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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments. ○ **Yes** ◉ **No**
If yes, provide existing site number: _____

Is this a revised submission of an incomplete application? ○ **Yes** ◉ **No**
If yes, provide existing site number: _____

BCP App Rev 13

SECTION I: Property Information

PROPOSED SITE NAME 252 Third Avenue

ADDRESS/LOCATION 252-258 Third Avenue

CITY/TOWN New York, New York | ZIP CODE 10010

MUNICIPALITY (LIST ALL IF MORE THAN ONE) New York City (Manhattan)

COUNTY New York | SITE SIZE (ACRES) 0.1584

LATITUDE			LONGITUDE		
40 °	44 ‘	15.04 N “	73 °	59 ‘	04.09 W “

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting “p/o” in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.
ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
SEE ATTACHED TAX MAP INFORMATION				

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	◉	○
2. Is the required property map provided in electronic format with the application? (Application will not be processed without a map) See attached supporting document: Attachment C	◉	○
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See *DEC’s website* for more information) If yes, identify census tract: _____ Percentage of property in En-zone (check one): 0% ◉ 1-49% ○ 50-99% ○ 100% ○	○	◉
4. Is the project located within a disadvantaged community? See application instructions for additional information.	○	◉
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉

	Y	N
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	○	◉
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	○	◉
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder — Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Not applicable Type — Issuing Agency — Description	○	◉
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format? See attached supporting document: Section I(14)	◉	○

Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.

	Y	N
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	◉	○
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	◉
17. If you have answered *YES* to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? Not applicable	○	○

NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.
Initials of each Requestor:

_____ _____ _____ _____ _____ _____

SECTION II: Project Description

1. The project will be starting at: (●) Investigation ( ) Remediation

NOTE: If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see *DER-10, Technical Guidance for Site Investigation and Remediation* for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

( ) Yes ( ) No (●) N/A See attached supporting document: Section II(2)

3. Have any draft work plans been submitted with the application (select all that apply)? See attached supporting document: Section II(3)

[✓] RIWP [ ] RAWP [ ] IRM [ ]

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.
Is this information attached? (●) Yes ( ) No See attached supporting document: Section II(4)

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? C1-9A

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential [✓] Commercial [✓] Industrial [ ]

3. Current use (select all that apply):

Residential [✓] Commercial [✓] Industrial [ ] Recreational [ ] Vacant [ ]

	Y	N
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	(●)	( )
5. Reasonably anticipated post-remediation use (check all that apply): Residential [✓] Commercial [✓] Industrial [ ]		
If residential, does it qualify as single-family housing? ( ) N/A	( )	(●)
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	(●)	( )
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	( )	(●)
8. Do current and/or recent development patterns support the proposed use?	(●)	( )
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation and additional documentation if necessary.	(●)	( )
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation and additional documentation if necessary.	(●)	( )

SECTION IV: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit information requested in this section in electronic format ONLY)***:

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (*ASTM E1903*). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☑	☑	☐
Chlorinated Solvents	☑	☑	☑
Other VOCs	☐	☐	☐
SVOCs	☑	☑	☐
Metals	☑	☑	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected: See Attachment C

3. For each impacted medium above, include a site drawing indicating:
   - Sample location
   - Date of sampling event
   - Key contaminants and concentration detected
   - For soil, highlight exceedances of reasonably anticipated use
   - For groundwater, highlight exceedances of 6 NYCRR part 703.5
   - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application? See attached supporting document: Attachment C ◉ YES ○ NO

4. Indicate Past Land Uses (check all that apply):

☐ Coal Gas Manufacturing	☐ Manufacturing	☐ Agricultural Co-Op	☑ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: Nail salon, grocery store, bar, residential and other commercial uses.

SECTION V: Requestor Information			
NAME Gramercy 252 Owner LLC			
ADDRESS 1270 Avenue of the Americas, Suite 910			
CITY/TOWN New York		ZIP CODE 10020	
PHONE (212) 317-1700 x 100	EMAIL dbasica@legionig.com		

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	◉	○
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the *NYS Department of State's Corporation & Business Entity Database.* A print-out of entity information from the database must be submitted with this application to document that that requestor is authorized to conduct business in NYS. Is this attached? See attached documentation: Section V(2)	◉	○
3. If the requestor is an LLC, the names of the members/owners need to be provided on a separate attachment. Is this attached? See attached documentation: Section V(3)	◉	○
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? **Documents that are not properly certified will not be approved under the BCP.**	◉	○

SECTION VI: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	○	◉
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	○	◉

SECTION VI: Requestor Eligibility (CONTINUTED)

	Y	N
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	○	◉
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	○	◉
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	○	◉
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	○	◉

12. THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	☑ VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. **If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.**

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

Yes ◉ No ○ N/A ○

See attached supporting documentation: Section VI(13)

SECTION VI: Requestor Eligibility (CONTINUTED)

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☐ Current Owner ☑ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an environmental easement on the site.

Is this proof attached? ◉ Yes ○ No See attached supporting documentation: Section VI(14)

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION VII: Requestor Contact Information

REQUESTOR'S REPRESENTATIVE Deborah Basica		
ADDRESS 1270 Avenue of the Americas, Suite 910		
CITY New York		ZIP CODE 10020
PHONE (212) 317-1700 Ext. 100	EMAIL dbasica@legionig.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Stephen Malinowski, QEP		
COMPANY AKRF, Inc.		
ADDRESS 440 Park Avenue, 7th Floor		
CITY New York		ZIP CODE 10016
PHONE (631) 574-3724	EMAIL smalinowski@akrf.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) David Yudelson, Esq.		
COMPANY Sive, Paget & Riesel, P.C.		
ADDRESS 560 Lexington Avenue		
CITY New York		ZIP CODE 10022
PHONE (212) 421-2150	EMAIL dyudelson@sprlaw.com	

SECTION VIII: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of $50,000. Requestors may apply for a fee waiver based on demonstration of financial hardship.

	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	○	◉
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information. Is the appropriate documentation included with this application? Not Applicable	○	○

SECTION IX: Current Property Owner and Operator Information

See attached supporting document: Section IX

CURRENT OWNER		
CONTACT NAME		
ADDRESS		
CITY		ZIP CODE
PHONE	EMAIL	
OWNERSHIP START DATE		
CURRENT OPERATOR		
CONTACT NAME		
ADDRESS		
CITY		ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION X: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	○	◉
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	○	◉

SECTION X: Property Eligibility Information (continued)		
	Y	**N**
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	○	◉
4. If the answer to question 2 or 3 above is *YES*, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ◉	○	○
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	○	◉
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information.	○	◉

SECTION XI: Site Contact List

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23: Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.

See attached supporting documentation: Section XI

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Authorized Signatory (title) of Gramercy 252 Owner LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 10/13/2022 Signature: _____

Print Name: Victor Sigoura

SUBMITTAL INFORMATION

- Two (2) copies, one unbound paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:

  Chief, Site Control Section
  New York State Department of Environmental Conservation
  Division of Environmental Remediation
  625 Broadway, 11th Floor
  Albany, NY 12233-7020

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

FOR DEC USE ONLY
BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY
Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.
BCP App Rev 13

Please respond to the questions below and provide additional information and/or documentation as required.	**Y**	**N**
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	◉	○
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	◉	○
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	○	◉
4. Is the property upside down or underutilized as defined below?		
Upside down	○	◉
Underutilized	○	◉

From ECL 27-1405(31):
"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(l) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application)**:**
375-3.2:

(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
  (1) the proposed use is at least 75 percent for industrial uses; or
  (2) at which:
    (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
    (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
    (iii) one or more of the following conditions exists, as certified by the applicant:
      (a) property tax payments have been in arrears for at least five years immediately prior to the application;
      (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
      (c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review).
   Check appropriate box below:

   ○ Project is an Affordable Housing Project – regulatory agreement attached

   ◉ Project is planned as Affordable Housing, but agreement is not yet available*
   *Selecting this option will result in a "pending" status. The regulatory agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ○ This is not an Affordable Housing Project

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

   ○ Yes – planned renewable energy facility site

   ◉ No – not a planned renewable energy facility site

   If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

   ○ Yes

   ◉ No

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

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BCP APPLICATION SUMMARY (FOR DEC USE ONLY)			
SITE NAME 252 Third Avenue	SITE ADDRESS 252-258 Third Avenue		
CITY New York, New York	COUNTY New York		ZIP 10010
REQUESTOR NAME Gramercy 252 Owner LLC	REQUESTOR ADDRESS 1270 Avenue of the Americas, Suite 910		
CITY New York	ZIP 10020	EMAIL dbasica@legionig.com	

PROPERTY ADDRESS	SECTION	BLOCK	LOT
SEE ATTACHED TAX MAP INFORMATION			

REQUESTOR'S REPRESENTATIVE		
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REQUESTOR'S CONSULTANT		
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REQUESTOR'S REQUESTED STATUS	PARTICIPANT ☐	VOLUNTEER ☑
DEC DETERMINATION	AGREE	DISAGREE

APPLIED FOR FEE WAIVER	YES ○	NO ◉
ELIGIBLE FOR FEE WAIVER	YES	NO

PERCENTAGE WITHIN AN EN-ZONE	0% ◉	<50% ○	50-99% ○	100% ○
DEC DETERMINATION	AGREE		DISAGREE	

BCP APPLICATION SUMMARY (FOR DEC USE ONLY) (CONTINUED)		
FOR SITES IN NEW YORK CITY ONLY		
IS THE REQUESTOR SEEKING TANGIBLE PROPERTY CREDITS?	YES ◉	NO ○

UPSIDE DOWN	YES ○	NO ○
DEC DETERMINATION	AGREE	DISAGREE

UNDERUTILIZED	YES ○	NO ○
DEC DETERMINATION	AGREE	DISAGREE

AFFORDABLE HOUSING STATUS	PLANNED ○	YES ○	NO ○
DEC DETERMINATION		AGREE	DISAGREE

DISADVANTAGED COMMUNITY AND CONFORMING BOA	YES ○	NO ◉
DEC DETERMINATION	AGREE	DISAGREE

RENEWABLE ENERGY FACILITY SITE	YES ○	NO ○
DEC DETERMINATION	AGREE	DISAGREE

NOTES: There is potential for affordable housing as the planned redevelopment is being designed.

Brownfield Cleanup Program Application Supporting Documentation

SECTION I: Property Information

Tax Map Information

The Site consists of four (4) contiguous parcels located at the southwest corner of Third Avenue and East 21st Street. The table below shows address and tax map information for each parcel.

Table 1
Tax Map Information

Parcel Address	Borough	Block	Lot	Acreage
252 Third Avenue	1 – Manhattan	876	32	0.0396
254 Third Avenue	1 – Manhattan	876	31	0.0396
256 Third Avenue	1 – Manhattan	876	30	0.0396
258 Third Avenue	1 – Manhattan	876	29	0.0396

The proposed site boundaries correspond to the tax map metes and bounds. A tax map of the Site is provided as *Figure 3* in *Attachment C.*

14. Property Description and Environmental Assessment

Location – The Site is located at the southwest corner of East 21st Street and Third Avenue in the Gramercy section of Manhattan, New York in a mixed-use neighborhood. The Site is abutted to the north by East 21st Street followed by multi-family residential buildings; to the south by mixed-use residential and commercial properties along Third Avenue; to the east by Third Avenue followed by mixed-use residential and commercial properties; and to the west by multi-family residential buildings. The surrounding area comprises predominantly commercial and residential uses.

