soil with a slight odor was encountered in a 15ft by 15ft area in the southeast corner of the Site. The soil with a slight odor was encountered from a depth of approximately 3 to 6 feet below grade in an area outside of the formerly backfilled building foundation. EBC field screened soil as it was excavated, and any soil that exhibited an odor was stockpiled on and under 6-mil poly sheeting. A total of approximately 154.96 tons of soil was excavated from the southeast corner of the lot. The location of the excavation is shown on Figure 5. A separate waste characterization soil sample was collected from the soil stockpile because the soil was not suitable for transport to Malanka Landfill due to the odor. One grab soil sample was collected from soil that exhibited the strongest odor and was submitted for laboratory analysis of VOCs. The soil sample noted the presence of 1,3,5-trimethylbenzene (93 ppb), 2-isopropyltoluene (15 ppb), n-butylbenzene (100 ppb), and tetrahydrofuran (16 ppb) at concentrations below Unrestricted Use SCOs. Due to the slight odor, EBC decided the soil was unsuitable for transport/disposal as clean soil for a cap at Malanka Landfill. However, because the odor was minimal, the affected area was small, and because the laboratory results indicate the soil met Unrestricted Use SCOs, EBC determined

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contacting the NYSDEC to report a spill was unwarranted.

Stockpile Management

Soil generated by screening the brick from the material contained within the former cellar was stockpiled back within the cellar, below sidewalk grade, which eliminated the need for a cover. Any soil stockpiles at or above grade that were generated and kept overnight were covered with 6-mil poly-sheeting to prevent dust and minimize odors. Stockpile covers were inspected by the EBC QEP.

Truck Inspection

A stabilized construction entrance was constructed at the front of the Site, which exited and entered from Bedford Avenue. The stabilized entrance was constructed of a bed of crushed concrete which was sloped back toward the interior of the Site. The stabilized entrance was inspected on a daily basis during soil loading activities and reinforced as needed with additional concrete material to prevent the accumulation of ruts, mud or soil and to minimize the potential for impacted soil to be dispersed beyond the Site boundary. Before exiting the Site, trucks were examined for evidence of contaminated soil on the undercarriage, body, and wheels. If soil/debris was observed, it was removed utilizing brooms or shovels.

Site Security

An 8-ft high construction fence was constructed around the perimeter of the property. The fence was locked with a chain and padlock during non-working hours/days.

Nuisance Controls

No petroleum or other odors were detected during removal of the D008 Hazardous lead soil contained within the former cellar. EBC field screened soil excavated from the former location of the 3,000-gallon No. 2 fuel oil underground storage tank. No petroleum odors, or elevated PID readings were observed. On-site soil screening did not detect any excessive PID readings and no complaints were reported. Dust and odor was minimized by excavating and live-loading directly into trucks, and covering stockpiles with 6-mil poly sheeting overnight during off-work hours. However, as previously described, soil with a slight petroleum odor was noted in the southeast corner of the Site. No elevated PID readings were recorded, but due to the odor, the soil was

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segregated from the remainder of the soil that was designated for transport as clean soil, and was stockpiled on and under 6-mil poly sheeting while awaiting waste characterization soil sampling and off-site disposal approval.

Reporting

Daily status reports were prepared and forwarded to the OER project manager for days in which EBC was onsite for soil disturbance activities. A copy of each of the daily status reports is included in Appendix F. Digital photographs of the remedial action are included in Appendix D.

4.3 Materials Excavation and Removal

In total, 2,623.59 tons of soil and fill were removed from the property and properly disposed off-Site. In September and October of 2012, a bar screener and excavator were utilized to remove and screen all of the soil/debris contained within the former building's basement. The bricks, concrete and stones segregated from the soil, as well as the former building's cellar slab and foundation walls were disposed at a C&D facility, and the screened soil was disposed as D008 Hazardous Soil at Clean Earth of North Jersey from March 5, 2013 to March 27, 2013. Native soil from across the remainder of the Site that required excavation for the new building was transported to Malanka Landfill, but approximately 154.96 tons was transported to Clean Earth of Carteret in August of 2013 due to a slight petroleum odor, and another approximately 465 tons of soil was disposed at Clean Earth of Carteret in late February and early March 2014 because Malanka Landfill had closed.

4.3.1 Tank Removals

On September 7, 2012, a 3,000-gallon No. 2 fuel oil underground storage tank was encountered in the rear of the Site, close to the adjacent building to the north. Port Tank & Fuel Inc. cut and cleaned the underground storage tank from September 4, 2012 to September 7, 2012. A total of approximately 2,583 gallons of water and tank sludge was transported by G&D Oil Resources, Inc. to New York Oil Recovery, Inc. A copy of the non-hazardous waste manifest provided in Appendix N. The approximate location of the underground storage tank is shown on Figure 5. A copy of the NYFD Tank Removal Affidavit filed by Mercury Tank & Pump Service, Inc. is attached in Appendix N. Tank removal oversight was not performed by EBC.

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4.3.2 D008 Hazardous Excavation

Test pits performed at the Site noted soil with excessive amounts of bricks contained within a former building's cellar. The fines in this material was sampled for waste characterization purposes and was classified as D008 Hazardous Lead based on TCLP lead concentration greater than 5.0 mg/L. A bar screener was utilized in September and October 2012 to remove the brick, stone and concrete from the soil. The brick, concrete and stone segregated from the soil, as well as the brick and concrete from the former building's foundation was transported to a C&D facility for off-Site disposal. A total of approximately 918.85 tons of soil segregated from the brick and concrete was transported as D008 Hazardous Lead soil to Clean Earth of North Jersey from March 5, 2013 to March 27, 2013. A map showing the approximate location of the former building foundation and where excavation of D008 Hazardous Lead soil was performed is shown in Figure 5.

4.3.3 Site-Wide Excavation

Following removal and off-Site disposal of the D008 Hazardous Lead soil and all of the brick and concrete from former building's foundation, native soil was excavated for the building's foundation. From September 2013 to March 2014, the entire Site was excavated to a depth of approximately 11 feet below grade. A total of 1,084.86 tons of soil was removed and transported to Malanka Landfill, and an additional 465 tons of soil was disposed at Clean Earth of Carteret in late February and early March 2014 because Malanka Landfill had closed. While excavating shallow soil in the rear of the Site along South 1st Street, soil with a slight petroleum odor was encountered. Little or no PID readings were recorded, but due to the odor, the soil was unsuitable for transport to Malanka Landfill. A total of approximately 154.96 tons of soil was excavated from a 15 ft by 15ft area from a depth of approximately 2 to 6 feet below grade and stockpiled on and under 6-mil poly sheeting. A separate waste characterization soil sample was collected which noted the presence of several gasoline related VOCs at a concentrations below Unrestricted Use SCOs. A map showing the location where excavations were performed is shown in Figure 5.

4.3.4 End Point Sample Results

Following excavation for construction of the new building, EBC collected four endpoint soil samples and one duplicate endpoint soil sample. The location of each of the endpoint soil

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samples is shown on Figure 5. Dedicated disposable sampling equipment was utilized to collect each endpoint sample, eliminating the need for field equipment (rinsate) blanks.

The endpoint soil samples were appropriately packaged, placed in a cooler and picked up by laboratory courier for transport to the analytical laboratory. The samples were containerized in laboratory provided glassware and shipped in plastic coolers preserved utilizing ice or "cold-paks" to maintain a temperature of 4^{o}C.

Endpoint samples EP1, EP2, EP3, and EP4 and the duplicate were submitted to Phoenix Environmental Laboratories, Inc. located at 587 East Middle Turnpike, in Manchester, CT 06040 (NYS ELAP Certification No. 11301) for laboratory analysis utilizing the following methodology:

- Volatile organic compounds by EPA Method 8260;
- Semi-volatile organic compounds by EPA Method 8270;
- Target Analyte List metals; and
- Pesticides/PCBs by EPA Method 8081/8082.

A copy of each of the laboratory reports for the endpoint soil samples is attached in Appendix G. A tabular and map summary of end-point sampling results is included in Tables 1 through 4 and Figure 6, respectively. As shown in Tables 1 through 4, no VOCs, SVOCs, pesticides, PCBs or metals were detected above Residential SCOs.

4.4 Materials Disposal

Waste characterization soil sampling prior to soil disposal was performed on August 28, 2012. To collect the waste characterization soil samples, test pits were excavated from grade to a depth of 12 feet below grade. A former cellar filled with soil and a large amount of brick was found across the majority of the Site. EBC formed six 5-pt composite soil samples from the test pits representing each 2 foot interval from grade to 12 feet below grade. The laboratory results of the waste characterization soil samples reported a TCLP lead concentration greater than 5.0 mg/L within the 0 to 2ft, 2 to 4ft, and 4 to 6ft composite soil samples, and a TCLP lead concentration slightly less than the hazardous regulatory threshold within the 6 to 8 ft composite sample.

