



Department of
Environmental
Conservation

EXPLANATION OF SIGNIFICANT DIFFERENCE FORMER SEARS AUTO CENTER SITE

Bronx / Bronx County / Site No. C203147 / October 2022

Prepared by the New York State Department of Environmental Conservation
Division of Environmental Remediation

1.0 INTRODUCTION

The purpose of this notice is to describe the progress of the cleanup at the Former Sears Auto Center site (the “site”) and to inform you about a change in the site remedy. The site is located at 4720 Third Avenue, Bronx, NY. On March 11, 2022, the New York State Department of Environmental Conservation issued a decision document which selected a remedy to clean up the site. The original remedy called for excavation of approximately 13,500 cubic yards of contaminated soils above unrestricted use soil cleanup objectives (UUSCOs) in order to achieve a Track 1 cleanup for the entire site. During the implementation of the remedy, metals contamination at the projected remedial depths were encountered above UUSCOs but below residential use soil cleanup objectives (RSCOs). The remedial party continued to pursue a Track 1 unrestricted use cleanup and excavated a majority of the site to bedrock. However, due to the depth of bedrock in the northern corner of the site, removal of all contaminated soils with exceedances of UUSCOs was not feasible or practical. Because contaminated soils will remain in one portion of the site above UUSCOs, the selected cleanup track requires modification to a split Track 1/ Track 2 cleanup. The revised remedy will be similarly protective of human health and the environment.

This Explanation of Significant Difference (ESD) will become part of the Administrative Record for this site. The information here is a summary of what can be found in greater detail in documents that have been placed in the following repositories:

Bronx Community Board 6
1932 Arthur Avenue, Room 403-A
Bronx, NY 10457
Phone: (718) 579-6990
Board Meetings: 2nd Wednesday (Monthly)
Committee Meetings: 3rd Wednesday (Monthly)

NYPL - Bronx Library Center
310 East Kingsbridge Road
Bronx, NY 10458
Phone: (718) 579-4244
M-Th 9am-9pm
F-Sat 10 am -8pm
Sun 12pm -6pm

Although this is not a request for comments, interested persons are invited to contact the Department's Project Manager for this site to obtain more information or have questions answered.

Daniel McNally
625 Broadway
Albany, NY 12233-7016
Phone: (518) 402-9767
daniel.mcnally@dec.ny.gov

NYSDOH Project Manager
Kristin Kulow
New York State Department of Health
Bureau of Environmental Exposure Investigation
28 Hill Street
Oneonta, NY 13820
Phone: (518) 402-7860
BEEI@health.ny.gov

2.0 SITE DESCRIPTION AND ORIGINAL REMEDY

2.1 Site History, Contamination, and Selected Remedy

The Former Sears Auto Center site is 0.82-acres in size and located in the Belmont section of the Bronx, NY, which is primarily a residential-use neighborhood. The site is comprised of three contiguous tax parcels with associated addresses of 4720 Third Avenue (Tax Block 3042, Lot 13), 4734 Third Avenue (Tax Block 3042, Lot 22), and 448 East 189th Street, Bronx, New York 10458, (Tax Block 3042, Lot 28). The site is bounded by East 189th Street to the north, a commercial building to the south, a parking lot and a middle school to the east, and Third Avenue, a gas station, and a residential apartment building to the west of the site.

Prior to implementation of the remedy, the site was flat and vacant. The 18,800-square foot one-story building which previously occupied the site had been demolished and the foundation slab removed. The remaining portion of the site was covered by an asphalt parking lot. The foundation slab, the asphalt parking lot, and a majority of contaminated on-site soils have been removed under the implemented Interim Remedial Measure (IRM), and Remedial Action Work Plan (RAWP).

The site is currently located in the C4-5X Zoning District which allows for both commercial and residential uses. The surrounding properties consist of a commercial and retail shopping center, parking lot, school, gas station, residential apartment building, and post office. The closest residential area is a residential building 200 feet west of the site. The closest rail line is approximate 300 feet from the site to the northwest.