Site Features – The Site consists of four (4) contiguous tax parcels developed with four (4) adjoining buildings consisting of: a one-story commercial building occupied by Namu, a deli and grocery store (Lot 32; 252 Third Avenue), a two-story commercial building occupied by Fancy Cleaners & Tailors, a drop-off only dry cleaner (Lot 31; 254 Third Avenue), a four-story mixed-use building with three residential units on the second through fourth floors and one street-level commercial storefront occupied by the bar Plug Uglies (Lot 30; 256 Third Avenue), and a two-story mixed-use building with two residential units on the second floor and a commercial storefront at street-level occupied by Iris Nails, a nail salon (Lot 29; 258 Third Avenue).

The greater surrounding area includes primarily mixed-use residential apartment buildings with ground floor commercial uses along Third Avenue, with multi-family and multi-unit residential apartment buildings to the west along neighboring roadways (East 121st and East 120th Streets).

Current Zoning and Land Use – The Site is currently zoned as C1-9A (commercial).

The surrounding area is commercial that is predominately residential in character on the upper floors along Third Avenue.

Past Use of the Site – The Site was developed with four mixed-use residential and commercial buildings from at least 1887 to 1955. Julius Klein Cleaners, a former drycleaner, operated at 258 Third Avenue (Block 876, Lot 29) from approximately 1956 through 1995. Other historical uses of the on-Site buildings include a carpenter, confectioner, a grocery store, a plumbing supply store, a soap company, restaurants, and a spa. The Site is not currently owned by the Requestor. Copies of the current Site deeds are provided in *Attachment A.*

The following known or suspected sources of contamination were identified at the Site during previous investigations:

- Historic dry cleaning activities on Lot 29 (258 Third Avenue) from 1956 through 1995, with the confirmed former use of dry cleaning solvents.

Site Geology and Hydrogeology – Surface topography is generally flat at the Site. The general topographic gradient of the surrounding areas slopes gently down to the southeast, toward the East River. Based on the U.S. Geological Survey (Brooklyn, NY Quadrangle), the Site lies at an elevation of approximately 29 feet above feet above the North American Vertical Datum of 1988 (NAVD 1988), an approximation of mean sea level.

During subsurface investigations performed by EBI Consulting (EBI) and P.W. Grosser, Inc. (PWG), as further described in *Section IV: Property's Environmental History*, the depth to water was recorded at approximately 5 to 7 feet below basement grade or 15 to 17 feet below sidewalk grade. Based upon the topography and previous reports, groundwater was assumed to flow in an eastern direction toward the East River. Actual groundwater table depth and flow direction may be affected by subsurface openings or obstructions such as basements or underground utilities. Groundwater in Manhattan is not used as a source of potable water (the municipal water supply uses upstate reservoirs).

The stratigraphy of the Site consists of historic fill (brown and grey) down to approximately one to six feet below basement grade elevation, underlain by grey clay and brown or black silty sand to boring termini (maximum depth of 10 feet below basement grade prior to refusal).

Environmental Assessment – Based on available data collected to date, the primary contaminants of concern for the Site are chlorinated solvent-related volatile organic compounds (VOCs) and mercury in soil, chlorinated solvent- and petroleum-related VOCs and mercury in groundwater, and chlorinated solvent-related VOCs in soil vapor.

As described in *Section IV: Property's Environmental History*, solvent-related VOCs were detected in soil samples above NYSDEC Restricted Residential Use Soil Cleanup Objectives (RRSCOs) throughout the Site from 1 to 9 feet below grade on the northern portions of the Site. The greatest concentrations of solvent-related VOCs were on the northwestern portions of Lot 29 (258 Third Avenue) in soil borings SB-001, SB-005 and SB-007 (tetrachloroethene [PCE] [max. 16,000 milligrams per kilogram (mg/kg)] and trichloroethene [TCE] [max. 160 mg/kg]). Mercury was detected along the northern portions of Lot 29 (258 Third Avenue) (max. 1.55 mg/kg) in soil boring SB-004 at a depth of 5 to 7 feet below basement slab grade.

Solvent-related VOCs were detected in groundwater throughout the Site above NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs). PCE was detected in groundwater throughout the Site at concentrations up to 103,000 micrograms per liter (µg/L). TCE was also detected throughout the Site at concentrations up to 15,400 µg/L The greatest concentrations of PCE and TCE were detected on the northwestern portions of Lot 29 (258 Third Avenue). 1,1-dichloroethene (1,1-DCE) was detected was detected on the northern portions of the Site at a concentration of 21.6 µg/L. Cis-1,2-dichloroethylene (cis-1,2-DCE) was detected in groundwater samples across the northern portions of the Site above its AWQSGV with a maximum concentration of 48,000 µg/L. Vinyl chloride was detected on the northern portions of the Site at a maximum estimated concentration of 320 µg/L.

Petroleum-related VOCs were detected above AWQSGVs in groundwater on the northern and southern portions of the Site. These VOCs included 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,2-dibromo-3-chloropropane, 1,2,3-trichloropropane, 2-butanone, acetone, benzene, toluene, ethylbenzene, xylenes (BTEX), n-bytulbenzene, n-propylbenzene, p-isopropyltoluene and sec-butylbenzene at concentrations up to 568 µg/L. Four polycyclic aromatic hydrocarbons (PAHs) were detected in groundwater above AWQSGVs including benzo(a)anthracene, benzo(a)pyrene, chrysene, naphthalene and phenanthrene at concentrations up to 1,670 µg/L; however, their presence may be attributable to soil entrained in the sample collected from the temporary well point as the well was not properly developed and low-flow sampling

procedures were not followed during the sampling. Metals were detected across the Site in groundwater above AWQSGVs at concentrations up to 5,860 µg/L. These metals included arsenic (total), barium (total), cadmium (total), chromium (total) and mercury (total and dissolved).

Chlorinated solvent-related VOCs, including PCE, TCE, cis-1,2-DCE, and vinyl chloride were detected across the Site in soil vapor at concentrations up to 16,200,000 micrograms per cubic meter (µg/m^3), with the highest concentrations detected on the northern portions of the Site.

Soil Quality Conditions

Twenty-four (24) soil samples were collected from sixteen (16) soil borings installed during previous investigations (see *Section IV: Property's Environmental History* for additional information). Fourteen (14) samples were analyzed for Target Compound List (TCL) VOCs by EPA Method 8260, TCL semi-volatile organic compounds (SVOCs) by EPA Method 8270 and Target Analyte List (TAL) metals by EPA 6000/7000. Ten (10) soil samples were analyzed for TCL VOCs by EPA Method 8260 only. Soil sample results were compared to the NYSDEC Part 375 UUSCOs and RRSCOs.

- VOCs were detected in one or more soil samples above UUSCOs and/or RRSCOs, including 1,2,3-trimethylbenzene (max. 6 mg/kg), 2-butanone (methyl ethyl ketone [MEK] (max. 0.27 mg/kg), acetone (max, 0.1 mg/kg), total xylenes (max. 0.74 mg/kg), cis-1,2-DCE (max. 81 mg/kg), PCE (max. 16,000 mg/kg), TCE (max. 160 mg/kg) and vinyl chloride (max. 0.72 mg/kg). Although VOCs were detected across the Site exceeding UUSCOs and/or RRSCOs, the highest concentrations of VOCs were detected in soil samples along the northern portions of the Site (Lot 29; 258 Third Avenue).
- Three metals were detected in one sample above their respective UUSCOs, including copper (73.9 mg/kg), lead (107 mg/kg), and zinc (146 mg/kg). Mercury was detected in one sample above its RRSCO in one sample mercury at a concentration of 1.55 mg/kg. The highest concentrations of metals were detected on the northeastern portions of Lot 29 (258 Third Avenue).

Exceedances of UUSCOs and/or RRSCOs in soil samples are shown on *Figure 6* in *Attachment C*.

Groundwater Quality Conditions

Nine (9) groundwater samples were collected from temporary monitoring wells installed in nine of the sixteen (16) soil borings installed during previous investigations (see *Section IV: Property's Environmental History* for additional information). Each of the groundwater samples were analyzed for TCL VOCs by EPA Method 8260. In addition, seven of the nine groundwater samples were also analyzed for TCL SVOCs by EPA Method 8270 and Resource Conservation and Recovery Act (RCRA) Metals by EPA Methods 6000/7000 (total and dissolved concentrations).

- VOCs were detected in one or more of the groundwater samples analyzed above AWQGVS. These following VOCs were detected above the AWQGVS in one or more of the samples: 1,2,4,5-trymethylbenzene (max. 8 µg/L), 1,2,4-trimethylbenzene (max. 114 µg/L), 1,3,5-trimethylbenzene (max. 15.3 µg/L), 1,2-dibromo-3-chloropropane (max. 8.25 µg/L), 1,2,3-trichloropropane (max. 4.2 µg/L), 2-butanone (max. 568 µg/L), acetone (max. 79.1 µg/L), benzene (max. 3.25 µg/L), toluene (max. 8.2 µg/L), ethylbenzene (max. 16.4 µg/L), xylenes (max. 37.3 µg/L), n-butylbenzene (max. 19.9 µg/L), n-propylbenzene (max. 25.8 µg/L), sec-butylbenzene (max. 15.2 µg/L), PCE (max. 103,000 µg/L), TCE (max. 15,400 µg/L), cis-1,2-DCE (max. 48,000 µg/L) and vinyl chloride (max. 161 µg/L).
- Several PAHs, a subgroup of SVOCs, were detected in sample GW002_20220321 above the AWQSGVs. These SVOCs include benzo(a)anthracene (0.727 µg/L), benzo(a)pyrene (8.55 µg/L), chrysene (2 µg/L) and phenanthrene (1,670 µg/L). In addition, the SVOC naphthalene was detected in both samples GW001_20220321 and GW002_20220321 at a maximum concentration of 1,670 µg/L).

- Five metals were detected at total concentrations above AWQSGVs in one or more samples. These metals included arsenic (38 µg/L), barium (max. 5,860 µg/L), cadmium (max. 12 µg/L), chromium (max 539 µg/L) and lead (max. 1,220 µg/L). Mercury was also detected in one sample (GW001_20220321) at a dissolved concentration of 0.8 µg/L, which exceeds the AWQSGV.

Exceedances of the AWQSGVs and NYSDEC Screening Level in the groundwater samples are shown on *Figure 7* in *Attachment C.*

Soil Vapor Quality

Eight sub-slab soil vapor samples were collected during previous subsurface investigations. In addition, four indoor air samples were collected that corresponded to certain sub-slab soil vapor sample locations. The eight sub-slab soil vapor samples (SS001 through SS006, and EBI-SV-1 and EBI-SV-2) and indoor air samples (IA001 through IA004) were analyzed for VOCs using EPA Method TO-15.

Petroleum-related VOCs, including, among others, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2-butanone, 2-hexanone, acetone, carbon disulfide, benzene, chlorobenzene, chloromethane, ethanol, ethylbenzene, isopropanol, xylenes, tetrahydrofuran and toluene were detected sub-slab soil vapor samples at concentrations ranging from 0.89 micrograms per cubic meter (µg/m^3) (1,3,5-trimethylbenzene in sample SS006__20220324) to 676 µg/m^3 (acetone sample SS001_20220324).

