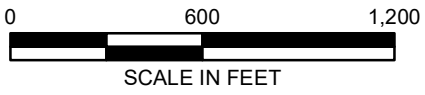


Service Layer Credits: USGS The National Map: 3d Elevation Program, Data Refreshed July, 2021



440 Park Avenue South, New York, NY 10016

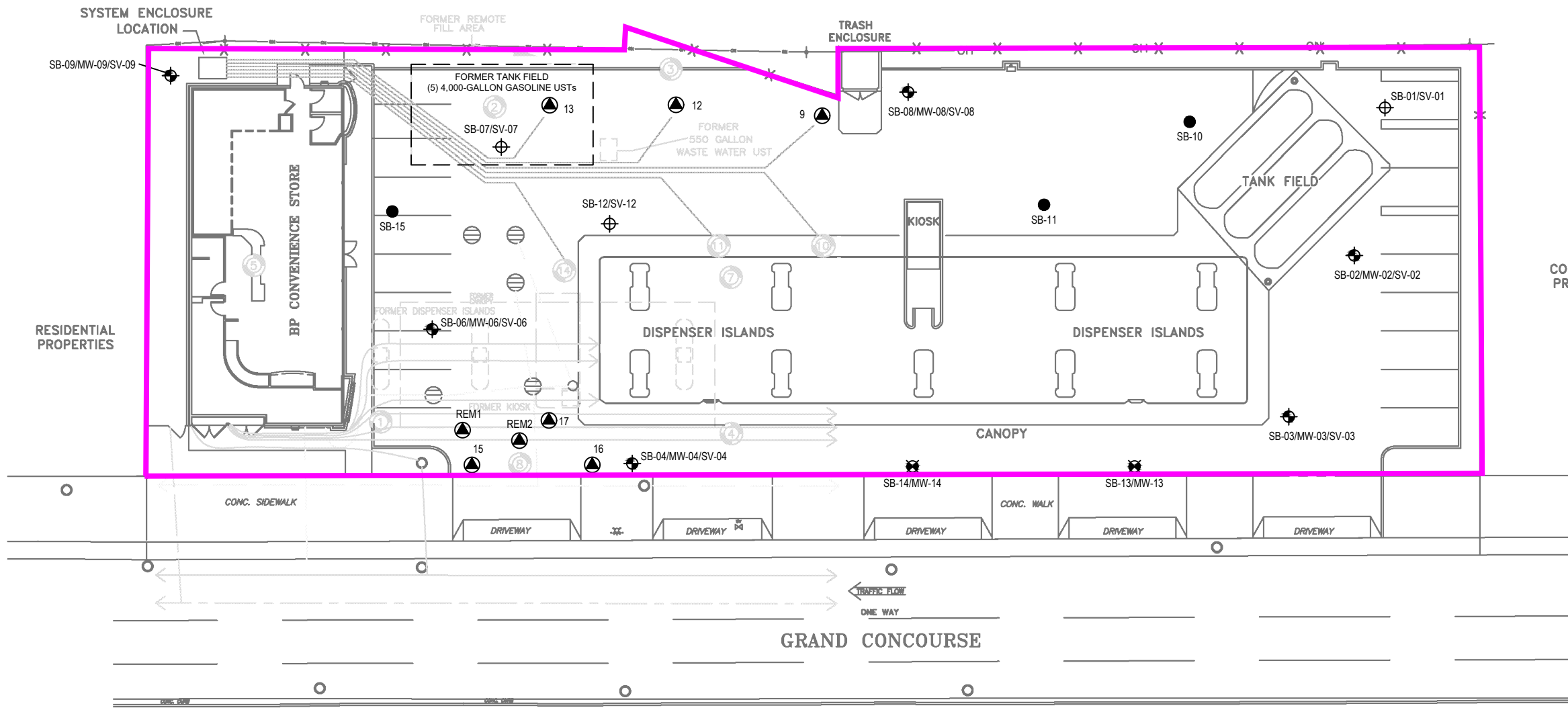
350 Grand Concourse
Bronx, New York

BCP SITE LOCATION

DATE	11/19/2021
PROJECT NO.	210258
FIGURE	1

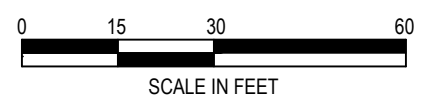
© 2021 AKRF. W:\Projects\210258 - 350 GRAND CONCOURSE\Technical\GIS and Graphics\SAR\210258 Fig. 1 Site Location map.mxd 11/19/2021 1:02:02 PM mvelleux

©2021 AKRF, Inc. W:\Projects\210258 - 350 GRAND CONCOURSE\Technical\Hazmat\CAD\210258 Fig 2 Site Plan and Sample Locations.dwg last save: mvelieux 11/19/2021 12:58 PM



LEGEND

- BCP SITE BOUNDARY
- SOIL BORING LOCATION
- EXISTING MONITORING WELL LOCATION FROM PREVIOUS ASSESSMENT/REMEDIAL ACTIVITIES (INSTALLED BY OTHERS)
- SOIL BORING/SOIL VAPOR POINT LOCATION
- SOIL BORING/MONITORING WELL LOCATION
- SOIL BORING/MONITORING WELL/SOIL VAPOR POINT LOCATION



Map Source:
EnviroTrac "370 Grand Concourse Bronx, New York - Site Plan", Figure 2, Dated April 16, 2019.