Past uses of the site that may have contributed to contamination include automotive service stations and a knitting mill. The site was first developed in approximately 1896 with six two-story apartment buildings and a stable. From 1914 through 1924, the site was improved with three two-story buildings along Third Avenue used for both commercial and residential purposes. Plaza Garage, an automotive service-related operation, occupied the site in 1927. A & L Knitting Mills was also an occupant of the site in 1949. The site was subsequently used as a car dealership from approximately 1950 until 1993. A Sears Automotive service and repair facility occupied the site from 1993 until approximately 2014 when it ceased operation.

The stratigraphy of the site consists of a layer of fill material extending from ground surface to between 3 and 11 feet below ground surface (ft bgs). Based on soil borings, this fill layer contains broken pieces of rock, brick, and concrete. Beneath the fill, there is a layer of native fine to coarse grained sands ranging in thickness from 6 to over 20 ft bgs. Clay lenses are present in multiple areas throughout the site above bedrock. Bedrock was encountered approximately 15 to 20 ft bgs. Monitoring well data indicates groundwater flows from east to west beneath the site towards the Hudson River. The depth to groundwater ranges from approximately 13 to 15 ft bgs.

The primary contaminants of concern observed at the site included semi-volatile organic compounds (SVOCs), and metals. No volatile organic compounds (VOCs) were identified in soils at concentrations exceeding the UUSCOs. Soil impacts primarily consisted of SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), and metals, at concentrations exceeding the UUSCOs within the historic fill layer. In general, the highest concentrations were detected in the upper five feet of site soils. However, elevated concentrations of SVOCs and metals did extend into deeper soils in the northwest portion of the site. During implementation of the remedy, the metal selenium was encountered above the UUSCOs at and below the intended remedial depth.

Several VOCs and SVOCs were detected above Class GA Ambient Water Quality Standards (AWQS). Excluding naturally occurring minerals, no metals were detected above their respective AWQS and no pesticides, or PCBs were detected above the AWQS. PFAS compounds were detected above the Maximum Contaminant Levels (MCLs) (drinking water standard).

Multiple VOCs were detected in soil vapor samples throughout the site. The most elevated concentrations were collected from sub-slab sample locations from beneath the prior-onsite building concrete slab. This included VOCs and BTEX (benzene, toluene, ethylbenzene, and xylene) compounds.

The original Track 1 remedy included the following elements:

1. Excavation and off-site disposal of all soil exceeding the UUSCOs, as defined by 6 NYCRR Part 375-6.8, including any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination. Approximately 13,500 cubic yards of contaminated soil will be removed from the site;
2. Collection and analysis of end point samples to evaluate the performance of the remedy with respect to the attainment of the UUSCO's, see #1;
3. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to complete the backfilling of the excavation and establish the design grades at the site;
4. Dewatering and treatment will be implemented to facilitate the excavation phase of remediation. The extracted groundwater will be treated and discharged per applicable permits and local rules and regulations.
5. Institutional control in the form of a local groundwater use restriction to prevent the ingestion of groundwater per New York City Department of Health Article 141 which prohibits potable use of groundwater without prior approval and local institutional controls; and
6. A vapor intrusion evaluation will be completed including a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

3.0 CURRENT STATUS

The following remedial elements have been completed with noted exceptions:

1. Excavation and off-site disposal of soils exceeding the UUSCOs has largely been completed, however, unexpected exceedances of the metal selenium at and below the approved remedial depth resulted in over excavation across most of the site, with one area not meeting the Track 1 cleanup requirements.
2. Collection and analysis of end point samples to evaluate the performance of the remedy with respect to the attainment of the UUSCO's, see #1;
3. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) has been brought in to complete the backfilling of the excavation and establish the design grades at the site;
4. Dewatering and treatment was implemented to facilitate the excavation phase of remediation.
5. A vapor intrusion evaluation will be completed including a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