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In accordance with Section 3010 of Subtitle C of Resource Conservation and Recovery Act (RCRA), EPA was notified of hazardous waste generation (D008 hazardous lead soil) by submitting Notification of RCRA Subtitle C Activity, EPA Form 8700-12. EPA assigned Generator ID number NYR000197889. The laboratory results, profile form with the EPA Generator ID Number and a formal letter describing the sampling process and material type, was forwarded to Clean Earth, Inc. to obtain soil disposal approval for the D008 hazardous lead soil at Clean Earth of North Jersey. Clean Earth of North Jersey is located at 115 Jacobus Avenue, Kearny, NJ 07032. The facility is a RCRA Part B permitted transfer, storage and disposal facility (TSDF) that accepts hazardous and industrial waste under New Jersey Permit No. NJD991291105. A copy of the soil disposal request letter prepared for Clean Earth of North Jersey, which included the test pit sampling plan and laboratory report is attached in Appendix H. A copy of the soil disposal acceptance letter issued by Clean Earth of North Jersey is attached in Appendix I.

To minimize the amount of material that required disposal as D008 hazardous soil, a bar screen was utilized to segregate the bricks, concrete and stone from the material contained within the former cellar in September and October of 2012. A total of approximately 4,500 cubic yards of brick, concrete and stone segregated from material, as well as brick, concrete and stone generated by removing the former building's cellar slab and foundation walls were transported to one of the following NYSDEC Active Registered Construction and Demolition Debris Processing Facilities; Baldwin Construction Corp. aka Santilli Commercial Land Developers (Facility No. 52W123R), Dechiaro Associates Corp. (Facility No. 52W133R), Brinic Corp. (Facility No. 52W120R), Stonco Materials (Facility No. 52W136R), and FPL Construction Corp. (Facility No. 52W114R). Copies of each of the truck tickets for the brick, stone and concrete are included in Appendix M.

After the bricks were removed from the soil using the bar screen, and the bricks had been hauled off-Site to a C&D facility, EBC collected additional waste characterization soil samples from several test pits excavated on December 4, 2012. One 5-point composite soil sample (TP4 Comp) was collected for laboratory analysis of TCLP metals from the stockpile of D008 Hazardous lead soil generated by screening the material contained within the former cellar, and three 5-point

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composite samples (TP1 Comp, TP2 Comp, and TP3 Comp) were collected to represent the native soil located outside of the former cellar from grade to approximately 12 feet below grade.

The laboratory results, profile form and a formal letter describing the sampling process and material type, was forwarded to Clean Earth to obtain soil disposal approval at Malanka Landfill for the native soil located outside of the former cellar. Malanka Landfill is located in Secaucus, New Jersey. Malanka is a former sanitary landfill that was undergoing closure and required soil for capping. A copy of the soil disposal request letter with the sampling plan and laboratory results is attached in Appendix H. A copy of the soil disposal acceptance letter issued by Galli Engineering, P.C. (Third Party Engineering Certification) is attached in Appendix I.

From March 5, 2013, to March 27, 2013, a total 918.85 tons of D008 Hazardous lead soil was excavated and loaded into 10-wheel dump trucks for transport to Clean Earth of North Jersey. Copies of each of the Uniform Hazardous Waste Manifests and associated scale tickets are included in Appendix J.

In September of 2013, a total 1,084.86 tons of native soil was excavated and loaded into 10-wheel dump trucks for transport to Malanka Landfill. An additional 464.92 tons of native soil was transported to Clean Earth of Carteret after Malanka Landfill closed. Copies of each of the non-hazardous manifests and associated scale tickets are included in Appendix L.

Approximately 154.96 tons of soil was segregated from the native soil because of a slight odor encountered in a 15 ft by 15 ft area in the southeast corner of the Site. On June 21, 2013, a 5-point composite sample and a grab soil sample were collected from the soil stockpile to obtain soil disposal at Clean Earth of Carteret. The laboratory results, profile form and a formal letter describing the sampling process and material type, was forwarded to Clean Earth to obtain soil disposal approval at Clean Earth of Carteret for the native soil with a slight odor. A copy of the soil disposal request letter with the sampling plan and laboratory results is attached in Appendix H. A copy of the soil disposal acceptance letter issued by Clean Earth is attached in Appendix I. Copies of each of the non-hazardous manifests and associated scale tickets are included in Appendix K.

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The volume/tonnage and destination of material removed and disposed off-Site is presented below:

Table 6 - Disposal Quantities and Disposal Facilities

Destination	Type of Material	Quantity
Clean Earth of North Jersey 105 Jacobus Avenue, Kearny, NJ 07032	D008 Hazardous - Lead	918.85 tons
Clean Earth of Carteret - Carteret, NJ	Contaminated Soil	154.96 tons
Clean Earth of Carteret - Carteret, NJ	Native Soil	464.92 tons
Malanka Landfill Facility Secaucus, New Jersey	Native Soil	1,084.86 tons
Baldwin Construction Corp. aka Santilli Commercial Land Developers NYSDEC C&D Facility No. 52W123R	Brick, Concrete and Stones	4,500 yd^3
Dechiaro Associates Corp. NYSDEC C&D Facility No. 52W133R		
Brinic Corp. NYSDEC C&D Facility No. 52W120R		
Stonco Materials NYSDEC C&D Facility No. 52W136R		
FPL Construction Corp. aka Recycled Concrete Products of LI, Inc. NYSDEC C&D Facility No. 52W114R		

4.5 Backfill Import

On February 24, 2014, 10 truck loads (approximately 250 cubic yards) of 3/4 inch crushed concrete (RCA) was imported for use beneath the cellar slab from Russo Recycling Co. located at 248-12 Brookville Boulevard, Rosedale, NY 11422. Russo Recycling Co. is a NYSDEC Active Registered C&D Debris Processing Facility. The crushed concrete was spread across the entire basement area to a depth of approximately 6 inches. No other backfill was imported to the Site. A copy of the import trucking tickets and source invoices for the RCA is attached in Appendix O.

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5.0 ENGINEERING CONTROLS

A Track 2 Remedial Action was achieved and Engineering Controls are not required. However, as part of construction, a composite cover system was installed.

Composite Cover System

The Composite Cover System consists of a 6-inch thick concrete slab underlain by 4 to 6 inches of RCA subgrade across the entire footprint of the building, and a 4-inch thick concrete slab underlain by 2-4 inches of RCA subgrade within the rear parking area. Photographs of construction of the Composite Cover System are included in Appendix B. The composite cover system was installed by All Island Masonry and Concrete.

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6.0 INSTITUTIONAL CONTROLS

Track 2 SCO's were achieved for soil and no Institutional Controls were required for soil, groundwater or soil vapor protection in this Remedial Action. Institutional Controls were not required for this project.

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7.0 SITE MANAGEMENT PLAN

Track 2 SCO's were achieved for soil and no Engineering Controls or Institutional Controls were required for soil, groundwater or soil vapor protection in this Remedial Action. Site Management was not required for this project.

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TABLES

TABLE 1
263 Bedford Avenue, Brooklyn, New York
Endpoint Soil Sample Analytical Results
Volatile Organic Compounds