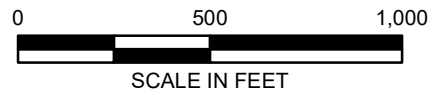
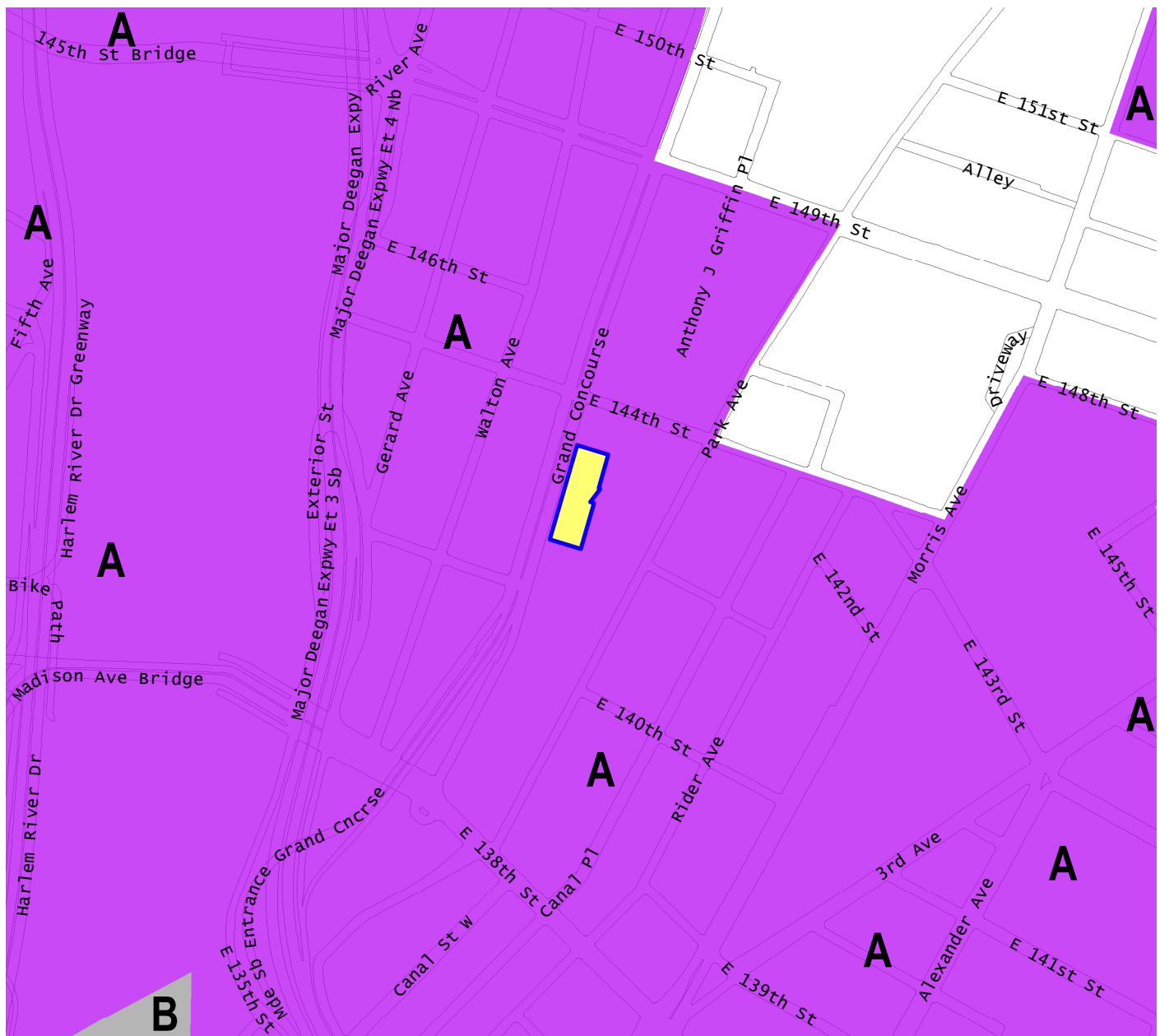


440 Park Avenue South, New York, NY 10016

350 Grand Concourse
Bronx, New York


SITE PLAN AND SAMPLE LOCATIONS


DATE	11/19/2021
PROJECT NO.	210258
FIGURE	2



LEGEND

 BCP SITE BOUNDARY

 CRITERIA A, Y - INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 20% AND UNEMPLOYMENT RATE OF AT LEAST 125% THE STATEWIDE UNEMPLOYMENT RATE." 'Y' INDICATES THAT THE CENSUS TRACT MEETS THIS CRITERIA

 CRITERIA B, Y - INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 2 TIMES THE POVERTY RATE FOR THE COUNTY." 'Y' INDICATES THAT THE CENSUS TRACT MEETS THIS CRITERIA.