Solvent-related VOCs in sub-slab soil vapor samples, including carbon tetrachloride, PCE, TCE, cis-1,2-DCE, 1,1-dichloroethene (1,1-DCE), methylene chloride and vinyl chloride were detected across the Site in soil vapor at concentrations up to 16,200,000 micrograms per cubic meter (µg/m^3) (PCE in sample EBI-SV-2), with the highest concentrations detected on the northern portions of the Site. Comparison to the New York State Department of Health (NYSDOH) Soil Vapor/Indoor Air Decision Matrices A, B and C indicate mitigation is required for elevated sub-slab concentrations of PCE (max. 16,200,000 µg/m^3), TCE (max. 290,000 µg/m^3), cs-1,2-DCE (max. 492,000 µg/m^3), 1,1-DCE (max. 81.9 µg/m^3) and vinyl chloride (max. 49,600 µg/m^3). In addition, an elevated concentration of PCE was detected in indoor air sample IA001 at 104 µg/m^3 which suggests sub-slab soil vapor is affecting indoor air quality and requires mitigation in accordance with the NYSDOH Soil Vapor/Indoor Air Decision Matrix B.

Soil vapor sample results are shown on *Figure 9* in *Attachment C.*

SECTION II: Project Description

2. Remedial Investigation Report

A final Remedial Investigation Report (RIR) has not been prepared for the Site; however, Phase II Environmental Site Assessments (ESAs) were conducted EBI Consulting (EBI) and P.W. Grosser Consulting, Inc. (P.W. Grosser) in February 2022 and April 2022, respectively. Soil, groundwater, soil vapor, and indoor air data collected during the investigations are being provided in support of this Brownfield Cleanup Program (BCP) Application. The Phase II ESAs are discussed in more detail in *Section IV: Property's Environmental History.*

3. Draft Remedial Investigation Report

A Draft Remedial Investigation Work Plan (RIWP), dated August 2022, has been prepared by AKRF, Inc. (AKRF) and has been submitted to DEC for review and approval concurrently with this BCP Application.

4. Project Description and Schedule

The Site consists of four contiguous parcels that total approximately 0.1584 acres located at 252-258 Third Avenue in the Gramercy section of Manhattan, New York, and is identified by the City of New York as Manhattan Borough Block 876, Lots 29, 30, 31 and 32.

Currently, the Site is developed with four adjoining buildings consisting of: a one-story commercial building occupied by Namu, a deli and grocery store (252 Third Avenue), a two-story commercial building occupied by Fancy Cleaners & Tailors, a drop-off only dry cleaner (254 Third Avenue), a four story mixed-use building with three residential units on the second through fourth floors and one street-level commercial storefront occupied by the bar Plug Uglies (256 Third Avenue), and a two-story mixed-use building with two residential units on the second floor and a commercial storefront at street-level occupied by Iris Nails, a nail salon (258 Third Avenue). A Site Location Map and Site Plan are included in *Attachment C* as *Figures 1* and *2*, respectively.

The Requestor plans to enter the BCP as a Volunteer. Neither the Requestor nor any of its members or affiliates have had any previous involvement in the ownership or operation of the Site and have not contributed to or exacerbated the environmental impacts at the Site that are the subject of this application to enter the BCP. Entry into the BCP would facilitate the remediation and redevelopment of the Site with a 20-story building consisting of 44 residential units with a robust amenity package, 1,080 square feet (sf) retail space, and a full basement down to approximately 17 feet below sidewalk grade totaling 122,452 gross square feet (gsf).

The Requestor plans on conducting all remedial investigation and remedial activities in accordance with Environmental Conservation Law (ECL) Article 27, Title 14, 6 New York Codes, Rules, and Regulations (NYCRR) 375-1.6(a), 375-3.6, and 375-6, and all applicable laws, rules, regulations, and guidance documents.

Estimated Project Schedule:

The Certificate of Completion (COC) is anticipated to be obtained in December 2026. The BCP project will likely include some or all of the activities listed below. This preliminary project schedule is subject to change.

SECTION III: Land Use Factors

4. Current Uses/Operations

Currently, the Site is developed with four adjoining buildings with commercial and residential uses consisting of: a one-story commercial building occupied by Namu, a deli and grocery store (252 Third Avenue), a two-story commercial building occupied by Fancy Cleaners & Tailors, a drop-off only dry cleaner (254 Third Avenue), a four-story mixed-use building with three residential units on the second through fourth floors and one street-level commercial storefront occupied by the bar Plug Uglies (256 Third Avenue), and a two-story mixed-use building with two residential units on the second floor and a commercial storefront at street-level occupied by Iris Nails, a nail salon (258 Third Avenue). No potential contamination sources were observed based on the current site uses. The dry cleaning commercial storefront located at 256 Third Avenue is reportedly drop-off service only. Additionally, no chemical storage was observed in accessible areas of the partial cellar or first floors for the four parcels that comprise the site.

6. Proposed Post-Remediation Use

The proposed post-remediation use includes a mixed-used 20-story building consisting of 44 residential units, 1,080 sf of retail space, and a full basement totaling 122,452 gsf.

9. Proposed Post-Remediation Use Consistent with Applicable Zoning

The proposed post-remediation use includes commercial and residential uses consistent with the current zoning (C1-9A). Residences are permitted in all commercial districts except C7 and C8.

10. Proposed Post-Remediation Use Consistent with Land Use Plans

The proposed post-remediation use is consistent with the applicable land use plans.

Table 2
Estimated Project Schedule

Preparation and Submittal of Brownfield Cleanup Program (BCP) Application and Draft Remedial Investigation Work Plan (RIWP) to NYSDEC	October 2022
NYSDEC 30-Day Completeness Review	October-November 2022
NYSDEC Executes BCA and Comments on RIWP	December 2022
Submittal of Community Participation Plan (CPP)	December 2022
Final RIWP issued to NYSDEC	December 2022 - January 2023
Distribute Fact Sheet/30-day Public Comment Period for RIWP and BCA	January 2023
30-day Public Comment Period for RIWP	January 2023
NYSDEC Approval of RIWP	February 2023
Conduct Remedial Investigation Field Work	February 2023 – March 2024
Preparation and Submittal of Draft RI Report to NYSDEC	May 2024
NYSDEC Review of Draft RI Report	June 2024
Preparation and Submittal of Draft Remedial Action Work Plan (RAWP)	July 2024
NYSDEC Review of Draft RAWP	August-September 2024
Finalize RI Report and RAWP and Distribute Fact Sheet/45-day Public Comment	October-November 2024
Begin Redevelopment (Construction) with Implementation of RAWP	March 2025
Draft Final Engineering Report (FER), Site Management Plan (SMP), and Fact Sheet	August 2026
NYSDEC Review of Draft FER and SMP	September 2026
Finalize FER and SMP to Address Any NYSDEC Comments	October 2026
NYSDEC Issues Certificate of Completion and Fact Sheet	December 2026

SECTION IV: Property's Environmental History

The following figures are included in *Attachment C*:

- Figure 1 – Site Location
- Figure 2 – Site Plan and Sampling Locations
- Figure 3 – Tax Map
- Figure 4 – Surrounding Land Use
- Figure 5 – Zoning Map
- Figure 6 – Soil Sample Concentrations Above NYSDEC UUSCOs and RRSCOs
- Figure 7 – Groundwater Sample Concentrations Above NYSDEC AWQSGVs
- Figure 8 – Soil Vapor and Indoor Air Sample Concentrations

1. Environmental Reports

Copies of the following previous environmental studies for the Site are included as *Attachment D* (electronic copies only):

- *Phase I Environmental Site Assessment*, 252-258 Third Avenue, New York, New York, EBI Consulting, February 16, 2022.

- *Subsurface Investigation*, 252-258 Third Avenue, New York, New York, EBI Consulting, February 23, 2022.
- *Phase II Environmental Site Assessment*, 252-258 Third Avenue, New York, New York, P.W. Grosser Consulting, Inc. April 2022.

The Requestor believes that there is sufficient information to demonstrate significant contamination warranting remediation under the BCP. The Requestor further believes that the contamination identified is related to prior uses at the Site. The Requestor, as a Volunteer under the BCP, seeks to enroll in the program to remediate the Site in a timely manner under the oversight of the New York State Department of Environmental Conservation (NYSDEC).

The previous environmental studies are summarized below:

Phase I Environmental Site Assessment, 252-258 Third Avenue, New York, New York, EBI Consulting, February 16, 2022

A Phase I Environmental Site Assessment (ESA) of the Site was prepared by EBI Consulting (EBI) for Legion Investment Group in February 2022. At the time of EBI's assessment, the Site was developed with four adjoining buildings consisting of: a one-story commercial building occupied by Namu, a deli and grocery store at 252 Third Avenue, a two-story commercial building occupied by Fancy Cleaners & Tailors, a drop-off only dry cleaner at 254 Third Avenue, a four-story mixed-use building with three residential units on the second through fourth floors and one street-level commercial unit occupied by Plug Uglies, a bar at 256 Third Avenue, and a two-story mixed-use building with two residential units on the second floor and one street-level commercial unit occupied by Iris Nails, a nail salon, at 258 Third Avenue. The Phase I ESA was conducted in conformance with the scope and limitations of American Society for Testing & Materials (ASTM) Practice E1527-13 and included a visual inspection of the Site and a review of regulatory database records and historical records. Based on the findings of the Phase I ESA, the following Recognized Environmental Condition (REC) was identified:

- A former occupant at the Site, identified as "Julius Klein Cleaners," is listed as a Resource Conservation and Recovery Act No Longer Regulated Hazardous Waste Generator (RCRA-NonGen) under United States Environmental Protection Agency (USEPA) ID No. NYD981081839. This tenant was listed under an address of 258 Third Avenue, which corresponds to the northernmost building on the Site. Julius Klein Cleaners was historically registered as a RCRA Large Quantity Generator (LQG) in 1985, generating spent halogenated solvent waste, typical of on-site dry cleaning operations that utilize chlorinated solvents (i.e., tetrachloroethylene / PCE). Julius Klein Cleaners was identified on the New York Manifest database (MANIFEST) with one disposal event on June 22, 1995, involving the off-site disposal of 670 pounds of halogenated solvent waste. The generation of this waste confirms that dry cleaning operations were conducted on-site. A RCRA Compliance Evaluation inspection was conducted in July 1993, and two violations were issues. The violations were resolved, and the facility returned to compliance by June 9, 1995. The Julius Klein Cleaners facility was verified as a Non-Generator in 1995, and again in 2006 and 2007. Julius Klein Cleaners was cross-listed on the Facility Index System (FINDS) and Enforcement and Compliance History Online (ECHO) tracking databases; however, additional pertinent information was not provided in these databases. Based upon review of historical resources, Julius Klein Cleaners was present at the Site from approximately 1956 through 1995.

Subsurface Investigation Report, 252-258 Third Avenue, Manhattan, New York, EBI Consulting, February 23, 2022

EBI Consulting (EBI) was retained by the Requestor to conduct a subsurface investigation in February 2022. The scope of work was based on the findings of the February 2022 Phase I ESA prepared by EBI. The Phase II ESA included a private utility survey; the advancement of two soil borings across the Site and collection of one soil sample from each boring; the installation of two temporary groundwater monitoring wells and collection of two groundwater samples; and the installation of two temporary soil vapor points with collection of two soil vapor samples.