4.0 DESCRIPTION OF SIGNIFICANT DIFFERENCE

4.1 New Information

The collection and analysis of confirmation endpoint samples from the base of the remedial excavation revealed widespread exceedances of the metal selenium above UUSCOs. Based on the low concentrations of selenium in deeper native soils, it is thought that these are due to background levels and not related to former site uses. As background concentrations cannot be considered for a Track 1 cleanup, the remedial party chose to expand the original excavation and collect additional endpoint samples to achieve the Track 1 UUSCOs. This ultimately resulted in removal of soils down to bedrock across most of the site. However, due to the sloping elevation of the bedrock surface, and the depth to which the support of excavation system was installed, not all soils containing selenium above UUSCOs were able to be removed. Therefore, an approximately 1,600 square foot area in the northern corner of the site contains soils with selenium above unrestricted use but below RSCOs. This area represents approximately 5% of the site's total area and is delineated more clearly on Figure 1.

It is therefore appropriate that the remedy be modified to a split "Track 1/ Track 2" unrestricted/ residential cleanup. The portion of the site which achieved the UUSCOs will qualify for a Track 1 cleanup, and the portion which achieved RSCOs will qualify for a Track 2 cleanup.

4.2 Comparison of Changes with Original Remedy

1. The original Decision Document would allow unrestricted use (Track 1) of the site; the new remedy will restrict a portion of the site to residential use (Track 2) and allow unrestricted use (Track 1) on the remainder. The areas of the Track 1 and Track 2 portions of the site are shown on Figure 1

2. The original remedy required excavation and off-site disposal of all on-site soil exceeding the UUSCOs, as defined by 6 NYCRR Part 375-6.8. This original requirement has been modified such that: excavation and off-site disposal of all on-site soil exceeding the UUSCOs as defined by 6 NYCRR Part 375-6.8 is applicable to the Track 1 portion of the site, and excavation and off-site disposal of all on-site soil exceeding the RSCOs as defined by 6 NYCRR Part 375-6.8 in the upper 15 feet, is applicable to the Track 2 portion of the site.
3. The original remedy required no cover system if a Track 1 cleanup was achieved. The revised remedy does not require a cover over the Track 2 portion of the site as RSCOs were achieved, and the proposed site use is restricted residential.
4. The original remedy required the collection and analysis of end point samples to evaluate the performance of the remedy with respect to the attainment of the UUSCO's. The revised remedy requires the collection and analysis of documentation samples in addition to end point samples to document contamination remaining in the Track 2 area.

5.0 SCHEDULE AND MORE INFORMATION

The next step is for the owner's consultant to complete the soil vapor intrusion evaluation and submit the Final Engineering Report (FER). As soon as those are reviewed and finalized, a Certificate of Completion (COC) will be issued by the Department. The remedial portion of the project is expected to be complete by the end of 2022.


If you have questions or need additional information you may contact any of the following:

Daniel McNally, NYSDEC, 625 Broadway, Albany, NY 12233-7016, (518) 402-9767

Thomas Panzone, NYSDEC, 1 Hunters Point Plaza, 47-40 21st Street, Long Island City, NY 11101
(718) 482-4953

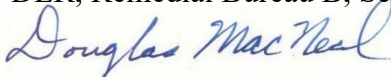
Kristin Kulow, NYSDOH, 28 Hill Street, Oneonta, NY 13820, (518) 402-7860

10/14/2022
Date



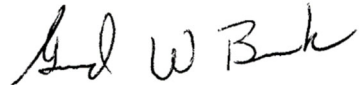
Daniel McNally, Project Manager
DER, Remedial Bureau B, Section A