440 Park Avenue South, New York, NY 10016

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EN-ZONE BOUNDARY MAP

DATE

11/19/2021

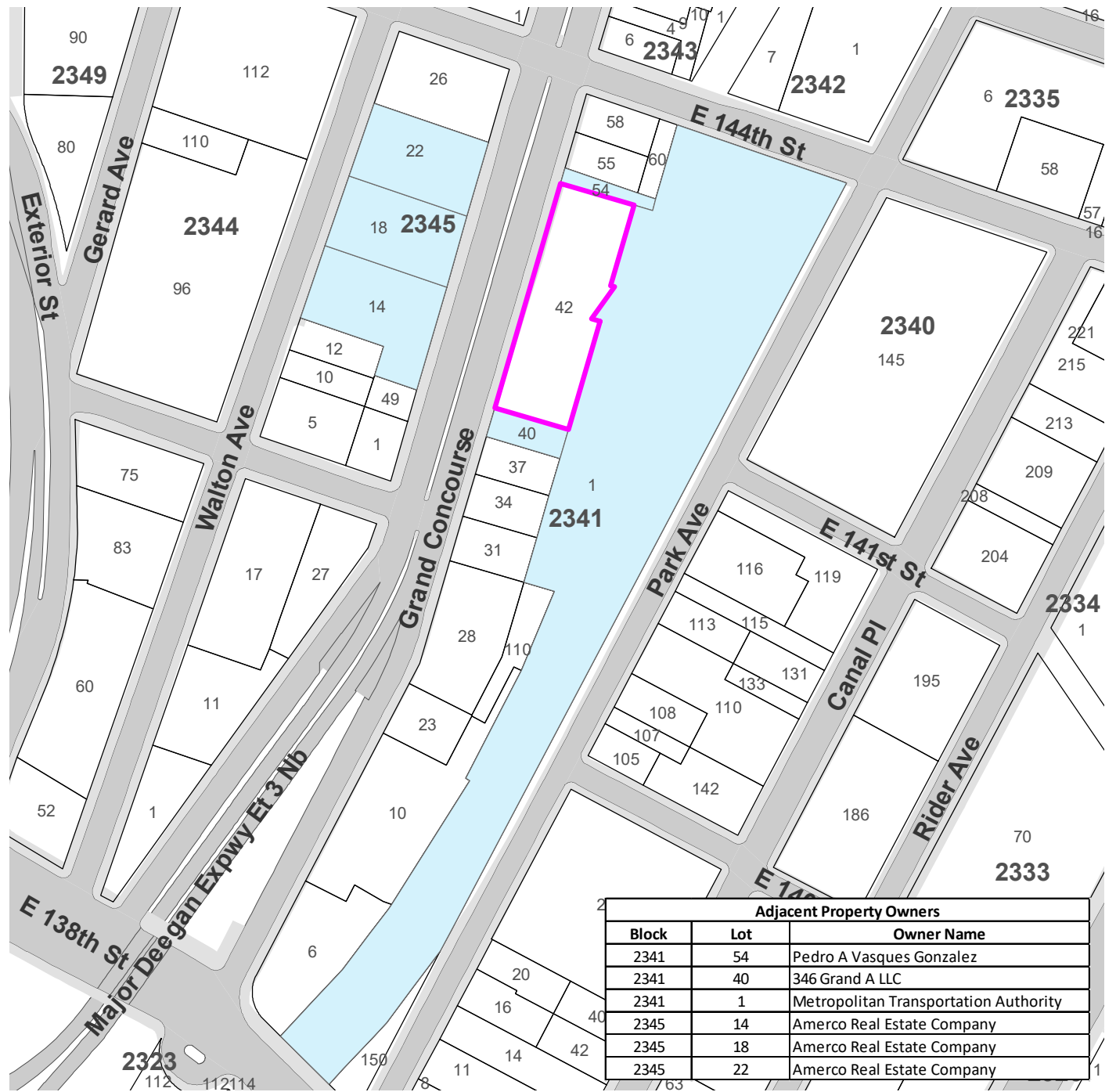
PROJECT NO.

210258

FIGURE

3




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Adjacent Property Owners		
Block	Lot	Owner Name
2341	54	Pedro A Vasques Gonzalez
2341	40	346 Grand A LLC
2341	1	Metropolitan Transportation Authority
2345	14	Amerco Real Estate Company
2345	18	Amerco Real Estate Company
2345	22	Amerco Real Estate Company