COMPOUND	NYSDEC Part 375.6 Unrestricted Use Soil Cleanup Objectives	NYDEC Part 375.6 Restricted Residential Soil Cleanup Objectives	EP1 (µg/Kg)		EP2 (µg/Kg)		EP3 (µg/Kg)		EP4 (µg/Kg)		Duplicate (µg/Kg)	
			Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
1,1,1,2-Tetrachlorothane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,1,1-Trichloroethane	680	100,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,1,2,2-Tetrachloroethane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,1,2-Trichloroethane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,1-Dichloroethane	270	26,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,1-Dichloroethene	330	100,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,1-Dichloropropene			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,2,3-Trichlorobenzene			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,2,3-Trichloropropane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,2,4-Trichlorobenzene			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,2,4-Trimethylbenzene	3,600	52,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,2-Dibromo-3-chloropropane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,2-Dibromoethane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,2-Dichlorobenzene	1,100	100,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,2-Dichloroethane	20	3,100	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,2-Dichloropropane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,3,5-Trimethylbenzene	8,400	52,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,3-Dichlorobenzene	2,400	4,900	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,3-Dichloropropane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
1,4-Dichlorobenzene	1,800	13,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
2,2-Dichloropropane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
2-Chlorotoluene			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
2-Hexanone (Methyl Butyl Ketone)			< 28	28	< 28	28	< 27	27	< 27	27	< 28	28
2-Isopropyltoluene			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
4-Chlorotoluene			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
4-Methyl-2-Pentanone			< 28	28	< 28	28	< 27	27	< 27	27	< 28	28
Acetone	50	100,000	< 50	50	< 50	50	< 50	50	< 50	50	< 50	50
Acrylonitrile			< 11	11	< 11	11	< 11	11	< 11	11	< 11	11
Benzene	60	4,800	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Bromobenzene			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Bromochloromethane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Bromodichloromethane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Bromoform			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Bromomethane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Carbon Disulfide			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Carbon tetrachloride	760	2,400	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Chlorobenzene	1,100	100,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Chloroethane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Chloroform	370	49,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Chloromethane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
cis-1,2-Dichloroethene	250	100,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
cis-1,3-Dichloropropene			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Dibromochloromethane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Dibromoethane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Dichlorodifluoromethane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Ethylbenzene	1,000	41,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Hexachlorobutadiene			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Isopropylbenzene			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
m&p-Xylenes	260		< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Methyl Ethyl Ketone (2-Butanone)	120	100,000	< 34	34	< 34	34	< 32	32	< 33	33	< 34	34
Methyl t-butyl ether (MTBE)	930	100,000	< 11	11	< 11	11	< 11	11	< 11	11	< 11	11
Methylene chloride	50	100,000	< 5.6	5.6	**0.95**	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Naphthalene			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
n-Butylbenzene	12,000	100,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
n-Propylbenzene	3,900	100,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
o-Xylene	260	100,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
p-Isopropyltoluene			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
sec-Butylbenzene	11,000	100,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Styrene			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
tert-Butylbenzene	5,900	100,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Tetrachloroethene	1,300	19,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Tetrahydrofuran (THF)			< 11	11	< 11	11	< 11	11	< 11	11	< 11	11
Toluene	700	100,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
trans-1,2-Dichloroethene	190	100,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
trans-1,3-Dichloropropene			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
trans-1,4-dichloro-2-butene			< 11	11	< 11	11	< 11	11	< 11	11	< 11	11
Trichloroethene	470	21,000	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Trichlorofluoromethane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Trichlorotrifluoroethane			< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Vinyl Chloride	20	900	< 5.6	5.6	< 5.6	5.6	< 5.3	5.3	< 5.4	5.4	< 5.6	5.6
Total BTEX Concentration			ND		ND		ND		ND		ND	
Total VOCs Concentration			ND		**0.95**		ND		ND		ND	

Notes:

ND - Not-detected

Bold/highlighted- Indicated exceedance of the NYSDEC UUSCO Guidance Value

Bold/highlighted- Indicated exceedance of the NYSDEC RRSCO Guidance Value

TABLE 2
263 Bedford Avenue, Brooklyn, New York
Endpoint Soil Sample Analytical Results
Semi-Volatile Organic Compounds

COMPOUND	NYSDEC Part 375.6 Unrestricted Use Soil Cleanup Objectives	NYDEC Part 375.6 Restricted Residential Soil Cleanup Objectives	EP1 (µg/Kg)		EP2 (µg/Kg)		EP3 (µg/Kg)		EP4 (µg/Kg)		Duplicate (µg/Kg)	
			Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
1,2,4,5-Tetrachlorobenzene			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
1,2,4-Trichlorobenzene			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
1,2-Dichlorobenzene			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
1,3-Dichlorobenzene			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
1,4-Dichlorobenzene			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
2,4,5-Trichlorophenol			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
2,4,6-Trichlorophenol			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
2,4-Dichlorophenol			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
2,4-Dimethylphenol			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
2,4-Dinitrophenol			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
2,4-Dinitrotoluene			< 1900	1,900	< 1900	1,900	< 1800	1,800	< 1800	1,800	< 1900	1,900
2,6-Dinitrotoluene			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
2-Chloronaphthalene			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
2-Chlorophenol			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
2-Methylnaphthalene			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
2-Methylphenol (o-cresol)	330	100,000	< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
2-Nitroaniline			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
2-Nitrophenol			< 1900	1,900	< 1900	1,900	< 1800	1,800	< 1800	1,800	< 1900	1,900
3&4-Methylphenol (m&p-cresol)	330	100,000	< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
3,3'-Dichlorobenzidine			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
3-Nitroaniline			< 750	750	< 760	760	< 720	720	< 720	720	< 750	750
4,6-Dinitro-2-methylphenol			< 1900	1,900	< 1900	1,900	< 1800	1,800	< 1800	1,800	< 1900	1,900
4-Bromophenyl phenyl ether			< 1900	1,900	< 1900	1,900	< 1800	1,800	< 1800	1,800	< 1900	1,900
4-Chloro-3-methylphenol			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
4-Chloroaniline			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
4-Chlorophenyl phenyl ether			< 750	750	< 760	760	< 720	720	< 720	720	< 750	750
4-Nitroaniline			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
4-Nitrophenol			< 1900	1,900	< 1900	1,900	< 1800	1,800	< 1800	1,800	< 1900	1,900
Acenaphthene	20,000	100,000	< 1900	1,900	< 1900	1,900	< 1800	1,800	< 1800	1,800	< 1900	1,900
Acenaphthylene	100,000	100,000	< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Acetophenone			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Aniline			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Anthracene	100,000	100,000	< 1900	1,900	< 1900	1,900	< 1800	1,800	< 1800	1,800	< 1900	1,900
Azobenzene			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Benzo(a)anthracene	1,000	1,000	**280**	260	**130**	270	**420**	250	**130**	250	< 260	260
Benzidine			< 750	750	< 760	760	< 720	720	< 720	720	< 750	750
Benzo(a)pyrene	1,000	1,000	**210**	260	< 270	270	**360**	250	< 250	250	< 260	260
Benzo(b)fluoranthene	1,000	1,000	**250**	260	**140**	270	**440**	250	**130**	250	< 260	260
Benzo(g,h,i)perylene	100,000	100,000	**140**	260	< 270	270	**240**	250	< 250	250	< 260	260
Benzo(k)fluoranthene	800	3,900	< 260	260	< 270	270	**150**	250	< 250	250	< 260	260
Benzoic Acid			< 1900	1,900	< 1900	1,900	< 1800	1,800	< 1800	1,800	< 1900	1,900
Butyl benzyl phthalate			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Bis(2-chloroethoxy)methane			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Bis(2-chloroethyl)ether			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Bis(2-chloroisopropyl)ether			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Bis(2-ethylhexyl)phthalate			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Carbazole			< 1900	1,900	< 1900	1,900	< 1800	1,800	< 1800	1,800	< 1900	1,900
Chrysene	1,000	3,900	**240**	260	< 270	270	**430**	250	< 250	250	< 260	260
Dibenzo(a,h)anthracene	330	330	< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Dibenzofuran			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Diethyl phthalate			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Dimethyl phthalate			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Di-n-butylphthalate			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Di-n-octylphthalate			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Fluoranthene	100,000	100,000	**630**	260	**300**	270	**880**	250	**300**	250	**230**	260
Fluorene	30,000	100,000	< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Hexachlorobenzene			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Hexachlorobutadiene			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Hexachlorocyclopentadiene			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Hexachloroethane			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Indeno(1,2,3-cd)pyrene	500	500	< 260	260	< 270	270	**210**	250	< 250	250	< 260	260
Isophorone			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Naphthalene	12,000	100,000	< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Nitrobenzene			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
N-Nitrosodimethylamine			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
N-Nitrosodi-n-propylamine			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
N-Nitrosodiphenylamine			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Pentachloronitrobenzene			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Pentachlorophenol	800	6,700	< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Phenanthrene	100,000	100,000	**220**	260	**200**	270	**330**	250	**160**	250	**160**	260
Phenol	330	100,000	< 260	260	< 270	270	< 250	250	< 250	250	< 260	260
Pyrene	100,000	100,000	**530**	260	**260**	270	**790**	250	**250**	250	**170**	260
Pyridine			< 260	260	< 270	270	< 250	250	< 250	250	< 260	260

Notes:

ND - Not-detected

NA - Guidance value not available

Bold/highlighted- Indicated exceedance of the NYSDEC UUSCO Guidance Value

Bold/highlighted- Indicated exceedance of the NYSDEC RRSCO Guidance Value

TABLE 3
263 Bedford Avenue, Brooklyn, New York
Endpoint Soil Sample Analytical Results
Pesticides / PCBs