Two soil samples were collected from the Site for laboratory analysis from each boring location. One sample was taken from each boring from a 0.5-foot interval within the depth interval of highest photoionization (PID) readings above the water table. In the absence of PID readings, the soil sample was collected immediately above the water table. Two small diameter temporary PVC groundwater monitoring wells were installed within two borings across the Site. The soil and groundwater samples were analyzed for VOCs by EPA Method 8260.

Two temporary soil vapor points were installed approximately 2 to 3 feet into the basement slabs. Soil vapor samples were analyzed for VOCs by EPA Method TO-15.

Soil Quality Conditions

Sand and sandy silt with trace mica schist was encountered down to the maximum boring terminus of 8 feet below basement grade. Bedrock was not encountered during the investigation. Historic fill material was not explicitly encountered during the soil boring advancement according to the boring logs provided. PID readings ranging from 21 to 248 parts per million (ppm) were detected in soil boring SB-2. The maximum PID reading was noted at the boring refusal depth of 8 ft below basement grade. PID readings were not detected in SB-1. No petroleum-like odors or staining were observed in the two soil borings. The laboratory analytical results are summarized, below:

- PCE was detected in sample SB-2 (5.5-6) at a concentration of 37 milligrams per kilogram (mg/kg), above the NYSDEC Unrestricted Use Soil Cleanup Objective (UUSCO) of 1.3 mg/kg and the Restricted Residential Use Soil Cleanup Objective (RRSCO) of 19 mg/kg. Vinyl chloride was detected in sample SB-2 (5.5-6) at a concentration of 0.26 mg/kg, above the UUSCO of 0.02 mg/kg, but below the respective RRSCO. Trichloroethylene (TCE) was detected in sample SB-2 (5.5-6) at a concentration of 14 mg/kg, above the UUSCO of 0.47 mg/kg, but below the respective RRSCO. Cis-1,2-dichloroethene (Cis-1,2-DCE) was detected in sample SB-2 (5.5-6) at a concentration of 44 mg/kg, above the UUSCO of 0.25 mg/kg, but below the respective RRSCO. No other VOCs were detected above the UUSCOs and/or RRSCOs.

Soil concentrations above the UUSCOs and/or RRSCOs are shown on Figure 6 in Attachment C.

Groundwater Quality Conditions

Groundwater was encountered between approximately 6 and 6.5 feet below basement grade. No visual or olfactory evidence of contamination was detected in the purge water from any monitoring well. Groundwater samples were compared to the NYSDEC 6 NYCRR Part 703.5 Class GA Groundwater Quality Standards and Guidance Values (AWQSGVs).

- PCE was detected in both groundwater samples TWP-1 and TWP-2 at concentrations of 77 micrograms per liter (µg/L) and 31,000 µg/L, respectively, above the AWQSGV of 5 µg/L. TCE was detected in both TWP-1 and TWP-2 at concentrations of 0.46 µg/L and 2,200 µg/L, respectively, with the detection in TWP-2 exceeding the AWQSGV of 5 µg/L. Cis-1,2-dichloroethene was detected in TWP-2 at a concentration of 48,000 µg/L, above the AWQSGV of 5 µg/L. Cis-1,2-DCE was not detected in TWP-1. Benzene was detected in TWP-1 at a concentration of 3.2 µg/L, above the AWQSGV of 1 µg/L. Benzene was not detected in TWP-2. Naphthalene was detected in TWP-1

and TWP-2 at concentrations of 72 µg/L and 580 µg/L, respectively, above the AWQSGV of 10 µg/L. n-Propylbenzene was detected in TWP-1 at a concentration of 6 µg/L, above the AWQSGV of 5 µg/L. 1,2,4,5-tetramethylbenzene was detected in TWP-1 at a concentration of 8.6 µg/L, above the AWQSGV of 5 µg/L. Vinyl chloride was detected in TWP-2 at an estimated concentration of 320 µg/L, above its AWQSGV of 2 µg/L. No other VOCs were detected at concentrations above the AWQSGVs.

Groundwater detections above AWQSGVs are shown on *Figure 7* in *Attachment C*.

Soil Vapor Quality Conditions

Petroleum-related VOCs, including 2-butanone, 2-hexanone, ethanol, and isopropanol were detected in soil vapor at concentrations up to 130 micrograms per cubic meter (µg/m^3).

Chlorinated solvent-related VOCs, including acetone, PCE, TCE, cis-1,2-DCE, chloroform, and vinyl chloride were detected in soil vapor at concentrations up to 16,200,000 µg/m^3.

Although co-located indoor air samples were collected but not analyzed, comparison of the soil vapor sample results to the values in the New York State Department of Health (NYSDOH) Soil Vapor/Indoor Air Matrices A, B, and C indicates that mitigation may be required for PCE, TCE, vinyl chloride, and cis-1,2-DCE at one or both soil vapor sample locations, pending indoor air sampling results.

Soil vapor detections in comparison to the NYSDOH Matrix Values are shown on Figure 8 on Attachment C.

The findings of the subsurface investigation identified significant concentrations of chlorinated solvent VOCs in groundwater and soil vapor beneath the western portion of the former dry cleaner located on Lot 29 (258 Third Avenue), indicating the possibility that a release of dry cleaning agents may have occurred at the Site. However, additional testing is necessary to identify the source and location of the potential release.

Phase II Environmental Site Assessment, 252-258 Third Avenue, New York, New York, P.W. Grosser Consulting, Inc., April 2022

P.W. Grosser (PWG) was retained by the Requestor to conduct a Phase II ESA in April 2022. The scope of work was based on the findings of the February 2022 Phase I ESA and February 2022 Subsurface Investigation Report prepared by EBI and conducted in accordance with ASTM Standard E 1903-19 and NYSDEC's Division of Environmental Remediations (DER's) Technical Guidance for Site Investigation and Remediation, May 2010. The Phase II ESA included the advancement of 14 soil borings across the Site and collection of up to two soil samples from each boring; installation of seven temporary groundwater monitoring wells and collection of seven groundwater samples; installation of six temporary soil vapor points with collection of six soil vapor samples; and collection of four indoor air samples (one from the interior of each of the four building's basements).

Twenty-three (23) soil samples were collected from the Site for laboratory analysis. Two soil samples were collected from each of the eight soil borings advanced in Lot 29. One sample was collected above the water table in the two-foot interval where the highest PID readings were observed, and one sample was collected below the water table where the highest PID readings were observed. In Lots 30, 31, and 32, only one soil sample was collected from each building, in the two-foot interval with the highest PID reading. If no visual or olfactory contamination was observed, samples were collected from the top two feet of subsurface to capture potential impact from historical site use. Soil samples were analyzed for Total Compound List (TCL) VOCs by EPA Method 8260, TCL semi-volatile organic compounds (SVOCs) by EPA Method 8270, and the Target Analyte List (TAL) of metals by EPA Method 6000/7000 series. The deeper soil samples from Lot 29 were analyzed for VOCs only.

Seven temporary groundwater monitoring wells were installed using a handheld Geoprobe® to a depth intersecting the groundwater interface. Groundwater was encountered between approximately five to seven feet below basement grade. The groundwater samples were analyzed for TCL VOCs by EPA Method 8260, TCL SVOCs by EPA Method 8270, and RCRA Metals by EPA Methods 6010/7471 (total and dissolved). Poor groundwater recovery from temporary wells GW003 and GW005 prevented a full sample volume from being collected for laboratory analysis; therefore, groundwater samples from GW003 and GW005 were analyzed for TCL VOCs only.

Six temporary sub-slab soil vapor points were installed to enable the collection of sub-slab soil vapor samples for laboratory analysis. All sub-slab soil vapor points were installed approximately two inches beneath the floor slab. Indoor air samples were collected concurrently with sub-slab soil vapor samples. Indoor air samples were collected from a height representing the breathing zone (between 3 and 5 feet above the floor). The soil vapor and indoor air samples were analyzed for VOCs by EPA Method TO-15.

Soil Quality Conditions

Fill material was encountered in the upper 6 feet below grade, underlain by inorganic clay, down to the terminal boring depth of 10 feet below grade. Bedrock was not encountered during the investigation. No petroleum-like odors or staining were detected. Elevated PID readings were detected in each of the 14 soil borings ranging from 0.1 ppm to 5,000 ppm. For soil borings SB001, SB005, SB006, and SB007, all of which were located in the western half of Lot 29, PID readings exceeded the instrument's limit of 5,000 ppm.

Soil laboratory analytical results are summarized below:

- PCE was detected in nine soil samples at concentrations ranging from 2.4 mg/kg to 16,000 mg/kg, exceeding its UUSCO of 1.3 mg/kg and/or RRSCO of 19 mg/kg. TCE was detected in seven soil samples at concentrations ranging from 1.9 mg/kg to 160 mg/kg, exceeding the UUSCO of 0.47 mg/kg and/or RRSCO of 21 mg/kg. Cis-1,2-DCE was detected in eight soil samples at concentrations ranging from 0.46 mg/kg to 81 mg/kg, exceeding its UUSCO of 0.25 mg/kg, but below its RRSCO of 100 mg/kg. Trans-1,2-DCE was detected in one soil sample at an estimated concentration of 0.36 mg/kg, above its UUSCO of 0.19 mg/kg, but below the respective RRSCO. 1,2,4-trimethylbenzene was detected in one soil sample at a concentration of 6.0 mg/kg, above its UUSCO of 3.6 mg/kg, but below the respective RRSCO. 2-Butanone was detected in one soil sample at an estimated concentration of 0.24 mg/kg, above its UUSCO of 0.12 mg/kg, but below the respective RRSCO. M/P-xylene was detected in one soil sample at an estimated concentration of 0.67 mg/kg, above its UUSCO of 0.26 mg/kg, but below the respective RRSCO. No other VOCs were detected above UUSCOs and/or RRSCOs. PCE was detected in seven soil samples at concentrations below its UUSCO.
- SVOCs were detected at low levels up to 17.8 mg/kg, below the UUSCOs and RRSCOs.
- Four metals (copper, lead, mercury, and zinc) were detected above UUSCOs and/or RRSCOs in one soil sample, SB004 (5-7'). Copper was detected in soil sample SB004 (5-7') at a concentration of 73.9 mg/kg, above its UUSCO of 50 mg/kg, but below its RRSCO of 270 mg/kg. Lead was detected in soil sample SB004 (5-7') at a concentration of 107 mg/kg, above its UUSCO of 63 mg/kg, but below its RRSCO of 400 mg/kg. Mercury was detected in soil sample SB004 (5-7') at a concentration of 1.55 mg/kg, above its UUSCO of 0.18 mg/kg and RRSCO of 0.81 mg/kg. Zinc was detected in soil sample SB004 (5-7') at a concentration of 146 mg/kg, above its UUSCO of 109 mg/kg, but below its RRSCO of 10,000 mg/kg. SB-004 was collected in the northeast corner of Lot 29. No other metals were detected at concentrations above UUSCOs or RRSCOs.