Map Source: NYCDP (NYC Dept. of City Planning) GIS database

LEGEND

-  BCP SITE BOUNDARY
-  LOT BOUNDARY AND TAX LOT NUMBER
- 2341** BLOCK NUMBER
-  ADJACENT PROPERTY



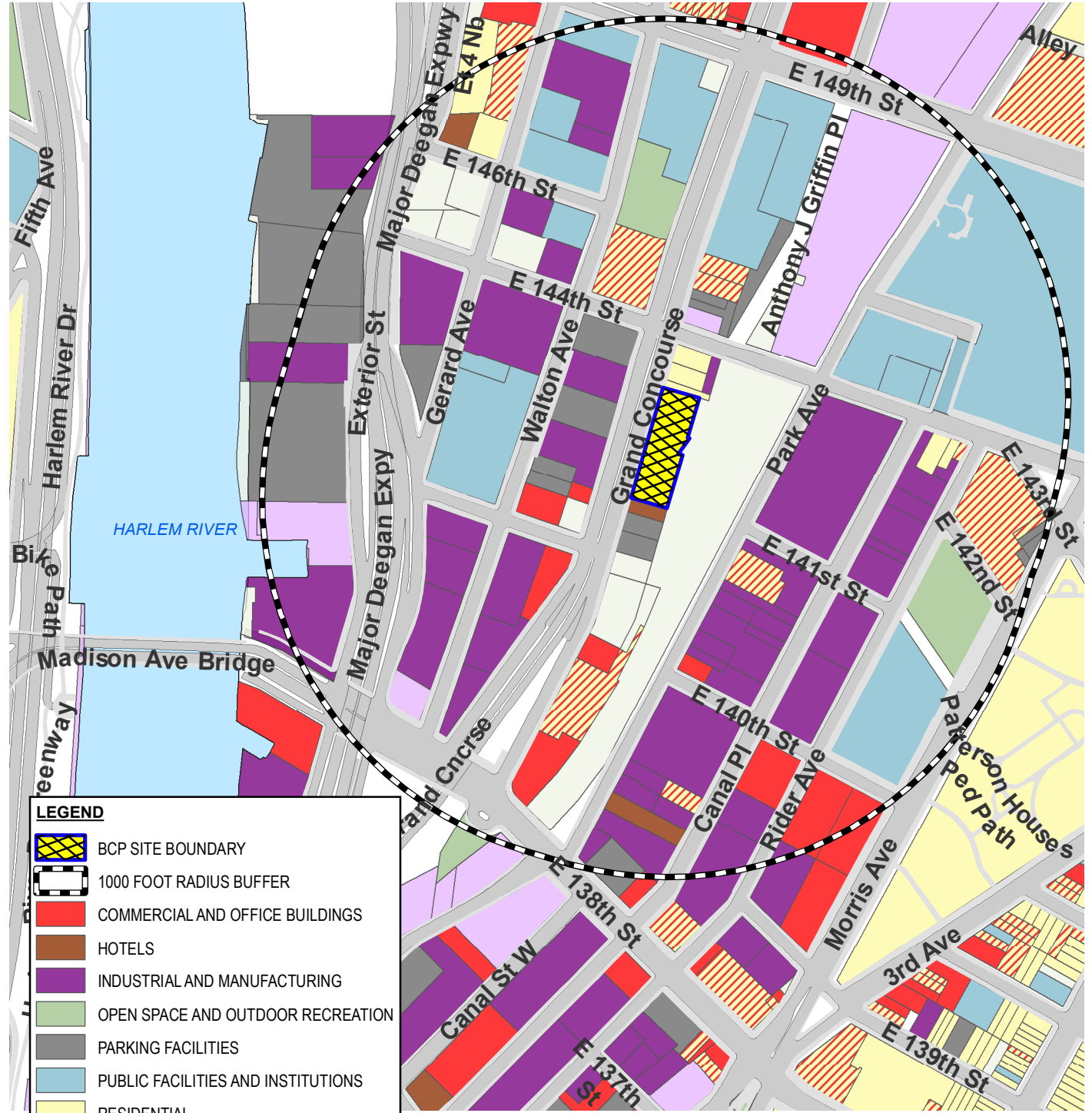
440 Park Avenue South, New York, NY 10016

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









TAX MAP

DATE	11/19/2021
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FIGURE	4

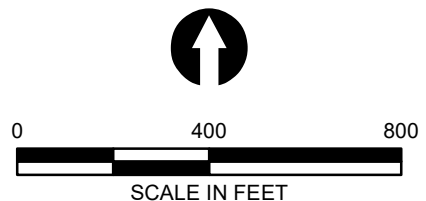
© 2021 AKRF. W:\Projects\210258 - 350 GRAND CONCOURSE\Technical\GIS and Graphics\SAR\BCP_App\210258_Fig 5_Land Use map with Site Boundary.mxd 11/19/2021 12:50:13 PM mvelleux



LEGEND

-  BCP SITE BOUNDARY
-  1000 FOOT RADIUS BUFFER
-  COMMERCIAL AND OFFICE BUILDINGS
-  HOTELS
-  INDUSTRIAL AND MANUFACTURING
-  OPEN SPACE AND OUTDOOR RECREATION
-  PARKING FACILITIES
-  PUBLIC FACILITIES AND INSTITUTIONS
-  RESIDENTIAL
-  RESIDENTIAL WITH COMMERCIAL BELOW
-  TRANSPORTATION AND UTILITY
-  VACANT LAND
-  VACANT BUILDING
-  UNDER CONSTRUCTION
-  HYDROGRAPHY - WATER