COMPOUND	NYSDEC Part 375.6 Unrestricted Use Soil Cleanup Objectives	NYDEC Part 375.6 Restricted Residential Soil Cleanup Objectives	EP1 (µg/Kg)		EP2 (µg/Kg)		EP3 (µg/Kg)		EP4 (µg/Kg)		Duplicate (µg/Kg)	
			Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
PCB-1016	1,000	1,000	< 37	37	< 37	37	< 35	35	< 36	36	< 37	37
PCB-1221	1,000	1,000	< 37	37	< 37	37	< 35	35	< 36	36	< 37	37
PCB-1232	1,000	1,000	< 37	37	< 37	37	< 35	35	< 36	36	< 37	37
PCB-1242	1,000	1,000	< 37	37	< 37	37	< 35	35	< 36	36	< 37	37
PCB-1248	1,000	1,000	< 37	37	< 37	37	< 35	35	< 36	36	< 37	37
PCB-1254	1,000	1,000	< 37	37	< 37	37	< 35	35	< 36	36	< 37	37
PCB-1260	1,000	1,000	< 37	37	< 37	37	< 35	35	< 36	36	< 37	37
PCB-1262	1,000	1,000	< 37	37	< 37	37	< 35	35	< 36	36	< 37	37
PCB-1268	1,000	1,000	< 37	37	< 37	37	< 35	35	< 36	36	< 37	37
4,4-DDD	3.3	13,000	< 2.7	2.7	< 2.7	2.7	< 2.6	2.6	< 2.6	2.6	< 2.7	2.7
4,4-DDE	3.3	8,900	< 2.7	2.7	< 2.7	2.7	< 2.6	2.6	< 2.6	2.6	< 2.7	2.7
4,4-DDT	3.3	7,900	< 2.7	2.7	**3.6**	2.7	< 2.6	2.6	< 2.6	2.6	< 2.7	2.7
a-BHC	20	480	< 1.8	1.8	< 1.9	1.9	< 1.8	1.8	< 1.8	1.8	< 1.8	1.8
a-Chlordane			< 3.7	3.7	< 3.7	3.7	< 3.5	3.5	< 3.6	3.6	< 3.7	3.7
Alachlor			< 1.8	1.8	< 1.9	1.9	< 1.8	1.8	< 1.8	1.8	< 1.8	1.8
Aldrin	5	97	< 1.8	1.8	< 1.9	1.9	< 1.8	1.8	< 1.8	1.8	< 1.8	1.8
b-BHC	36	360	< 22	22	< 22	22	< 21	21	< 21	21	< 22	22
Chlordane	94	4,200	< 1.8	1.8	< 1.9	1.9	< 1.8	1.8	< 1.8	1.8	< 1.8	1.8
d-BHC	40	100,000	< 1.8	1.8	< 1.9	1.9	< 1.8	1.8	< 1.8	1.8	< 1.8	1.8
Dieldrin	5	200	< 3.7	3.7	< 3.7	3.7	< 3.5	3.5	< 3.6	3.6	< 3.7	3.7
Endosulfan I	2,400	24,000	< 3.7	3.7	< 3.7	3.7	< 3.5	3.5	< 3.6	3.6	< 3.7	3.7
Endosulfan II	2,400	24,000	< 3.7	3.7	< 3.7	3.7	< 3.5	3.5	< 3.6	3.6	< 3.7	3.7
Endosulfan Sulfate	2,400	24,000	< 1.8	1.8	< 1.9	1.9	< 1.8	1.8	< 1.8	1.8	< 1.8	1.8
Endrin	14	11,000	< 3.7	3.7	< 3.7	3.7	< 3.5	3.5	< 3.6	3.6	< 3.7	3.7
Endrin aldehyde			< 1.8	1.8	< 1.9	1.9	< 1.8	1.8	< 1.8	1.8	< 1.8	1.8
Endrin ketone			< 1.8	1.8	< 1.9	1.9	< 1.8	1.8	< 1.8	1.8	< 1.8	1.8
gamma-BHC			< 3.7	3.7	< 3.7	3.7	< 3.5	3.5	< 3.6	3.6	< 3.7	3.7
Heptachlor	42	2,100	< 1.8	1.8	< 1.9	1.9	< 1.8	1.8	< 1.8	1.8	< 1.8	1.8
Heptachlor epoxide			< 1.8	1.8	< 1.9	1.9	< 1.8	1.8	< 1.8	1.8	< 1.8	1.8
Methoxychlor			< 7.4	7.4	< 7.4	7.4	< 7.1	7.1	< 7.1	7.1	< 7.4	7.4
Toxaphene			< 180	180	< 190	190	< 180	180	< 180	180	< 180	180

Notes:

Bold/highlighted- Indicated exceedance of the NYSDEC UUSCO Guidance Value

Bold/highlighted- Indicated exceedance of the NYSDEC RRSCO Guidance Value

TABLE 4
263 Bedford Avenue, Brooklyn, New York
Endpoint Soil Sample Analytical Results
Metals

COMPOUND	NYSDEC Part 375.6 Unrestricted Use Soil Cleanup Objectives	NYDEC Part 375.6 Restricted Residential Soil Cleanup Objectives	EP1 (mg/Kg)		EP2 (mg/Kg)		EP3 (mg/Kg)		EP4 (mg/Kg)		Duplicate (mg/Kg)	
			Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Aluminum			**8,430**	35	**7,210**	41	**6,950**	33	**6,730**	33	**8,190**	41
Antimony			< 1.8	1.8	< 2.1	2.1	< 1.7	1.7	< 1.7	1.7	< 2.0	2
Arsenic	13	16	**1.9**	0.7	**2.2**	0.8	**1.9**	0.7	**1.8**	0.7	**1.9**	0.8
Barium	350	350	**55.1**	0.7	**62.3**	0.8	**42.9**	0.7	**44.8**	0.7	**58.7**	0.8
Beryllium	7.2	14	**0.48**	0.28	**0.48**	0.33	**0.49**	0.27	**0.4**	0.26	**0.51**	0.32
Cadmium	2.5	2.5	**0.26**	0.35	**0.33**	0.41	**0.2**	0.33	**0.21**	0.33	**0.27**	0.41
Calcium			**2,400**	3.5	**3,440**	4.1	**1,920**	3.3	**2,390**	3.3	**2,060**	4.1
Chromium	30	180	**21.9**	0.35	**19.4**	0.41	**20.1**	0.33	**18.3**	0.33	**20.2**	0.41
Cobalt			**6.66**	0.35	**7.37**	0.41	**6.9**	0.33	**6.29**	0.33	**7.57**	0.41
Copper	50	270	**37.2**	0.35	**42.1**	0.41	**24.3**	0.33	**26**	0.33	**34.5**	0.41
Iron			**19,600**	35	**21,000**	41	**15,900**	33	**15,400**	33	**20,000**	41
Lead	63	400	**81.1**	0.7	**90.6**	0.8	**40.9**	0.7	**58.9**	0.7	**62.3**	0.8
Magnesium			**2,590**	3.5	**2,380**	4.1	**2,890**	3.3	**3,030**	3.3	**2,280**	4.1
Manganese	1,600	2,000	**397**	3.5	**406**	4.1	**342**	3.3	**327**	3.3	**425**	4.1
Mercury	0.18	0.81	**0.24**	0.06	**0.69**	0.09	**0.16**	0.08	**0.45**	0.08	**0.31**	0.09
Nickel	30	140	**14.8**	0.35	**15.2**	0.41	**37.2**	0.33	**28**	0.33	**14.8**	0.41
Potassium			**1,710**	7	**1,540**	8	**1,670**	7	**2,180**	7	**1,450**	8
Selenium	3.9	36	< 1.4	1.4	< 1.6	1.6	< 1.3	1.3	< 1.3	1.3	< 1.6	1.6
Silver	2	36	< 0.35	0.35	< 0.41	0.41	< 0.33	0.33	< 0.33	0.33	< 0.41	0.41
Sodium			**160**	7	**164**	8	**129**	7	**130**	7	**150**	8
Thallium			< 1.4	1.4	< 1.6	1.6	< 1.3	1.3	< 1.3	1.3	< 1.6	1.6
Vanadium			**31.3**	0.4	**33.6**	0.4	**27.2**	0.3	**27.5**	0.3	**31.4**	0.4
Zinc	109	2,200	**66.2**	0.7	**102**	0.8	**38.5**	0.7	**54**	0.7	**64.6**	0.8

Notes:

Bold/highlighted- Indicated exceedance of the NYSDEC UUSCO Guidance Value

Bold/highlighted- Indicated exceedance of the NYSDEC RRSCO Guidance Value

TABLE 5
Soil Cleanup Objectives

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Ground-water	Unrestricted Use
		Residential	Restricted-Residential	Commercial	Industrial			
METALS								
Arsenic	7440-38 -2	16f	16f	16f	16f	13f	16f	13 [c]
Barium	7440-39 -3	350f	400	400	10,000 d	433	820	350 [c]
Beryllium	7440-41 -7	14	72	590	2,700	10	47	7.2
Cadmium	7440-43 -9	2.5f	4.3	9.3	60	4	7.5	2.5 [c]
Chromium, hexavalent [h]	18540-29-9	22	110	400	800	1e	19	1 [b]
Chromium, trivalent[h]	16065-83-1	36	180	1,500	6,800	41	NS	30 [c]
Copper	7440-50 -8	270	270	270	10,000 d	50	1,720	50
Total Cyanide [h]		27	27	27	10,000 d	NS	40	27
Lead	7439-92 -1	400	400	1,000	3,900	63f	450	63 [c]
Manganese	7439-96 -5	2,000f	2,000f	10,000 d	10,000 d	1600f	2,000f	1600 [c]
Total Mercury		0.81j	0.81j	2.8j	5.7j	0.18f	0.73	0.18 [c]
Nickel	7440-02 -0	140	310	310	10,000 d	30	130	30
Selenium	7782-49 -2	36	180	1,500	6,800	3.9f	4f	3.9[c]
Silver	7440-22 -4	36	180	1,500	6,800	2	8.3	2
Zinc	7440-66 -6	2200	10,000 d	10,000 d	10,000 d	109f	2,480	109 [c]
PESTICIDES / PCBs								
2,4,5-TP Acid (Silvex)	93-72-1	58	100a	500b	1,000c	NS	3.8	3.8
4,4'-DDE	72-55-9	1.8	8.9	62	120	0.0033 e	17	0.0033 [b]
4,4'-DDT	50-29-3	1.7	7.9	47	94	0.0033 e	136	0.0033 [b]
4,4'-DDD	72-54-8	2.6	13	92	180	0.0033 e	14	0.0033 [b]
Aldrin	309-00-2	0.019	0.097	0.68	1.4	0.14	0.19	0.005 [c]
alpha-BHC	319-84-6	0.097	0.48	3.4	6.8	0.04g	0.02	0.02
beta-BHC	319-85-7	0.072	0.36	3	14	0.6	0.09	0.036
Chlordane (alpha)	5103-71 -9	0.91	4.2	24	47	1.3	2.9	0.094
delta-BHC	319-86-8	100a	100a	500b	1,000c	0.04g	0.25	0.04
Dibenzofuran	132-64-9	14	59	350	1,000c	NS	210	7
Dieldrin	60-57-1	0.039	0.2	1.4	2.8	0.006	0.1	0.005[c]
Endosulfan I	959-98-8	4.8i	24i	200i	920i	NS	102	2.4
Endosulfan II	33213-65-9	4.8i	24i	200i	920i	NS	102	2.4
Endosulfan sulfate	1031-07 -8	4.8i	24i	200i	920i	NS	1,000c	2.4
Endrin	72-20-8	2.2	11	89	410	0.014	0.06	0.014
Heptachlor	76-44-8	0.42	2.1	15	29	0.14	0.38	0.042
Lindane	58-89-9	0.28	1.3	9.2	23	6	0.1	0.1
Polychlorinated biphenyls	1336-36 -3	1	1	1	25	1	3.2	0.1
SEMI-VOLATILES								
Acenaphthene	83-32-9	100a	100a	500b	1,000c	20	98	20
Acenapthylene	208-96-8	100a	100a	500b	1,000c	NS	107	100 [a]
Anthracene	120-12-7	100a	100a	500b	1,000c	NS	1,000c	100 [a]
Benz(a)anthracene	56-55-3	1f	1f	5.6	11	NS	1f	1[c]
Benzo(a)pyrene	50-32-8	1f	1f	1f	1.1	2.6	22	1[c]
Benzo(b) fluoranthene	205-99-2	1f	1f	5.6	11	NS	1.7	1[c]
Benzo(g,h,i) perylene	191-24-2	100a	100a	500b	1,000c	NS	1,000c	100
Benzo(k) fluoranthene	207-08-9	1	3.9	56	110	NS	1.7	0.8 [c]
Chrysene	218-01-9	1f	3.9	56	110	NS	1f	1[c]
Dibenz(a,h) anthracene	53-70-3	0.33e	0.33e	0.56	1.1	NS	1,000c	0.33 [b]
Fluoranthene	206-44-0	100a	100a	500b	1,000c	NS	1,000c	100 [a]
Fluorene	86-73-7	100a	100a	500b	1,000c	30	386	30
Indeno(1,2,3-cd) pyrene	193-39-5	0.5f	0.5f	5.6	11	NS	8.2	0.5 [c]
m-Cresol	108-39-4	100a	100a	500b	1,000c	NS	0.33e	0.33 [b]
Naphthalene	91-20-3	100a	100a	500b	1,000c	NS	12	12
o-Cresol	95-48-7	100a	100a	500b	1,000c	NS	0.33e	0.33 [b]
p-Cresol	106-44-5	34	100a	500b	1,000c	NS	0.33e	0.33 [b]
Pentachlorophenol	87-86-5	2.4	6.7	6.7	55	0.8e	0.8e	0.8[b]
Phenanthrene	85-01-8	100a	100a	500b	1,000c	NS	1,000c	100
Phenol	108-95-2	100a	100a	500b	1,000c	30	0.33e	0.33[b]
Pyrene	129-00-0	100a	100a	500b	1,000c	NS	1,000c	100

TABLE 5
Soil Cleanup Objectives

Contaminant	CAS Number	Protection of Public Health				Protection of Ecological Resources	Protection of Groundwater	Unrestricted Use
		Residential	Restricted-Residential	Commercial	Industrial			
VOLATILES								
1,1,1-Trichloroethane	71-55-6	100a	100a	500b	1,000c	NS	0.68	0.68
1,1-Dichloroethane	75-34-3	19	26	240	480	NS	0.27	0.27
1,1-Dichloroethene	75-35-4	100a	100a	500b	1,000c	NS	0.33	0.33
1,2-Dichlorobenzene	95-50-1	100a	100a	500b	1,000c	NS	1.1	1.1
1,2-Dichloroethane	107-06-2	2.3	3.1	30	60	10	0.02f	0.02[c]
cis-1,2-Dichloroethene	156-59-2	59	100a	500b	1,000c	NS	0.25	0.25
trans-1,2-Dichloroethene	156-60-5	100a	100a	500b	1,000c	NS	0.19	0.19
1,3-Dichlorobenzene	541-73-1	17	49	280	560	NS	2.4	2.4
1,4-Dichlorobenzene	106-46-7	9.8	13	130	250	20	1.8	1.8
1,4-Dioxane	123-91-1	9.8	13	130	250	0.1e	0.1e	0.1[b]
Acetone	67-64-1	100a	100b	500b	1,000c	2.2	0.05	0.05
Benzene	71-43-2	2.9	4.8	44	89	70	0.06	0.06
Butylbenzene	104-51-8	100a	100a	500b	1,000c	NS	12	12
Carbon tetrachloride	56-23-5	1.4	2.4	22	44	NS	0.76	0.76
Chlorobenzene	108-90-7	100a	100a	500b	1,000c	40	1.1	1.1
Chloroform	67-66-3	10	49	350	700	12	0.37	0.37
Ethylbenzene	100-41-4	30	41	390	780	NS	1	1
Hexachlorobenzene	118-74-1	0.33e	1.2	6	12	NS	3.2	0.33[b]
Methyl ethyl ketone	78-93-3	100a	100a	500b	1,000c	100a	0.12	0.12
Methyl tert-butyl ether	1634-04 -4	62	100a	500b	1,000c	NS	0.93	0.93
Methylene chloride	75-09-2	51	100a	500b	1,000c	12	0.05	0.05
n-Propylbenzene	103-65-1	100a	100a	500b	1,000c	NS	3.9	3.9
sec-Butylbenzene	135-98-8	100a	100a	500b	1,000c	NS	11	11
tert-Butylbenzene	98-06-6	100a	100a	500b	1,000c	NS	5.9	5.9
Tetrachloroethene	127-18-4	5.5	19	150	300	2	1.3	1.3
Toluene	108-88-3	100a	100a	500b	1,000c	36	0.7	0.7
Trichloroethene	79-01-6	10	21	200	400	2	0.47	0.47
1,2,4-Trimethylbenzene	95-63-6	47	52	190	380	NS	3.6	3.6
1,3,5-Trimethylbenzene	108-67-8	47	52	190	380	NS	8.4	8.4
Vinyl chloride	75-01-4	0.21	0.9	13	27	NS	0.02	0.02
Xylene (mixed)	1330-20 -7	100a	100a	500b	1,000c	0.26	1.6	0.26

All soil cleanup objectives (SCOs) are in parts per million (ppm). NS=Not specified. See Technical Support Document (TSD). Footnotes

a The SCOs for residential, restricted-residential and ecological resources use were capped at a maximum value of 100 ppm. See TSD section 9.3.