Soil concentrations above the UUSCOs and/or RRSCOs are shown on *Figure 6* in *Attachment C.*

Groundwater Quality Conditions

Groundwater was encountered between approximately five to seven feet below basement grade. No visual or olfactory evidence of contamination was detected in the purge water from any monitoring well. Groundwater samples were compared to the NYSDEC 6 NYCRR Part 703.5 Class GA Groundwater AWQSGVs.

- PCE was detected in all seven groundwater samples at concentrations ranging from 179 µg/L to 103,000 µg/L, above the AWQSGV of 5 µg/L. TCE was detected in all seven groundwater samples at concentrations ranging from 18.1 µg/L to 15,400 µg/L, above the AWQSGV of 5 µg/L. The highest concentrations of PCE and TCE were found in GW001, located on the western portion of Lot 29. Cis-1,2-DCE was also detected in six groundwater samples at concentrations ranging from 16.8 µg/L to 3,110 µg/L, above the AWQSGV of 5 µg/L. Additional chlorinated VOCs (including 1,1,2-trichloroethane, 1,1-dichloroethane, acetone, trans-1,2-DCE, and vinyl chloride) were detected in one or more groundwater samples exceeding their applicable AWQSGVs. The highest concentrations of CVOCs (including PCE, TCE, and cis-1,2-DCE) were found in monitoring well GW001, located on the western portion of the former dry cleaner (Lot 29).
- Petroleum-related VOCs including benzene, toluene, ethylbenzene, and xylenes (BTEX) were detected in one or more groundwater samples above their respective AWQSGVs. Benzene was detected in one sample at a concentration of 3.25 µg/L, above its AWQSGV of 1 µg/L. Toluene was detected in one sample at a concentration of 8.2 µg/L, above its AWQSGV of 5 µg/L. Ethylbenzene was detected in two samples at concentrations of 8.7 µg/L and 31.7 µg/L, above its AWQSGV of 5 µg/L. M/P-xylenes were detected in three samples at concentrations ranging from 8.7 µg/L to 31.7 µg/L, above its AWQSGV of 5 µg/L. O-xylenes were detected in two samples at concentrations 7.3 µg/L and 8.4 µg/L, above its AWQSGV of 5 µg/L. Additional petroleum-related VOCs (including 2-butanone, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, isopropylbenzene, naphthalene, n-butylbenzene, n-and propylbenzene) were detected in one or more groundwater samples above their respective AWQSGVs.
- Some polycyclic aromatic hydrocarbons (PAHs), a subset of SVOCs commonly associated with fill materials, combustion products, and/or petroleum, were detected in one or more groundwater samples above their respective AWQSGVs. Benzo(a)anthracene was detected in one sample at a concentration of 0.727 µg/L, above its AWQSGV of 0.002 µg/L. Benzo(a)pyrene was detected in one sample at a concentration of 8.55 µg/L, above its AWQSGV of non-detect. Chrysene was detected in one sample at a concentration of 0.727 µg/L, above its AWQSGV of 0.002 µg/L. Phenanthrene was detected in one sample at a concentration of 1,140 µg/L, above its AWQSGV of 50 µg/L.
- One dissolved metal, mercury, was detected in one groundwater sample at a concentration of 0.8 µg/L, above its AWQSGV of 0.7 µg/L. The level of total (undissolved) mercury remained below its AWQSGV in the unfiltered sample from the same monitoring well location. The remaining metals were not detected above AWQSGVs in any of the total or dissolved groundwater samples.

Groundwater VOCs exceedances of AWQSGVs are shown on *Figure 7* in *Attachment C.*

Sub-Slab Soil Vapor Quality Conditions

Chlorinated solvent-related VOCs, including PCE, TCE, 1,1-DCE, 1,1,1-trichloroethane (1,1,1-TCA), carbon tetrachloride, cis-1,2-DCE, and vinyl chloride, were detected in sub-slab soil vapor samples at concentrations up to 1,010,000 µg/m^3.

A comparison of the sub-slab soil vapor and indoor air sample results to the values in the NYSDOH Soil Vapor/Indoor Air Matrix B indicates that mitigation is required for PCE at sub-slab soil vapor sample locations SS001, SS002, SS003, and SS004 (three samples located in Lot 29 and one located in Lot 31). A comparison of the co-located soil vapor and indoor air sample results to the values in the NYSDOH Soil Vapor/Indoor Air Matrix A indicates that mitigation is required for TCE, cis-1,2-DCE, and 1,1-DCE at

sampling locations SS001, SS002 and/or SS003. A comparison of the co-located soil vapor and indoor air sample results to the values in the NYSDOH Soil Vapor/Indoor Air Matrix C indicates that mitigation is required for vinyl chloride at sampling location SS003. The highest degree of chlorinated solvent contamination in soil vapor is located in the western portion of Lot 29, which is the location of the former dry cleaning operation.

Chlorinated solvent-related VOCs, including PCE, TCE, carbon tetrachloride, and cis-1,2-DCE, were detected in indoor air samples at concentrations up to 104 µg/m^3. The indoor air sample results were also compared against NYSDOH Air Guideline Values (AGVs). One VOC, PCE, was detected above its AGV of 30 µg/m^3 in one indoor air sample for Lot 29, IA001, at a concentration of 104 µg/m^3.

Sub-slab soil vapor and indoor air detections in comparison to the NYSDOH Matrix Values are shown on *Figure 8* in *Attachment C.*

The Phase II ESA recommended that the source area for PCE on the western portion of Lot 29 be vertically delineated, chlorinated VOC contamination in groundwater should be remediated, and soil vapor mitigation measures should be considered for the Site.

SECTION V: Requestor Information

2. New York State Department of State's Corporation and Business Entity

The New York State Department of State's (NYSDOS) Division of Corporations Entity Database information for Gramercy 252 Owner LLC the Requestor, and copies of the current deeds are included as *Attachment A.*

3. Members/Owners of Gramercy 252 Owner LLC

Contact information and the names of members/owners of the Applicant are set forth below:

Table 3
Requestor Information

Entity Name/Applicant	Member/Owner	Contact Information
Gramercy 252 Owner LLC	Gramercy 252 Mezz, LLC (100% owner of Gramercy 252 Owner LLC) Gramercy 252 JV LLC (100% owner of Gramercy 252 Mez LLC)	Attn: Deborah Basica 1270 Avenue of the Americas, Suite 910 New York, NY 10020 Phone: (212) 317-1700 x100 Fax: Not Available Email: dbasica@legionig.com

A Requestor-member organization structure is provided in *Attachment B*.

SECTION V: Requestor Eligibility

13. Volunteer Status

The Requestor qualifies as a Volunteer because (i) prior to making this application and prior to taking ownership of the Site, the Requestor performed a Phase I ESA that complies with the EPA All-Appropriate Inquiries Rule (40 CFR 312), (ii) all disposals/releases of hazardous substances occurred prior to the time the Requestor will take title to the Site and (iii) the Requestor does not have any affiliation with any of the potentially responsible parties with respect to the environmental impacts associated with the Site.

The Requestor has exercised appropriate care by investigating the Recognized Environmental Conditions identified in the Phase I ESA and conducting a subsurface Phase II ESA. The Requestor will continue to exercise appropriate care by implementing all necessary investigation and remediation under the BCP remedial program.

14. Proof of Site Access

Copies of the executed access agreements between the Requestor and property owners of the Site are included as *Attachment A.*

SECTION IX: Current/Former Property Owner and Operator Information

A list of known current property owners and operators is provided in Tables 4 and 5, below. Copies of the current Site deeds for each parcel comprising the Site are provided in *Attachment A.*

Table 4
Current Property Owners

Address & Parcel ID	Property Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
252 Third Avenue (Lot 32)	City Lights Properties LLC Attn: Damon Bae	October 27, 2005– Present	Active	254 Third Avenue New York, NY 10010 Phone: (917) 309-9595	None
254 Third Avenue (Lot 31)	City Lights Properties Two LLC Attn: Damon Bae	November 14, 2012-Present	Active	252-254 Third Avenue New York, NY 10010 Phone: (917) 309-9595	None
256 Third Avenue (Lot 30)	256 H.M., LLC Attn: Damon Bae	December 26, 2013-Present	Active	256 Third Avenue New York, NY 10010 Phone: (917) 309-9595	None
258 Third Avenue (Lot 29)	258 Third Avenue LLC Attn: Damon Bae	June 23, 2008-Present	Active	258 Third Avenue New York, NY 10010 Phone: (917) 309-9595	None

Table 5
Current Property Operators

Address & Parcel ID	Current Operator/Occupant*	Years in Operation	Active/Inactive Operator	Address/Phone Number	Relationship to Requestor(s)
252 Third Avenue (Lot 32)	Namu Deli, Inc.	September 30, 2011-Present	Active	252 Third Avenue New York, NY 10010 Phone: (212) 228-9406	None
254 Third Avenue (Lot 31)	Fancy Cleaners & Tailors	November 8, 1999-Present	Active	254 Third Avenue New York, NY 10010 Phone: (212) 982-2007	None
256 Third Avenue (Lot 30)	Plug Uglies Restaurant	May 1, 2015-Present	Active	256 Third Avenue New York, NY 10010 Phone: (212) 780-1944	None
258 Third Avenue (Lot 29)	Iris Nail	October 5, 2010-Present	Active	258 Third Avenue New York, NY 10010 Phone: (212) 228-8117	None

*There are currently 8 residential units located on Lot 30 (256 Third Avenue) above Plug Uglies restaurant. Further, there are 2 residential units located above Iris Nail on Lot 29 (258 Third Avenue). Contact

information for each individual residence occupying these spaces was not available at the time this BCP application was prepared.

A list of previous property owners and occupants is provided in Tables 6 and 7, below.