Map Source: NYCDPC (NYC Dept. of City Planning) GIS database



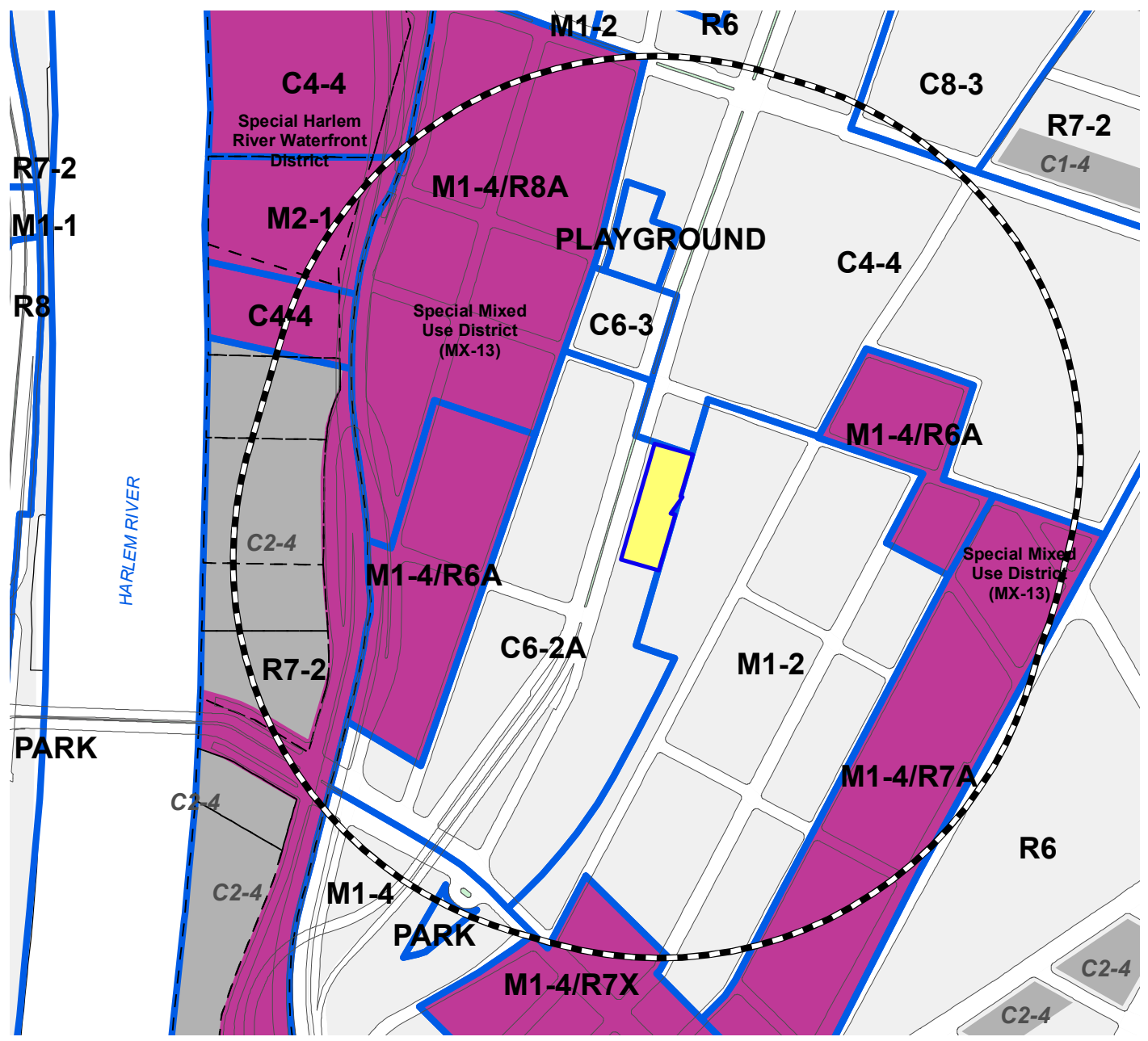
AKRF
440 Park Avenue South, New York, NY 10016

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DATE	11/19/2021
PROJECT NO.	210258
FIGURE	5







LAND USE MAP WITH SITE BOUNDARY

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Source:
NYC Department of City Planning, Technical Review Division

LEGEND

-  BCP SITE BOUNDARY
-  1000-FOOT RADIUS BUFFER
-  ZONING - SPECIAL PURPOSE SUB-DISTRICTS
-  ZONING DISTRICTS
-  COMMERCIAL OVERLAY DISTRICTS
-  SPECIAL PURPOSE DISTRICT