10/14/2022
Date



Douglas MacNeal, Section Chief
DER, Remedial Bureau B, Section A

10/14/2022
Date



Gerard Burke, Director
DER, Remedial Bureau B

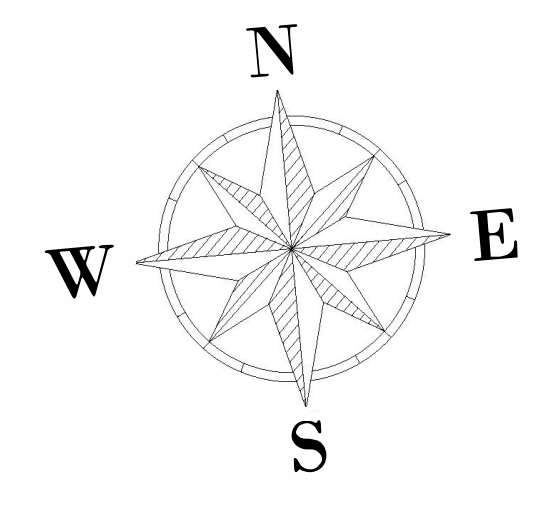
10/19/2022
Date



Andrew Guglielmi, Director
Division of Environmental Remediation

DECLARATION

The selected remedy is protective of public health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action to the extent practicable, and is cost effective. This remedy utilizes permanent solutions and alternative treatment or resource recovery technologies, to the maximum extent practicable, and satisfies the preference for remedies that reduce toxicity, mobility, or volume as a principal element.



LEGAL DESCRIPTION - PER RECORDED DEEDS

LOT 13

PARCEL I - ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN FORDHAM IN THE 24TH WARD OF THE CITY OF NEW YORK, BEING THE NORTH HALF OF THE LOT DESIGNATED BY THE NUMBER 13 ON A MAP MADE BY A. FINDLEY, SURVEYOR, DATED MARCH 14TH, 1851, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF (NORTH THIRD AVENUE NOW) ROAD LEADING FROM KINGSBRIDGE TO WEST FARMS DISTANT 170 FEET 6 INCHES NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF SAID ROAD AND THE NORTHERLY SIDE OF BAYARD STREET ON SAID MAP;

RUNNING THENCE EASTERLY PARALLEL WITH BAYARD STREET TO LOT NO. 10 ON SAID MAP; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT NO. 10, 25 FEET;

THENCE WESTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF LOT NO. 14 ON SAID MAP 117 FEET TO THE EASTERLY SIDE OF SAID ROAD; THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF SAID ROAD 30 FEET 6 INCHES TO THE POINT OR BEGINNING.

EXCEPTING THEREFROM SO MUCH OF SAID PREMISES, IF ANY, AS WAS TAKEN BY THE CITY OF NEW YORK IN CONNECTION WITH THE WIDENING OF THIRD AVENUE.

PARCEL II - ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BRONX, CITY AND STATE OF NEW YORK, WHICH ON A CERTAIN MAP OF UNION HILL MADE BY A. FINDLEY, SURVEYOR, DATED MARCH 14TH, 1851 AND FILED IN THE OFFICE OF THE REGISTER OF WESTCHESTER COUNTY ARE KNOWN AND DESIGNATED BY LOTS NOS. 14 AND 15, WHICH SAID LOTS TAKEN TOGETHER ARE, ACCORDING TO SAID MAP, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF THE ROAD LEADING FROM KINGSBRIDGE TO WEST FARMS (NOW THIRD AVENUE) DISTANT 109.75 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF SAID ROAD WITH THE SOUTHERLY SIDE OF POWELL PLACE (NOW 189TH STREET) AS WIDENED, SAID POINT BEING THE POINT WHERE THE NORTHERLY LINE OF LOT NO. 15 ON SAID MAP INTERSECTS THE PRESENT LINE OF KINGSBRIDGE AND WEST FARMS ROAD (NOW THIRD AVENUE);

RUNNING THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF KINGSBRIDGE AND WEST FARMS ROAD (NOW THIRD AVENUE) 121.94 FEET TO A POINT WHERE THE SOUTHERLY LINE OF LOT NO. 14 ON SAID MAP INTERSECTS THE PRESENT LINE OF KINGSBRIDGE AND WEST FARMS ROAD (NOW THIRD AVENUE);

THENCE SOUTHEASTERLY PARALLEL WITH POWELL PLACE (NOW 189TH STREET) AND ALONG THE SOUTHERLY LINE OF LOT NO. 14, 109.32 FEET TO LOT NO. 9 ON SAID MAP;

THENCE NORTHERLY PARALLEL WITH DELANCEY PLACE (NOW WASHINGTON AVENUE) AND ALONG THE EASTERLY LINE OF LOTS NOS. 14 AND 15, 100 FEET;

THENCE NORTHWESTERLY PARALLEL WITH POWELL PLACE (NOW 189TH STREET) AND ALONG THE NORTHERLY LINE OF LOT NO. 15 ON SAID MAP 177.59 FEET TO KINGSBRIDGE AND WEST FARMS ROAD (NOW THIRD AVENUE) THE POINT OR PLACE OF BEGINNING.