Table 6
Previous Property Owners

Address & Parcel ID	Former Owner	Years of Ownership	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
252 Third Avenue (Lot 32)	Marie Nordvik Watts Revocable Trust Agreement	October 22, 1987-October 27, 2005	Inactive	210 Harbourside Drive, #124 Longboat Key, FL 34228 Phone: Not Available	None
	Rosen, Philip & Marie	June 7, 1973-October 22, 1987	Deceased	10 East Drive, Larchmont, NY Phone: Not Available	None
	Moriarty, George D.	Prior to 1973	Deceased	315 East 68th Street, New York, NY Phone: Not Available	None
254 Third Avenue (Lot 31)	Bae, Hee Nam	April 23, 1999-November 14, 2012	Alive	845 United Nations Plaza, Unit 47C New York, NY 10017	None
	Long Green, Inc.	June 10, 1988-April 23, 1999	Inactive	209 West 97th Street New York, NY 10025	None
	Lo, Nancy	October 13, 1982-June 10, 1988	Alive	209 West 97th Street, Apr. 2C New York, NY 10025	None
	Uncle Tommy Realty Corp.	November 10, 1977-October 13, 1982	Inactive	254 Third Avenue New York, NY 10010 Phone: Not Available	None
	254 3rd Avenue Realty Corp.	April 17, 1968-November 10, 1977	Inactive	276 Third Avenue New York, NY 10010 Phone: Not Available	None
	Gucker, Dorothy M.	March 29,1968-April 17, 1968	Inactive	Prospect Road Centerport, NY Phone: Not Available	None
	Gucker, Henry J Ex.	Prior to 1968-March 29, 1968	Deceased	239 East 79th Street New York, NY Phone: Not Available	None
256 Third Avenue (Lot 30)	Choe, Ki Sook	January 22, 2009-December 26, 2013	Alive	246 East 119th Street New York, NY 10035 Phone: Not Available	None
	256 – 3rd Avenue Realty Corp.	March 18, 1974-January 22, 2009	Active	256 Third Avenue, 2nd Fl New York, NY 10010 Phone: Not Available	None
	Archondes, Christ & Cakiades, Despina	Prior to March 18, 1974	Deceased	256 Third Avenue New York, NY 10010 Phone: Not Available	None
258 Third Avenue (Lot 29)	Sakas, Thomas & Rebecca	August 14, 1995-June 23, 2008	Alive	258 Third Avenue New York, NY 10010 Phone: Not Available	None
	Lori-Sharal French Cleaners & Dyers, Inc.	December 3, 1976-August 14, 1995	Inactive	258 Third Avenue New York, NY 10010 Phone: Not Available	None
	258-3rd Avenue Corp. c/o Julius Klein	Prior to December 3, 1976	Inactive	156-11 Aguilar Avenue Flushing, NY 11367 Phone: Not Available	None

Table 7
Notable Previous Property Operators

Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
252 Third Avenue (Lot 32)				
Star Hari , Greenberg, Brand Morris Frankel & Brand	1920	Inactive	Unknown	None
Custom Wire Frame, Harrington Auction Rooms	1920-1934	Inactive	Unknown	None
Carpenter, Single I Plumbing	1938-1942	Inactive	Unknown	None
Lanzekroner Sheet Metal Works	1947	Inactive	Unknown	None
Royal Carbo Corp 43 Brooklyn	1950-1958	Inactive	Unknown	None
Gristede Bros Food Stores	1950-1983	Inactive	1633 Broadway New York, NY 10019 Phone: Unknown	None
Eden Farm, Inc.	1983-2009	Active	63-28 108th Street Forest Hills, NY 11375 Phone: Unknown	None
Namu Deli	2009-Present	Active	252 Third Avenue New York, NY 10010 Phone: (212) 228-9406	None
254 Third Avenue (Lot 31)				
Residences	1920-1934	N/A	Unknown	None
Reeves Danl Inc	1938-1947	Unknown	Unknown	None
ACME Slate Blackboard Co, Check, Victory Soap & Chemical Co.	1947-1963	Unknown	Unknown	None
Gilbritar Sportswear	1973-1978	Unknown	Unknown	None
Bagel Nosh & Residences	1978-1988	Unknown	Unknown	None
Sung Chu Lo Chinese Restaurant	1988-1993	Unknown	Unknown	None
The Taiwan Restaurant & Chinese Cuisine	1994-1998	Unknown	Unknown	None
Fancy Dry Cleaners & Tailors	2004-Present	Active	254 Third Avenue New York, NY 10010 Phone: (212) 982-2007	None
256 Third Avenue (Lot 30)				
Gramercy Sweet Shop & Residences	1923-1973	Unknown	Unknown	None
Tiffany Burger Shop & Residences	1978-1988	Unknown	Unknown	None
New York Follies, Petes Place Restaurant	1993-2006	Unknown	Unknown	None
Exchange Bar & Grill	2009-2015	Unknown	Unknown	None
258 Third Avenue (Lot 29)				
Finsterer L & Co. Mens furnishings	1920-1934	Unknown	Unknown	None
Esposito Bros	1938-1942	Inactive	157 Finley Avenue, Staten Island, NY 10306 Phone: Unknown	None
Twenty First St. Café	1947-1950	Inactive	Unknown	None
Julius Klein Cleaners,	1950-1994	Unknown	Unknown	None

Table 7
Notable Previous Property Operators

Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
Inc.				
NY Coffee Station at Gramercy Park	1999-2004	Unknown	Unknown	None
Cleo Spa	2004-2009	Unknown	Unknown	Unknown
Iris Nails	2010-Present	Active	258 Third Avenue New York, NY 10010 Phone: (212) 228-8117	None

SECTION XI: Site Contact List

1. Local, State, and Federal Officials

Hon. Eric Adams Mayor of New York City City Hall Park New York, NY 10007	Hon. Brad Lander New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street, Room 517 New York, NY 10007
Jumaane D. Williams Office of the Public Advocate Public Advocate 1 Centre Street, 15th Floor New York, NY 10007	Mark Levine Manhattan Borough President 1 Centre Street, 19th Floor New York, NY 10007
Harvy Epstein State Assembly District 74 107-109 Avenue B New York, NY 10009	Carlina Rivera City Council District 2 254 East 4th Street New York, NY 10009
Dan Garodnick, Chair NYC Department of City Planning 120 Broadway, 31st Floor New York, NY 10271	NYC Department of City Planning Manhattan Borough Office 120 Broadway, 31st Floor New York, NY 10271
Hon. Charles Schumer U.S. Senate 780 3rd Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 3rd Avenue, Suite 2601 New York, NY 10017
Hon. Carolyn B. Maloney U.S. House of Representatives (NY-12) 1651 3rd Avenue, Suite 311 New York, NY 10128	Hon. Kathy Hochul Governor of NY State NYS State Capitol Building Albany, New York 12224
Mark McIntyre, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2nd Floor New York, NY 10038	Ben Furnas, Director Mayor's Office of Climate & Sustainability 253 Broadway, 14th Floor New York, New York 10007
Pinar Balci, Assistant Commissioner Bureau of Environmental Planning and Analysis NYCDEP 59-17 Junction Boulevard, 11th Floor Flushing, NY 11373	Hon. Milton Tingling New York County Clerk 60 Centre Street, Room 161 New York, NY 10007
Vincent Sapienza Commissioner, NYCDEP 59-17 Junction Boulevard, 13th Floor Flushing, NY 11373	Liz Krueger New York State Senator, 28th District 211 East 43rd Street New York, NY 10017
Kyle Athayde, Chairman Manhattan Community Board 6 211 East 43rd Street, Suite 1404 New York, NY 10017	City Lights Properties LLC Attn: Damon Bae 254 Third Avenue New York, NY 10010
City Lights Properties Two LLC Attn: Damon Bae 252-254 Third Avenue New York, NY 10010	256 H.M., LLC Attn: Damon Bae 256 Third Avenue New York, NY 10010
258 Third Avenue LLC Attn: Damon Bae 258 Third Avenue New York, NY 10010	

2. Residents, Owners, and Occupants of the Site and Adjacent Properties

A list of current site property owners and current site property operators along with adjacent properties, owners and occupants is provided below:

Block/Lot	**Owner**	**Occupant**
876/32	City Lights Properties LLC Attn: Damon Bae 254 Third Avenue New York, NY 10010 Phone: (917) 309-9595	Namu Deli, Inc. 252 Third Avenue New York, NY 10010 Phone: (212) 228-9406
876/31	City Lights Properties Two LLC Attn: Damon Bae 252-254 Third Avenue New York, NY 10010 Phone: (917) 309-9595	Fancy Cleaners & Tailors 254 Third Avenue New York, NY 10010 Phone: (212) 982-2007
876/30	256 H.M., LLC Attn: Damon Bae 256 Third Avenue New York, NY 10010 Phone: (917) 309-9595	Plug Uglies Restaurant 256 Third Avenue New York, NY 10010 Phone: (212) 780-1944
876/30	258 3rd Avenue LLC Attn: Damon Bae 258 Third Avenue New York, NY 10010 Phone: (917) 309-9595	Iris Nail 258 Third Avenue New York, NY 10010 Phone: (212) 228-8117
876/33	Michlee, Inc. 6 Lakeshore Drive New Rochelle, NY 10804 Phone: (844) 427-1409	Dream Blue Beauty Nail Spa 250 Third Avenue New York, NY 110010 Phone: (212) 674-2816 Residential Occupants
901/7501	Longer Hills II LLC c/o Alfa Development Management LLC 15 West 18th Street, Suite 200 New York, NY 10011	Spectrum Store 261 Third Avenue New York, NY 10010 Phone: (888) 406-7063 Residential Occupants
901/2	247 3rd Avenue Associates, LLC 21 Maple Place #1214 Manhasset, NY 11030 Phone:	7 Eleven 247 Third Avenue New York, NY 10010 Phone: (212) 260-6817 Residential Occupants
876/26	38 Gramercy Park, Inc. 666 Broadway, 12th Floor New York, NY 10012	Residential Occupants
846/18	34 Gramercy Park East Trust 9100 Wilshire Boulevard, Suite	Residential Occupants

	1000W Beverly Hills, CA 90212	
877/42	39 Tenants Corp. 30-30 Northern Boulevard, Suite 400 Long Island City, NY 11101	Cleo Spa and Salon Gramercy 260 Third Avenue New York, NY 10010 Phone: (212) 260-0600 Residential Occupants
901/1	Quaker Ridge Tenants Corp. c/o Akan Associates, Inc. 260 Madison Avenue, 12th Floor New York, NY 10016 Phone: (212) 228-5503	JAG-ONE Physical Therapy 201 East 21st Street 1B New York, NY 10010 Phone: (646) 401-0402 Residential Occupants

3. Local News Media

New York Post 1211 Avenue of the Americas New York, New York 10036	New York Daily News 270C Duffy Avenue Hicksville, NY 11801
Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011	The New York Times 620 Eighth Avenue New York, NY 10018
Inner City Press PO Box 20047 Dag Hammarskjold Station New York, NY 10017	Manhattan Times 5060 Broadway, Suite 807 New York, NY 10034
AM New York 330 West 34th Street New York, NY 10001	El Diario 15 MetroTech Center, 7th Floor Brooklyn, NY 11201

4. Public Water Supply

Public water is provided by The City of New York, Department of Environmental Protection:

Customer Service Center
59-17 Junction Boulevard, 13th Floor
Flushing, New York 11373

Vincent Sapienza
Commissioner, NYCDEP
59-17 Junction Boulevard
Flushing, NY 11373

5. Additional Contacts

None

6. Nearby Schools and Daycare Centers

Schools	
School of the Future Stacy Goldstein, Principal 127 East 22nd Street New York, NY 10010 (212) 475-8086 Distance: 550 feet northwest of the Site	Public School 47: The American Sign Language and English Secondary School Watfa Shama, Principal 225 East 23rd Street New York, NY 10010 (917) 326-6668 Distance: 750 feet northeast of the Site
Baruch College S. David Wu, President 55 Lexington Avenue New York, NY 10010 (646) 312-1000 Distance: 860 feet north of the Site	Success Academy Charter School – Union Square Caitlin Marcoux, Principal 40 Irving Place New York, NY 10003 (646) 790-2161 Distance: 885 feet south of the Site
Learning Spring School Margaret Poggi, Head of School 240 East 20th Street New York, NY 10003 (212) 239-4926 Distance: 650 feet east-southeast of the Site	M.S. 255 Salk School of Science Rhonda Perry, Principal 320 East 20th Street New York, NY 10003 (212) 614-8785 Distance: 985 feet east-southeast of the Site
Acorn School Nicole Donnelly, School Director 330 East 26th Street New York, NY 10010 (212) 684-0230 Distance: 1,585 feet northeast of the Site	
Daycare Facilities	
Brotherhood Synagogue Child Care Administrator Unknown 28 Gramercy Park South New York, NY 10003 (212) 995-9867 Distance: 520 feet southwest of the Site	Baruch College Early Learning Center Lorraine Mondesir, Contact 109 East 19th Street New York, NY 10003 (212) 387-1420 Distance: 747 feet west-southwest of the Site