440 Park Avenue South, New York, NY 10016

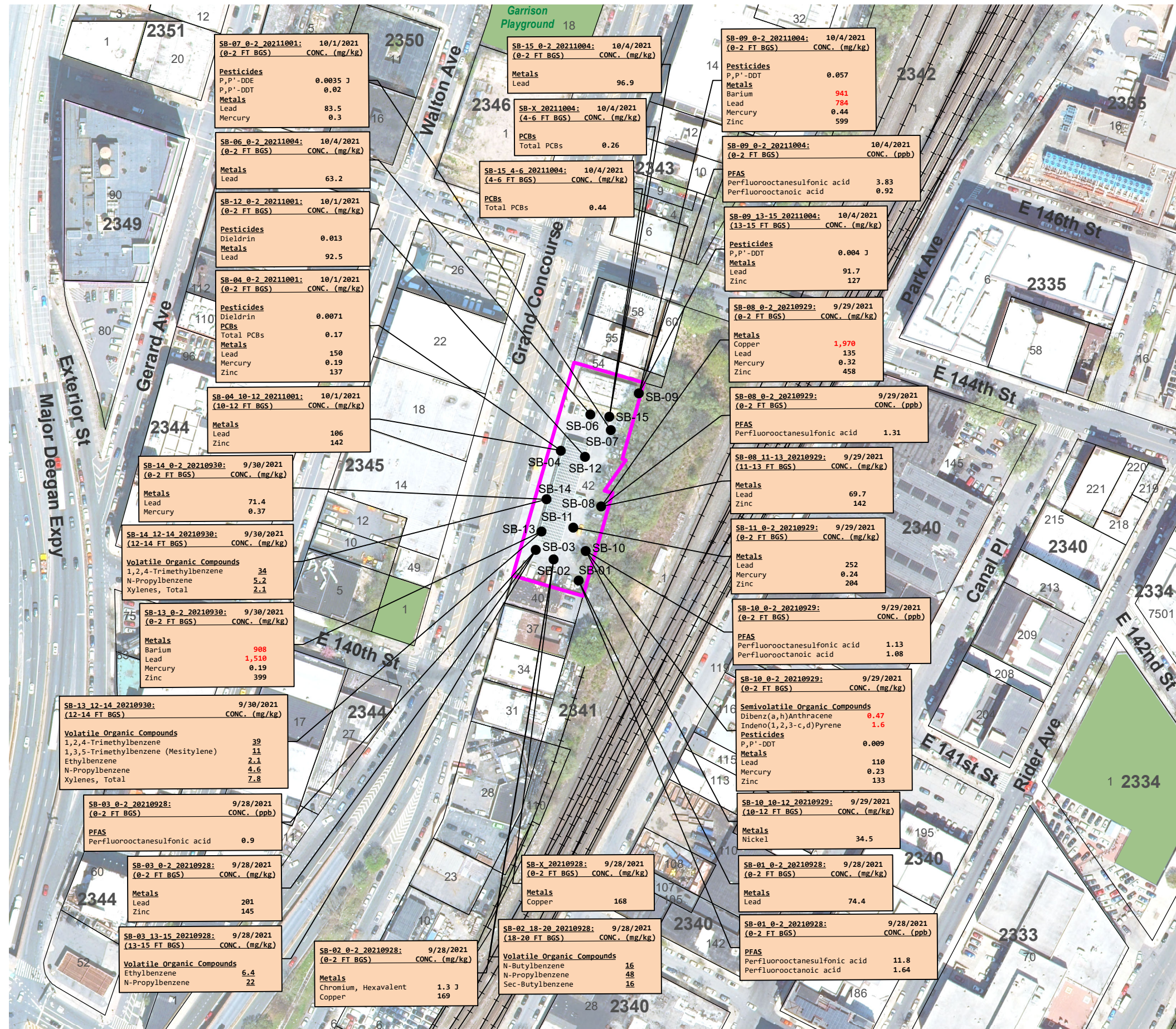
350 Grand Concourse
Bronx, New York

ZONING MAP

DATE
11/19/2021

PROJECT NO.
210258

FIGURE
6



LEGEND

- BCP SITE BOUNDARY
- 42 LOT BOUNDARY AND TAX LOT NUMBER
- 2341** BLOCK NUMBER
- RAILROAD
- SOIL BORING LOCATION

SOIL

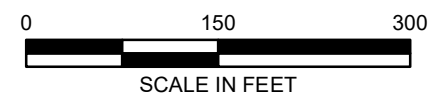
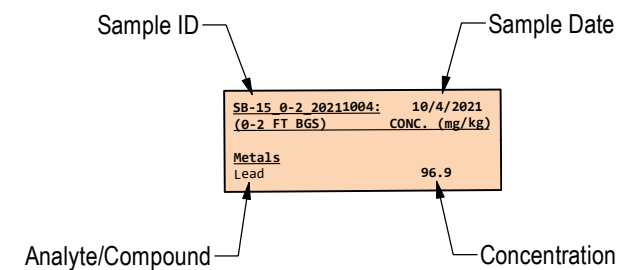
Part 375 Soil Cleanup Objectives (SCOs): SCOs listed in the New York State Department of Environmental Conservation (NYSDEC) "Part 375" Regulations (6 NYCRR Part 375).

Exceedances of NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) are presented in **bold font**.
Exceedances of NYSDEC Restricted Residential Soil Cleanup Objectives (RRSCOs) are presented in **red**.
Exceedances of NYSDEC Protected Groundwater Soil Cleanup Objectives (PGWSCOs) for VOCs are presented in underline.

mg/kg: milligrams per kilogram = parts per million (ppm)

J: The concentration given is an estimated value.

	PART 375 UNRESTRICTED mg/kg	PART 375 RESTRICTED RESIDENTIAL mg/kg	PART 375 PROTECTION OF GROUNDWATER mg/kg
Volatile Organic Compounds			
1,2,4-Trimethylbenzene	3.6	52	3.6
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	8.4
Ethylbenzene	1	41	1
N-Butylbenzene	12	100	12
N-Propylbenzene	3.9	100	3.9
Sec-Butylbenzene	11	100	11
Xylenes, Total	0.26	100	1.6
Semivolatile Organic Compounds			
Dibenz(a,h)Anthracene	0.33	0.33	1000
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	8.2
PCBs			
Total PCBs	0.1	1	3.2
Pesticides			
Dieldrin	0.005	0.2	0.1
P,P'-DDE	0.0033	8.9	17
P,P'-DDT	0.0033	7.9	136
Metals			
Barium	350	400	820
Chromium, Hexavalent	1	110	19
Copper	50	270	1720
Lead	63	400	450
Mercury	0.18	0.81	0.73
Nickel	30	310	130
Zinc	109	10000	2480