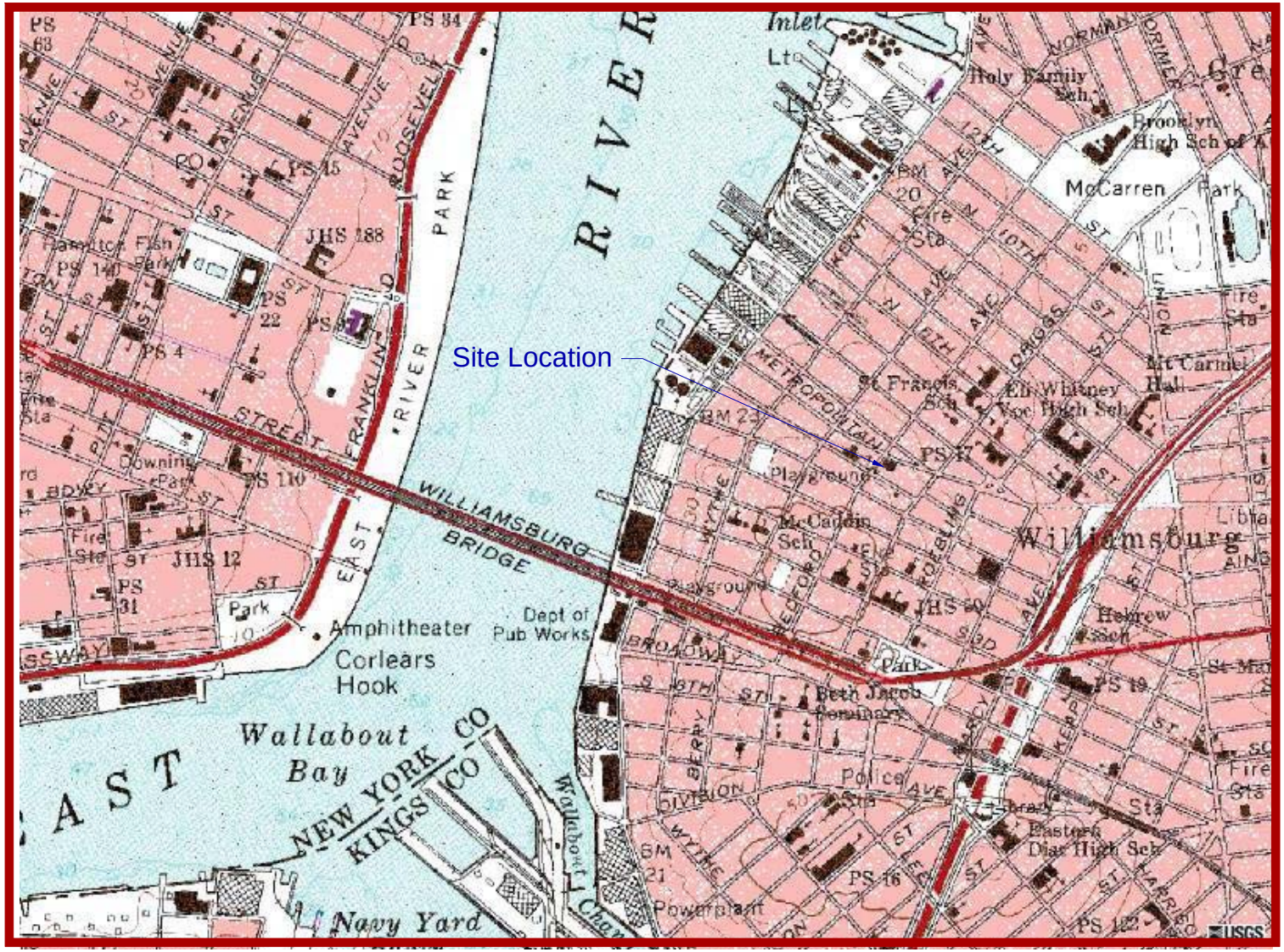
b The SCOs for commercial use were capped at a maximum value of 500 ppm. See TSD section 9.3.

c The SCOs for industrial use and the protection of groundwater were capped at a maximum value of 1000 ppm. See TSD section 9.3.

d The SCOs for metals were capped at a maximum value of 10,000 ppm. See TSD section 9.3.

e For constituents where the calculated SCO was lower than the contract required quantitation limit (CRQL), the CRQL is used as the SCO value.

FIGURES



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Environmental Business Consultants

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263 Bedford Avenue
Brooklyn, NY