7. Document Repositories

Manhattan Community Board 6
Kyle Athayde, Chairman
211 East 43rd Street, Suite 1404
New York, NY 10017
(212) 319-3750

New York Public Library, Epiphany Library
Karen Weiss, Library Manager
228 East 23rd Street
New York, NY 10010
(212) 679-2645

Acknowledgements from the Manhattan Community Board 6 and New York Public Library, Epiphany Library are included in *Attachment*

ATTACHMENT A

NYS DEPARTMENT OF STATE'S CORPORATE AND BUSINESS ENTITY DATABASE INFORMATION, CURRENT PROPERTY DEEDS, and ACCESS AGREEMENTS

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: GRAMERCY 252 OWNER LLC
FOREIGN LEGAL NAME: GRAMERCY 252 OWNER LLC
ENTITY TYPE: FOREIGN LIMITED LIABILITY COMPANY
SECTIONOF LAW: LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
DATE OF INITIAL DOS FILING: 08/25/2022
EFFECTIVE DATE INITIAL FILING: 08/25/2022
FOREIGN FORMATION DATE: 01/10/2022
COUNTY: NEW YORK
JURISDICTION: DELAWARE, UNITED STATES

DOS ID: 6572222
FICTITIOUS NAME:
DURATION DATE/LATEST DATE OF DISSOLUTION:
ENTITY STATUS: ACTIVE
REASON FOR STATUS:
INACTIVE DATE:
STATEMENT STATUS: CURRENT
NEXT STATEMENT DUE DATE: 08/31/2024
NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process Name and Address

Name: C/O CORPORATION SERVICE COMPANY

Address: 80 STATE STREET, ALBANY, NY, UNITED STATES, 12207 - 2543

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2005110800361001003EA951

RECORDING AND ENDORSEMENT COVER PAGE

Document ID: 2005110800361001 Document Date: 10-27-2005 Preparation Date: 12-16-2005
Document Type: DEED
Document Page Count: 3

PRESENTER:	**RETURN TO:**
GOTHAM ABSTRACT AS AGENT FOR CHICAGO TITLE PICK UP 89 FIFTH AVENUE SUITE 802 NYC, NY 10003 212-367-7541	JAY KIM, ESQ. LAW OFFICES OF JAY KIM, P.C. 89 FIFTH AVENUE, SUITE 802 NEW YORK, NY 10003 Title#: 1798-04

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	876	32	Entire Lot	252 3 AVENUE

Property Type: RETAIL BUILDING

CROSS REFERENCE DATA

CRFN_____ *or* Document ID_____ *or* _____ Year____ Reel ___ Page____ *or* File Number_____

PARTIES

GRANTOR/SELLER:	**GRANTEE/BUYER:**
THE MARIE NORDVIK WATTS REVOCABLE TRUST AGREEMENT 2410 HARBOURSIDE DRIVE, #124 LONGBOAT KEY, FL 34228	CITY LIGHTS PROPERTIES LLC 384 THIRD AVENUE NEW YORK, NY 10016

FEES AND TAXES

Mortgage				
Mortgage Amount:	$	0.00	Recording Fee: $	52.00
Taxable Mortgage Amount:	$	0.00	Affidavit Fee: $	0.00
Exemption:			NYC Real Property Transfer Tax Filing Fee: $	165.00
TAXES: County (Basic):	$	0.00	NYS Real Estate Transfer Tax: $	12,000.00
City (Additional):	$	0.00		
Spec (Additional):	$	0.00		
TASF:	$	0.00		
MTA:	$	0.00		
NYCTA:	$	0.00		
Additional MRT:	$	0.00		
TOTAL:	$	0.00		

NYC HPD Affidavit in Lieu of Registration Statement

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 02-03-2006 11:31
City Register File No.(CRFN): **2006000065977**

City Register Official Signature

STANDARD NYBTU FORM 8007 - BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made this 27 day of October, in the year 2005

BETWEEN

MARIE NORDVIK WATTS, AS TRUSTEE OF THE MARIE NORDVIK WATTS REVOCABLE TRUST AGREEMENT DATED MARCH 18, 1998, having an address at 2410 Harbourside Drive, #124, Longboat Key, Florida 34228, party of the first part, and

CITY LIGHTS PROPERTIES LLC, having an address at 384 Third Avenue, New York, N.Y. 10016, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

SEE SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF.
Premises are also known as: 252 Third Avenue, New York, N.Y.

Being and intended to be the same premises conveyed to the part of the first part by deed in Reel 2664 Page 459.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

KIM G. HERMANN

The Marie Nordvik Watts Revocable Trust Agreement

Marie Nordvik Watts

Marie Nordvik Watts, as Trustee Trustee

CHICAGO TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

SCHEDULE A [CON'T]

Title No. 1798-04-B-P-NY

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northwesterly side of Third Avenue, distant 69 feet southerly from the southwesterly corner of Third Avenue and 21st Street;

RUNNING THENCE NORTHWESTERLY parallel with 21st Street, 75 feet;

THENCE SOUTHWESTERLY parallel with Third Avenue, 23 feet;

THENCE SOUTHEASTERLY again parallel with 21st Street, 75 feet to the northwesterly side of Third Avenue;

THENCE NORTHEASTERLY along the northwesterly side of Third Avenue, 23 feet to the point or place of BEGINNING.

TOGETHER with all strips and gores, if any, owned by the Party of the First Part adjacent to the above described premises, and any and all tights which the Party of the First Part may have to such strips of land and grass.

SAID PREMISES known as 252 Third Avenue, New York, New York.

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGMENT
(Outside of New York State)

STATE OF FLORIDA
COUNTY OF SARASOTA) ss.:

Kim G. Herman and On this 26 day of October in the year 2005 before me, the undersigned, personally appeared **MARIE NORDVIK WATTS**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the Sarasota, Florida. (Insert the city or political subdivision and the state or country or other place the acknowledgment was taken.)

Lynda J. Haase
Signature and Office of individual taking acknowledgment

NOTARY PUBLIC-STATE OF FLORIDA
Lynda J. Haase
Commission # DD409322
Expires: APR. 09, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Bargain and Sale Deed
With Covenant Against Grantor's Acts

Title No. 1798-04-B-P-NY

District:
Section: 3
Block: 876
Lot: 32
County: New York County

MARIE NORDVIK WATTS,
AS TRUSTEE OF THE
MARIE NORDVIK WATTS
REVOCABLE TRUST AGREEMENT
DATED MARCH 18, 1998

TO

CITY LIGHTS PROPERTIES, LLC

Record at the Request of:

Return by Mail to:

Jay Kim, Esq.
Law Office of Jay Kim P.C.
89 Fifth Avenue, Suite 802
New York, N.Y. 10003

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2012111500515001001E5467

RECORDING AND ENDORSEMENT COVER PAGE

Document ID: 2012111500515001 Document Date: 11-14-2012 Preparation Date: 11-15-2012
Document Type: DEED
Document Page Count: 3

PRESENTER:
PREP/PICK UP BY CHATHAM ABSTRACT INC
CHATHAM ABSTRACT INC.
136-20 38TH AVENUE, SUITE 3B
FLUSHING, NY 11354
CTSY431

RETURN TO:
PREP/PICK UP BY CHATHAM ABSTRACT INC
JEFFREY M. ROSENBERG
5 PENN PLAZA, 19TH FLOOR
NEW YORK, NY 10001

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	876	31	Entire Lot	254 3 AVENUE

Property Type: RETAIL BUILDING

CROSS REFERENCE DATA

CRFN_____ *or* Document ID_____ *or* _____ Year____ Reel ___ Page ____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
HEE NAM BAE
845 UNITED NATIONS PLAZA, UNIT 47C
NEW YORK, NY 10017

x Additional Parties Listed on Continuation Page

GRANTEE/BUYER:
CITY LIGHTS PROPERTIES TWO, LLC
254 THIRD AVENUE
NEW YORK, NY 10010

FEES AND TAXES

Mortgage		
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	52.00
Affidavit Fee:	$	0.00

Filing Fee:	$	250.00
NYC Real Property Transfer Tax:	$	0.00
NYS Real Estate Transfer Tax:	$	0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 11-27-2012 16:07
City Register File No.(CRFN):
2012000465093

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2012111500515001001C56E7

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

Document ID: 2012111500515001 Document Date: 11-14-2012 Preparation Date: 11-15-2012
Document Type: DEED

PARTIES
GRANTOR/SELLER:
MYUNG SOO BAE
845 UNITED NATIONS PLAZA, UNIT 47C
NEW YORK, NY 10017

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

as of 14th day of November

THIS INDENTURE, made ~~the 5th day of October, in~~ the year 2012

BETWEEN HEE NAM BAE AND MYUNG SOO BAE, 845 United Nations Plaza, Unit 47C, New York, New York 10017

party of the first part, and CITY LIGHTS PROPERTIES TWO LLC, 254 Third Avenue, New York, New York 10010
party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten and 00/100 ($10.00) dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of New York, County of New York, and State of New York,

more particularly described in Schedule "A" annexed hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

HEE NAM BAE

MYUNG SOO BAE

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of New York, ss:

On the 6th day of October in the year 2012, before me, the undersigned, personally appeared HEE NAM BAE and MYUNG SOO BAE

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ANNE CHEN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CH6243497
Qualified in New York County
My Commission Expires June 28, 2015

SEAL

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the 6th day of Oct in the year 2012 before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:
*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Bargain and Sale Deed With Covenants

Title No.

HEE NAM BAE AND MYUNG SOO BAE
TO
CITY LIGHTS PROPERTIES TWO LLC

SECTION:

BLOCK: 876

LOT: 31

COUNTY OR TOWN: NEW YORK

DISTRIBUTED BY
YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

RETURN BY MAIL TO:

JEFFREY M. ROSENBERG
ROSENBERG & ROSENBERG LLP
5 PENN PLAZA, 19TH FLOOR
NEW YORK, NEW YORK 10001

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows;

BEGINNING at a point on the westerly side of 3rd Avenue, distant 46 feet southerly from the corner formed by the intersection of the westerly side of 3rd Avenue with the southerly side of 21st Street;

RUNNING THENCE southerly along the westerly side of 3rd Avenue, 23 feet;

THENCE westerly parallel with the southerly side of 21st Street, 75 feet;

THENCE northerly parallel with the westerly side of 3rd Avenue, 23 feet;

THENCE easterly parallel with the southerly side of 21st Street, 75 feet to the point or place of BEGINNING.