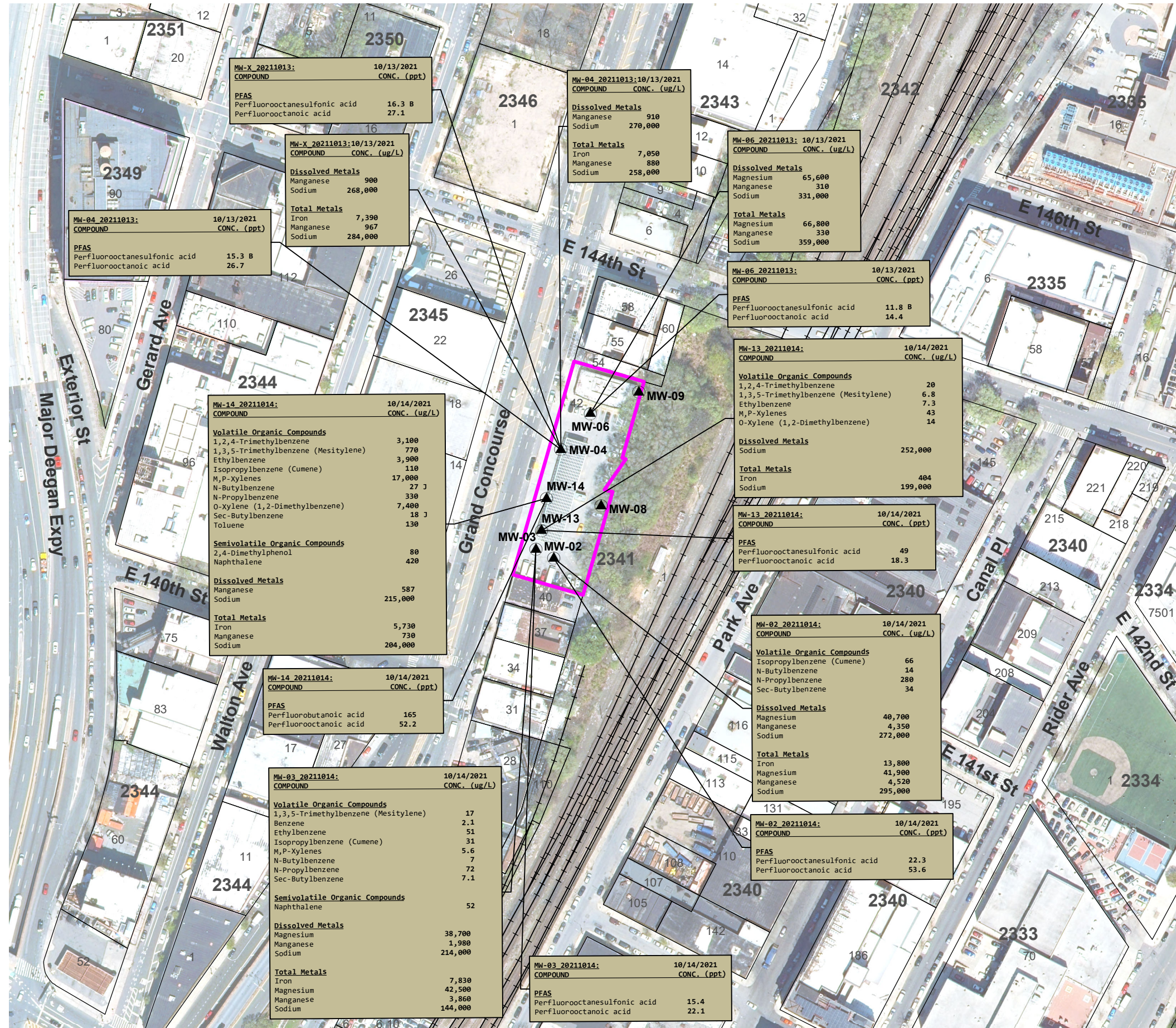


350 Grand Concourse
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SOIL CONCENTRATIONS ABOVE NYSDEC UUSCOs, RRSCOs, AND/OR PGWSCOs

DATE	11/19/2021
PROJECT NO.	210258
FIGURE	7

©2021 AKRF W:\Projects\210258 - 350 GRAND CONCOURSE\Technical\GIS and Graphics\SAR\BCP App\210258 Fig 8 GW Concentrations Above NYSDEC AWQSGVs.mxd 11/23/2021 11:28:06 AM nvelieux



LEGEND

- BCP SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- 2341** BLOCK NUMBER
- RAILROAD
- MONITORING WELL LOCATION

GROUNDWATER

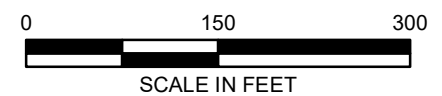
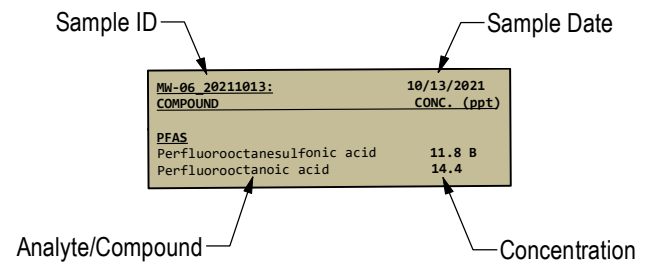
NYSDEC TOGS Class GA Ambient Water Quality Standard and Guidance Values (AWQSGVs):
New York State Department of Environmental Conservation (NYSDEC) Technical and Operational Guidance Series (TOGS) (1.1.1):