FIGURE 1 - Site Location

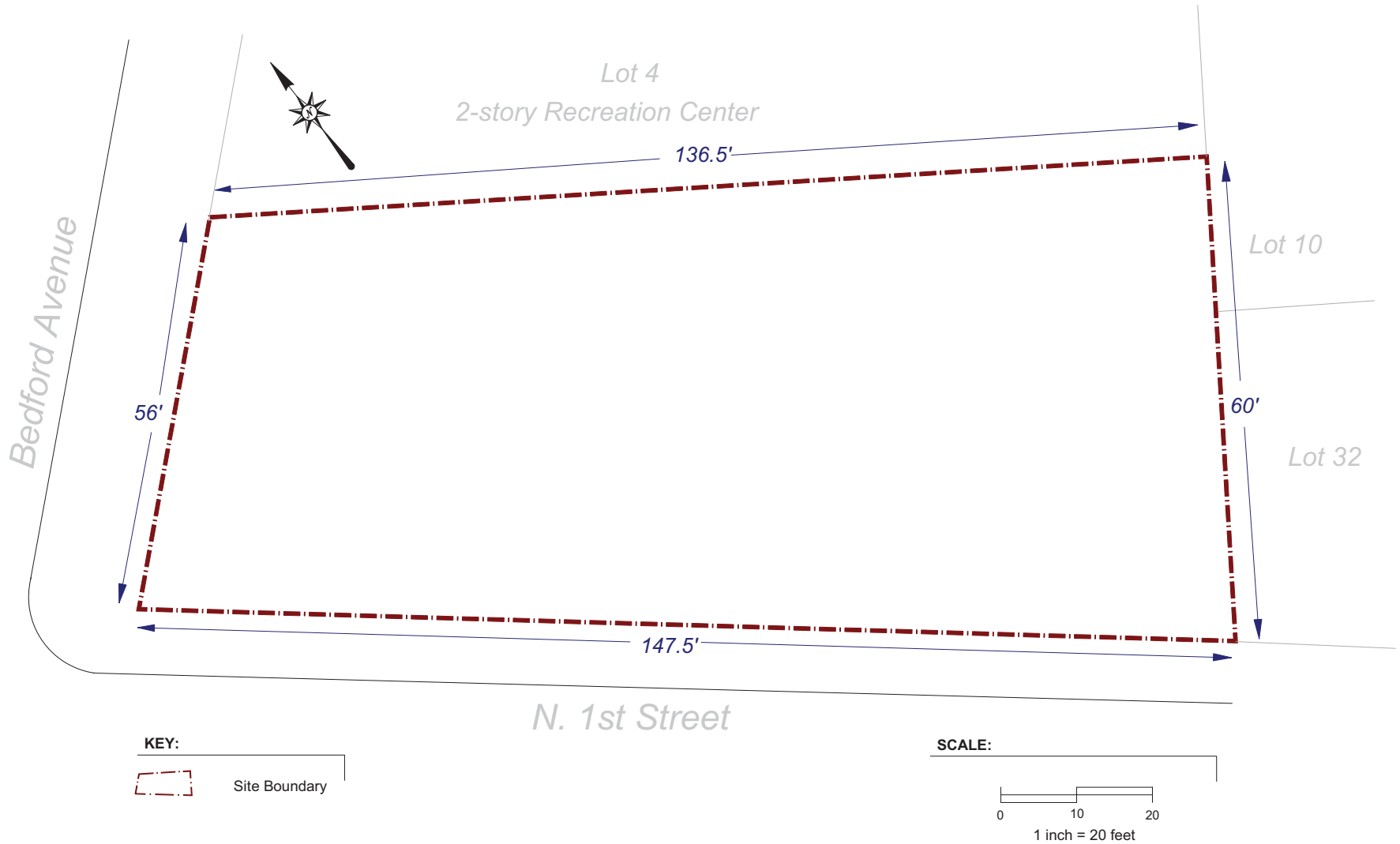

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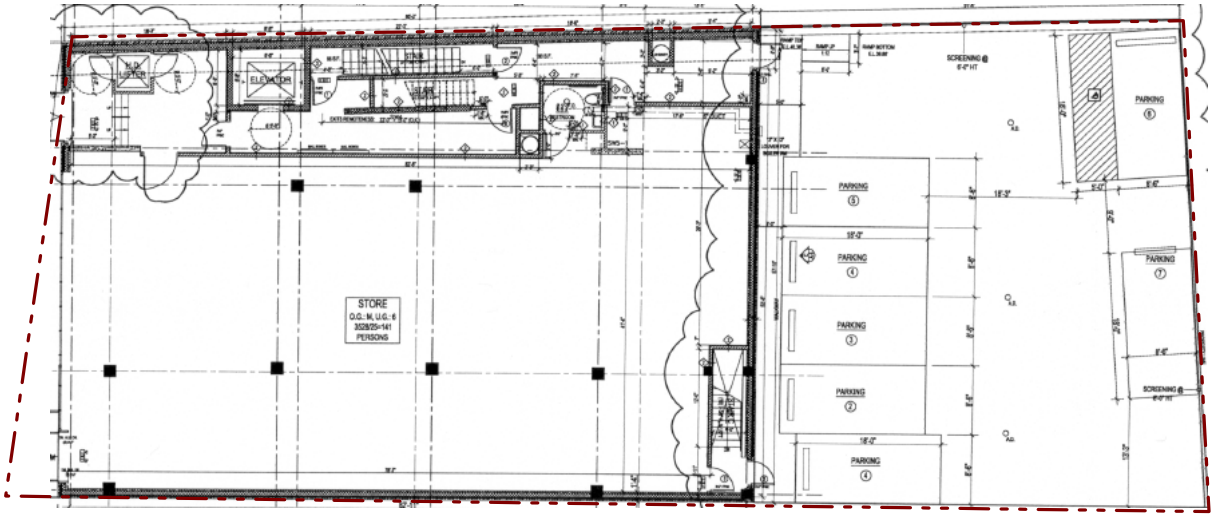
Figure No. 2

Site Name: REDEVELOPMENT PROPERTY
Site Address: 263 BEDFORD AVENUE, BROOKLYN, NY
Drawing Title: SITE PLAN

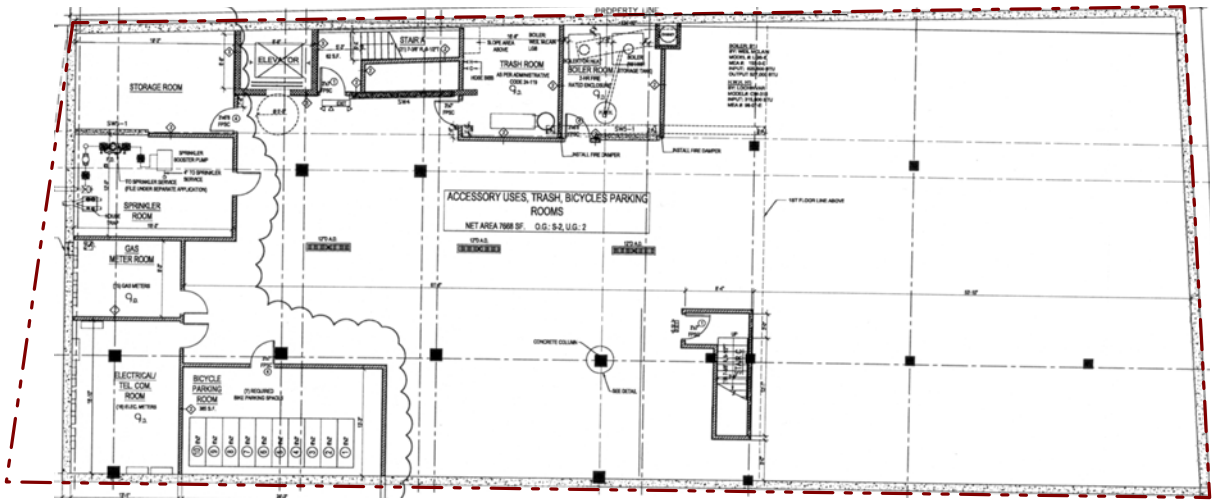
FIRST FLOOR PLAN



Bedford Avenue

N. 1st Street

CELLAR FLOOR PLAN



Bedford Avenue

N. 1st Street

KEY:

Site Boundary

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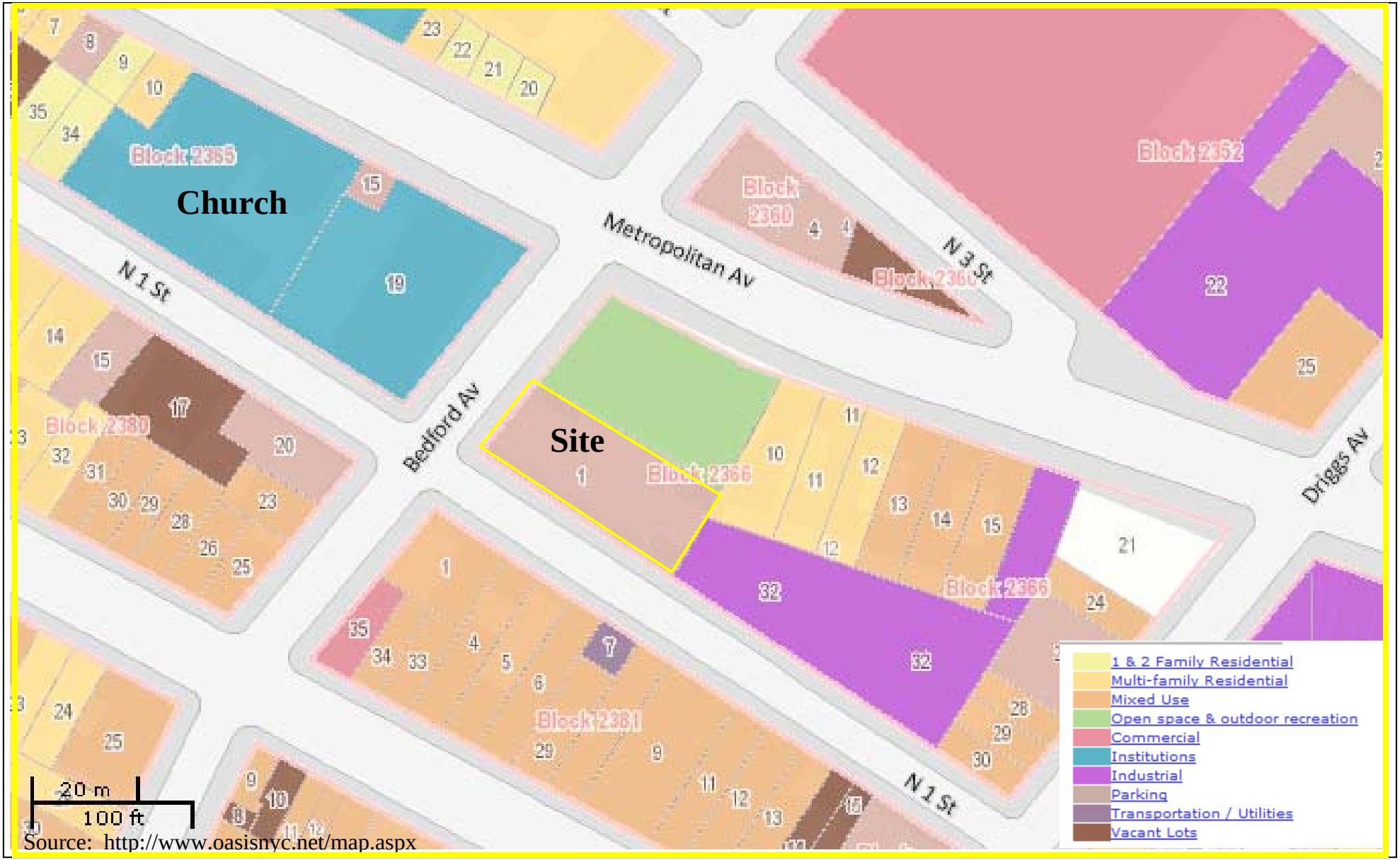
Figure No. 3