LOT 22

PARCEL IV - ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF EAST 189TH STREET AND THE EASTERLY SIDE OF THIRD AVENUE;

RUNNING THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF EAST 189TH STREET 89.09 FEET;

THENCE SOUTHERLY ON A LINE FORMING AN INTERIOR ANGLE OF 90 DEGREES 52 MINUTES 45 SECONDS WITH THE SOUTHERLY SIDE OF EAST 189TH STREET, 32 FEET;

THENCE WESTERLY ON A LINE FORMING AN INTERIOR ANGLE OF 89 DEGREES 07 MINUTES 15 SECONDS WITH THE LAST COURSE 67.97 FEET TO THE EASTERLY SIDE OF THIRD AVENUE; AND

THENCE NORTHERLY ALONG THE EASTERLY SIDE OF THIRD AVENUE 37.80 FEET TO THE CORNER, THE POINT, OR PLACE OF BEGINNING.

PARCEL VI - ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS LOT #2, ON A MAP ENTITLED "MAP OF WILLIAM POWELL FARM" MADE BY ANDREW FINDLEY, DATED MARCH 14, 1851, FILED IN THE OFFICE OF THE REGISTER OF WESTCHESTER COUNTY, WHICH SAID LOT IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF THE ROAD LEADING FROM KINGSBRIDGE TO WEST FARMS, AS LAID DOWN ON SAID MAP, DISTANT 50 FEET SOUTHERLY ALONG THE SAME FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF SAID ROAD AND THE SOUTHERLY SIDE OF POWELL PLACE AS LAID DOWN ON SAID MAP;

THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY SIDE OF POWELL PLACE, AND ALONG THE SOUTHERLY LINE OF LOT #1 ON SAID MAP, 72 FEET TO THE WESTERLY LINE OF LOT #3 AS ON SAID MAP;

THENCE SOUTHERLY PARALLEL WITH THE WESTERLY SIDE OF DELANCEY PLACE AND ALONG THE SAID WESTERLY LINE OF LOT #3, 59 FEET TO THE NORTHERLY LINE OF LOT #15 ON SAID MAP;

THENCE WESTERLY PARALLEL WITH THE SOUTHERLY SIDE OF POWELL PLACE AND ALONG THE NORTHERLY LINE OF SAID LOT #15, 30 FEET TO THE SAID EASTERLY SIDE OF SAID ROAD;

THENCE NORTHERLY ALONG THE EASTERLY SIDE OF SAID ROAD 72 FEET TO BEGINNING.

LOT 28

PARCEL III - ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF EAST 189TH STREET AS LEGALLY OPENED, DISTANT 110 FEET WEST OF THE CORNER FORMED BY THE INTERSECTION OF THE SAID SIDE OF 189TH STREET WITH THE WESTERLY SIDE OF WASHINGTON AVENUE;

RUNNING THENCE WESTERLY ALONG 189TH STREET 50 FEET; THENCE SOUTHERLY PARALLEL WITH WASHINGTON AVENUE 90 FEET; THENCE EASTERLY PARALLEL WITH 189TH STREET 50 FEET;

THENCE NORTHERLY AGAIN PARALLEL WITH WASHINGTON AVENUE 90 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL V - ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF EAST 189TH STREET, DISTANT 89.03 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF EAST 189TH STREET AND THE EASTERLY SIDE OF THIRD AVENUE;

RUNNING THENCE SOUTHERLY ON A LINE FORMING AN EXTERIOR ANGLE OF 90 DEGREES 52 MINUTES 45 SECONDS WITH THE SOUTHERLY SIDE OF EAST 189TH STREET 90 FEET;

THENCE EASTERLY PARALLEL WITH THE SOUTHERLY SIDE OF EAST 189TH STREET 100 FEET;

THENCE NORTHERLY PARALLEL WITH FIRST COURSE 90 FEET TO THE SOUTHERLY SIDE OF EAST 189TH STREET; AND

THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF EAST 189TH STREET 100 FEET TO THE POINT OR PLACE OF BEGINNING.