PFAS: Per- and polyfluoroalkyl substances

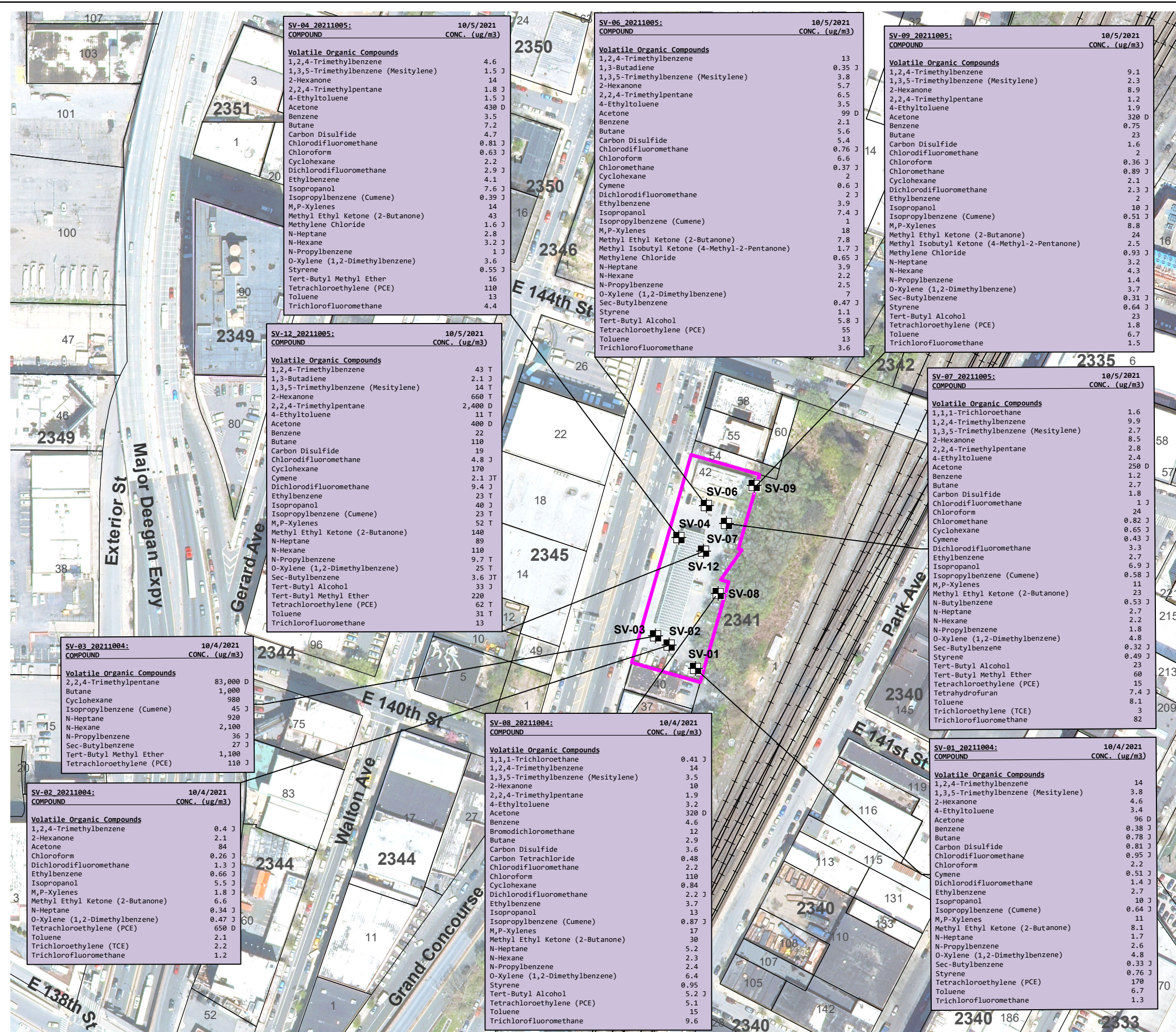
ug/L: micrograms per Liter = parts per billion (ppb)

Only Exceedances of NYSDEC AWQSGVs are shown in bold font.

	NYSDEC AWQSGVs ug/l	NYSDEC PFAS Screening Levels ppt
Volatile Organic Compounds		
1,2,4-Trimethylbenzene	5	
1,3,5-Trimethylbenzene (Mesitylene)	5	
Benzene	1	
Ethylbenzene	5	
Isopropylbenzene (Cumene)	5	
Naphthalene	10	
N-Butylbenzene	5	
N-Propylbenzene	5	
O-Xylene (1,2-Dimethylbenzene)	5	
Sec-Butylbenzene	5	
Toluene	5	
Xylenes, M,P	5	
Semivolatile Organic Compounds		
2,4-Dimethylphenol	50	
Metals		
Iron	300	
Magnesium	35000	
Manganese	300	
Sodium	20000	
PFAS		
Perfluorooctanesulfonic acid (PFOS)		10
Perfluorooctanoic acid (PFOA)		10



Map Source:
NYDCP (NYC Dept. of City Planning) GIS database



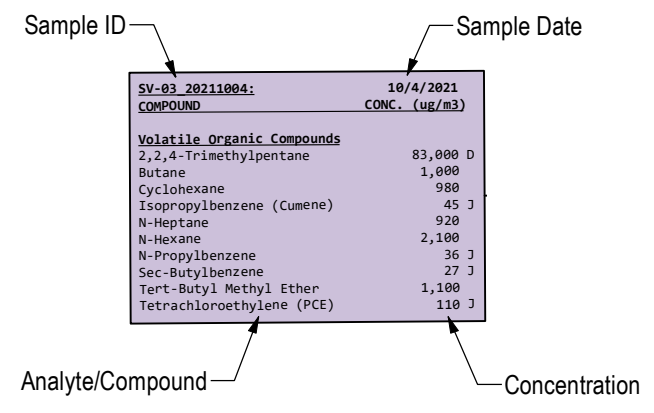
LEGEND

- BCP SITE BOUNDARY
- 42 LOT BOUNDARY AND TAX LOT NUMBER
- 2341** BLOCK NUMBER
- RAILROAD
- SOL VAPOR POINT LOCATION

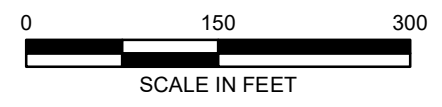
SOIL VAPOR

µg/m³- micrograms per cubic meter

D: Analyte concentration obtained from dilution.
 J: The concentration given is an estimated value.
 T: Indicates that a quality control parameter has exceeded laboratory limits



SV-03 20211004: COMPOUND	10/4/2021 CONC. (ug/m3)
Volatile Organic Compounds	
2,2,4-Trimethylpentane	83,000 D
Butane	1,000
Cyclohexane	980
Isopropylbenzene (Cumene)	45 J
N-Heptane	920
N-Hexane	2,100
N-Propylbenzene	36 J
Sec-Butylbenzene	27 J
Tert-Butyl Methyl Ether	1,100
Tetrachloroethylene (PCE)	110 J



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SOIL VAPOR SAMPLE CONCENTRATIONS

DATE	11/19/2021
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FIGURE	9