Site Name: Redevelopment Project

Site Address: 263 Bedford Avenue, Brooklyn, NY

Drawing Title: Redevelopment Plan



Source: http://www.oasisnyc.net/map.aspx

FIGURE 4
SURROUNDING LAND USE MAP

263 BEDFORD AVENUE, BROOKLYN NY

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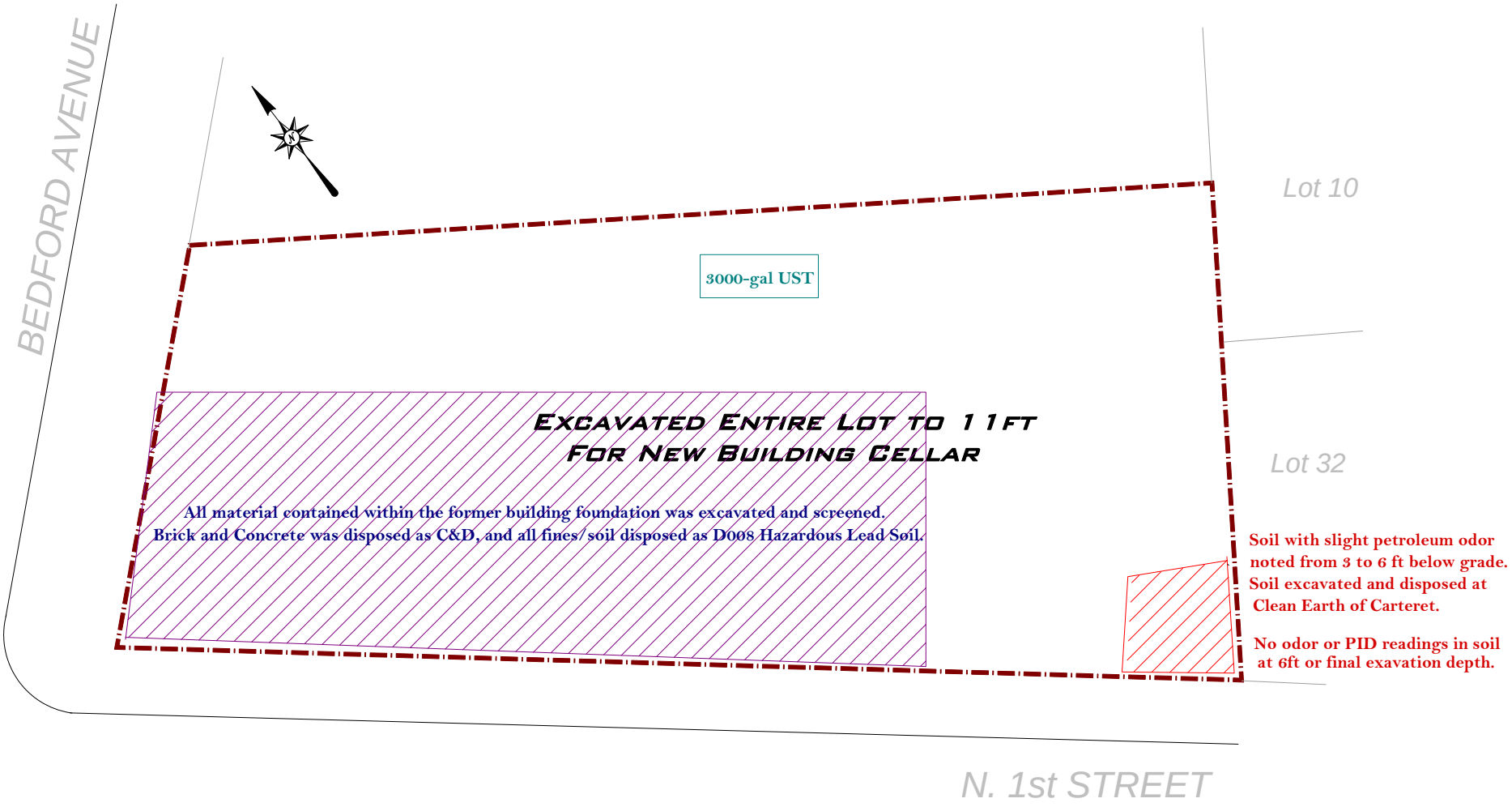
1808 MIDDLE COUNTRY ROAD, RIDGE, NEW YORK 11961
PHONE: (631) 504-6000 FAX: (631) 924-2870



KEY:

Site Boundary

SCALE:

0 10 20

1 inch = 20 feet

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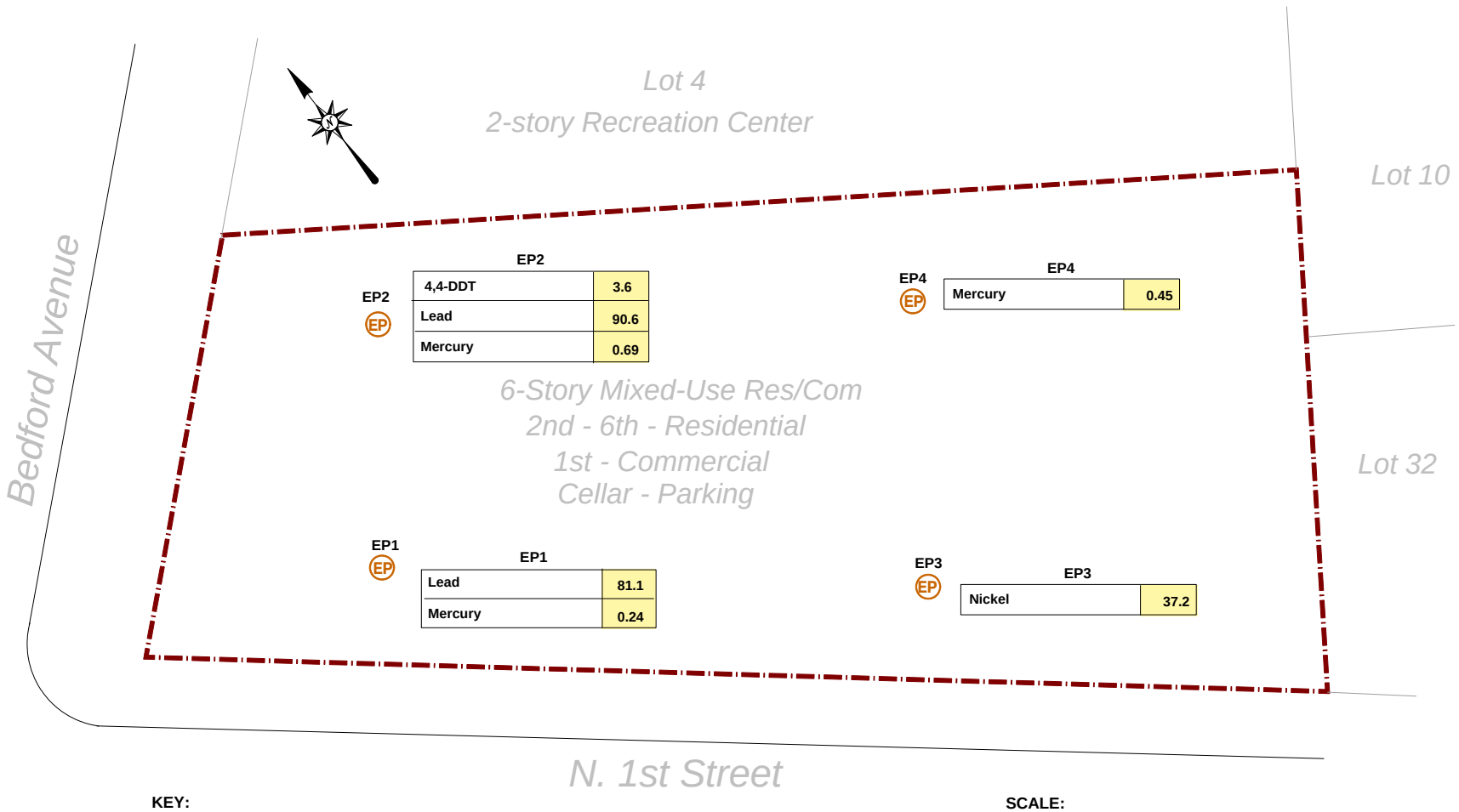
Fax 631. 924 .2870

Figure No. 5

Site Name: REDEVELOPMENT PROPERTY

Site Address: 263 BEDFORD AVENUE, BROOKLYN, NY

Drawing Title: EXCAVATION DIAGRAM



KEY:

Site Boundary

Endpoint Sampling Location

SVOCs/Pesticides	ppb
Metals	ppm

Exceedence of Restricted Residential SCO

Exceedence of Unrestricted Use SCO

SCALE:

0 10 20

1 inch = 20 feet

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Figure No. 6

Site Name: Redevelopment Property

Site Address: 263 Bedford Avenue, Brooklyn, NY

Drawing Title: Endpoint Soil Sampling Diagram