BROWNFIELD CLEANUP PROGRAM SITE FORMER SEARS AUTO CENTER SITE
NO. C203147
TAX IDS: 3042-13, 3042-22, 3042-28
ADDRESS: 4720 THIRD AVENUE, 4734 THIRD AVENUE AND 448 EAST 189TH STREET
BRONX, NY 10458
ACREAGE: .8175

TRACK 2 REMEDY LEGAL DESCRIPTION

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF EAST 189TH STREET WITH THE NORTHEASTERLY SIDE OF THIRD AVENUE;

THENCE RUNNING EASTERLY ALONG THE SOUTHERLY SIDE OF EAST 189TH STREET, 46.29';

THENCE SOUTHEASTERLY AND FORMING AN INTERIOR ANGLE OF 126 DEGREES 09 MINUTES 45 SECONDS WITH THE LAST DESCRIBED COURSE, 26.52';

THENCE SOUTHWESTERLY AND FORMING AN INTERIOR ANGLE OF 95 DEGREES 21 MINUTES 5 SECONDS WITH THE LAST DESCRIBED COURSE, 38.79' TO THE NORTHEASTERLY SIDE OF THIRD AVENUE;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY SIDE OF SAID THIRD AVENUE AND FORMING AN INTERIOR ANGLE OF 83 DEGREES 24 MINUTES 17 SECONDS WITH THE LAST DESCRIBED COURSE, 57.46' TO THE POINT OF BEGINNING

ACREAGE: 0.0368

BCP SITE LEGAL DESCRIPTION

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF EAST 189TH STREET WITH THE NORTHEASTERLY SIDE OF THIRD AVENUE;

THENCE RUNNING EASTERLY ALONG THE SOUTHERLY SIDE OF EAST 189TH STREET, 239.01';

THENCE SOUTHERLY PARALLEL WITH WASHINGTON AVENUE AND FORMING AN INTERIOR ANGLE OF 90 DEGREES 52 MINUTES 45 SECONDS WITH THE SOUTHERLY SIDE OF EAST 189TH STREET, 215.00';

THENCE WESTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY SIDE OF EAST 189TH STREET AND FORMING AN INTERIOR ANGLE OF 89 DEGREES 07 MINUTES 15 SECONDS WITH THE LAST DESCRIBED COURSE, 92.24' TO THE NORTHEASTERLY SIDE OF THIRD AVENUE;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY SIDE OF THIRD AVENUE AND FORMING AN INTERIOR ANGLE OF 124 DEGREES 55 MINUTES 07 SECONDS WITH THE LAST DESCRIBED COURSE, 262.18' TO THE POINT OF BEGINNING.

ACREAGE: 0.8175

LEGEND

- BCP SITE BOUNDARY
- TRACK 2 CLEANUP BOUNDARY
- TRACK 1 CLEANUP BOUNDARY

DATE	DESCRIPTION
	Track 1 and Track 2 Remedy Limits
Block	3042
LOT	13
SECTION	13
COUNTY	BRONX
DWG BY	
DATE	

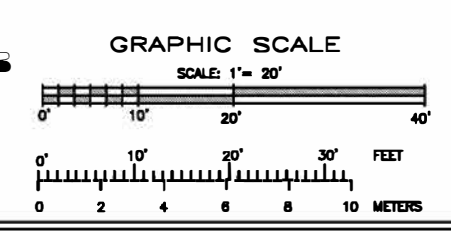


Figure 1