Block: 876
Lot: 31

REEL 2987PG0817

RUAS 2299NY

REFEREE'S DEED

THIS DEED made on April 23, 1999, by and between **SANDRA PROSNITZ, REFEREE**, an individual having an office at 1069 Allerton Avenue, Bronx, New York 10467, Referee duly appointed in the action hereinafter mentioned, as grantor ("**Grantor**"), and HEE NAM BAE, and MYUNG SOO BAE, his wife having ~~an office~~ at 384 Third Avenue, New York, New York 10016 as grantee ("**Grantee**");

WITNESSETH, that the Grantor, the Referee appointed in an action between 254 Third Avenue Corp., as successor to Chinatown Federal Savings Bank, Plaintiff v. Long Green, Inc., Sun Ray Company, John Doe #1 doing business as Tai wan Noodles and Seaford, John Doe #2, John Doe #3, John Doe #4, John Doe #5, John Doe #6, John Doe #7, John Doe #8, John #9, John Doe #10, Sung Chu Lo Restaurant, Inc., The City of New York, The State of New York Department of Taxation and Finance, New York State Department of Labor and City of New York Department of Finance , Defendants, said defendants having addresses as shown on **Schedule "A"** annexed hereto and made a part hereof, Index No. 108328/95 in Supreme Court of the State of New York, New York County, foreclosing a certain mortgage dated April 18, 1990 and recorded April 25, 1990, in Reel 1689, page, 2073 in the Office of the New York County Clerk, in pursuance of a Judgement entered at IAS Part2 of the Supreme Court of the State of New York, County of New York on January 7, 1998 and filed in the New York County Clerk's Office on March 3, 1998, and in consideration of $700,000.00 paid by the Grantee, being the highest sum bid at the public auction sale under said Judgement, does hereby grant and convey unto the Grantee:

Premises: 254 Third Avenue, New York New York

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described on **Schedule "B"** annexed hereto and made a part hereof:

The within described Real Property is not encumbered by a Credit-Line Mortgage.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, HEE NAM BAE, and MYUNG SOO BAE, his wife and assigns forever.

IN WITNESS WHEREOF, grantor has hereunto set her hand and seal the date first above written.

Sandra G. Prosnitz L.S.
Sandra Prosnitz,
REFEREE

REEL 2987PG0818

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

On the 24th day of April in the year 1999 before me, the undersigned, a Notary Public in and for said State, personally appeared, **Sandra Prosnitz**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

Gerald L. Sheiowitz
Notary Public State of New York
No. 60336355
Qualified in Rockland County
Commission Expires Sept 30 2000

NOTARY PUBLIC

REEL 2987PG0819

SCHEDULE A

Appearances/Parties

DANIEL W. ISAACS, ESQ.
Attorney for Defendant
LONG GREEN, INC.
401 Broadway, Suite 613
New York, New York 10013

NICHOLAS R. PERRELLA, ESQ.
Attorney for Defendant
LONG GREEN, INC.
401 Broadway, 25th Floor
New York, New York 10013

SUN RAY COMPANY
Defendant Pro Se
c/o Kwok Sam Leong
8 Chatam Square, Room 601
New York, New York 10038

LUK &LUK, P.C.
Attorneys for Defendant
JOHN DOE #1 doing business as
INDONESIA & CHINESE RESTAURANT
s/h/a JOHN DOE #1 doing business as
TAI WAN CUISINE AND
TAIWAN NOODLES AND SEAFOOD
254 Canal Street, #2001
New York, New York 10013

SUROWITZ & NUSSBAUM, ESQS.
Attorneys for Defendant
JOHN STASSINS, JR.
s/h/a JOHN DOE #2
250 West 57th Street
New York, New York 10107-0063

TROP and SPINDLER, ESQS.
Attorney for Defendant
SUNG CHU LO RESTAURANT, INC.
85-66 159th Street
Jamaica, New York 11432

MARIA AUGUSTO, ESQ.
for BETH A. KASWAN, ESQ.
Special Assistant Corporation Counsel
Attorney for Defendant
THE CITY OF NEW YORK and CITY OF
NEW YORK DEPARTMENT OF FINANCE
345 Adams Street, 3rd Floor
Brooklyn, New York 11201

DENNIS VACCO, ESQ.
Attorney General of the State of New York
By: ALAN GITTER, ESQ.
Attorney for Defendant
STATE OF NEW YORK AND NEW YORK
STATE DEPARTMENT OF TAXATION AND
FINANCE
120 Broadway, Room 28-170
New YorkNew York 10271

DENNIS VACCO, ESQ.
Attorney General of the State of New York
By: EDWARD R. ADAMS, ESQ.
Assistant Attorney General
Attorney for Defendant
NEW YORK STATE DEPARTMENT OF LABOR
One Main Street, Room 1121
Brooklyn, New York 11201

MARC ANDREW LANDIS, ESQ.
Receiver
2180 Broadway - Suite 300
New York, New York 10024-6812

REEL 2987 0820

AGENT: ULTIMATE ABSTRACT SERVICES, INC. TITLE NO. RUAS 2299NY

Schedule B Description

PARCEL I

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

BEGINNING AT A POINT ON THE WESTERLY SIDE OF 3RD AVENUE, DISTANT 46 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF 3RD AVENUE WITH THE SOUTHERLY SIDE OF 21ST STREET;

RUNNING THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF 3RD AVENUE, 23 FEET;

THENCE WESTERLY PARALLEL WITH THE SOUTHERLY SIDE OF 21ST STREET, 75 FEET;

THENCE NORTHERLY PARALLEL WITH THE WESTERLY SIDE OF 3RD AVENUE, 23 FEET;

THENCE EASTERLY PARALLEL WITH THE SOUTHERLY SIDE OF 21ST STREET, 75 FEET TO THE POINT OR PLACE OF BEGINNING.

SEC. 03 BLOCK 876 LOT 31

PREMISES HEREIN DESCRIBED ARE THE AND INTENDED TO BE THE SAME AS THOSE DESCRIBED IN DEED IN REEL 1415 PAGE 1518 REEL 2204 PAGE 200 AND REEL 1706 PAGE 2163

RUAS 2299 NY A

REFEREE'S DEED

SEC 03

BLOCK 876

LOT 31

254 THIRD AVENUE, N.Y., N.Y.

REEL 2987 PG 0821

SANDRA PROSNITZ REFEREE

to

HEE NAM BAE & MYUNG SOO BAE

RECORD & RETURN TO:

WILLIAM ANDERSON, ESQ.
157-05 95th STREET
HOWARD BEACH NY 11414

REEL 2981 PG 0822

CITY REGISTER RECORDING AND ENDORSEMENT PAGE

- NEW YORK COUNTY -

(This page forms part of the instrument)

Block(s): 876

Lot(s): 31

Title/Agent Company Name: Ultimate Abstract

Title Company Number: UAS 2299NY

RECORD & RETURN TO:

NAME: William Anderson, ESQ

ADDRESS: 157-05 95th Street

CITY: Howard Beach STATE: NY ZIP: 11414

OFFICE USE ONLY — DO NOT WRITE BELOW THIS LINE

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (✓): MY

Mtge Tax Serial No.	
Mtge Amount	$
Taxable Amount	$

Exemption (✓) YES ☐ NO ☐

Type: [339EE] [255] [OTHER ____]

Dwelling Type: [1 to 2] [3] [4 to 6] [over 6]

TAX RECEIVED ON ABOVE MORTGAGE ▼

County (basic)	$
City (Add'l)	$
Spec Add'l	$
TASF	$
MTA	$
NYCTA	$
TOTAL TAX	$

Apportionment Mortgage (✓) YES ☐ NO ☐

Joy A. Bobrow, City Register

City Register Serial Number: Q52758

Indexed By (✓): MM

Verified By (✓): DJ

Block(s) and Lot(s) verified by (✓): MY

Address ☑ Tax Map ☐

Extra Block(s) ____ Lot(s) ____

Recording Fee (A)	$ 47
Affidavit Fee (C)	$
TP-584/582 Fee (Y)	$ —
RPTT Fee (R)	$ 25

HPD-A ☐ HPD-C ☐

New York State Real Estate Transfer Tax ▼

$ 3860

Serial Number: C03677

New York City Real Property Transfer Tax Serial Number: R11164

New York State Gains Tax Serial Number:

DEED 0583 47.00
LO/TL CSHR RECPT DATE TIME
1-1 8 79759 Nov 8-99 14:43

TRANSACTION VOID
DEED 0585
LO/TL CSHR RECPT DATE TIME
1-1 7 79760 Nov 8-99 15:02

DEED 0585 47.00
LO/TL CSHR RECPT DATE TIME
1-1 1 79761 Nov 8-99 15:10

RECORDED IN NEW YORK COUNTY
OFFICE OF THE CITY REGISTER

1999 NOV -8 P 2:02

Witness My Hand and Official Seal

City Register

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument.The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2014012400591001001ED422

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 4**

Document ID: 2014012400591001 Document Date: 12-26-2013 Preparation Date: 01-24-2014
Document Type: DEED
Document Page Count: 3

PRESENTER:
LT SERVICE CORP.(PICK UP - EW)
331 MADISON AVENUE 9FL
NEW YORK, NY 10017
212-599-1300
NYCID@LEXTERRAE.COM (lt11394 - AMT)

RETURN TO:
JEFFREY M. ROSENBERG, ESQ.
ROSENBERG AND ROSENBERG, LLP
5 PENN PLAZA, 19TH FLOOR
NEW YORK,, NY 10001

PROPERTY DATA

Borough	Block	Lot		Unit	Address
MANHATTAN	876	30	Entire Lot		256 THIRD AVENUE

Property Type: OTHER

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
KI SOOK CHOE
426 EAST 119TH STREET
NEW YORK, NY 10035

GRANTEE/BUYER:
256 H.M., LLC
426 EAST 119TH STREET
NEW YORK, NY 10035

FEES AND TAXES

Mortgage :		
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	52.00
Affidavit Fee:	$	0.00

Filing Fee:	$	250.00
NYC Real Property Transfer Tax:	$	0.00
NYS Real Estate Transfer Tax:	$	0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 01-31-2014 10:21
City Register File No.(CRFN): **2014000039472**

City Register Official Signature

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 26th day of December, in the year 2013

BETWEEN KI SOOK CHOE, having an address at 426 East 119th Street, New York, New York 10035

party of the first part, and 256 H.M. LLC, having an address at 426 East 119th Street, New York, New York 10035
party of the second part.

WITNESSETH, that the party of the first part, in consideration of

TEN ($10.00) dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the BOROUGH OF MANHATTAN, COUNTY, CITY AND STATE OF NEW YORK,

more particularly known and described as set forth in "Schedule A" attached hereto,

Premises known as and by the street address 256 Third Avenue, New York, New York, and designated as Block: 876, Lot: 30, as shown on the Tax Map.

Being and intended to be the same premises conveyed to the Grantor by deed, dated January 22, 2009, and recorded by the New York City Register's Office on February 3, 2009, as CRFN 2009020301262002.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

KI SOOK CHOE
GRANTOR

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of New York, ss:

On the 26th day of December in the year 2013, before me, the undersigned, personally appeared KI SOOK CHOE

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

JEFFREY M. ROSENBERG
Notary Public, State of New York
No. 02RO6056353
Qualified in New York County
Commission Expires 03/19/2015

SEAL

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof), that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:
*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Bargain and Sale Deed With Covenants

Title No. LT 11394

KI SOOK CHOE
TO
256 H.M. LLC

SECTION:

BLOCK: 876

LOT: 30

COUNTY OR TOWN: New York

RETURN BY MAIL TO:

ROSENBERG & ROSENBERG LLP
5 PENN PLAZA, 19TH FLOOR
NEW YORK, NEW YORK 10001

DISTRIBUTED BY

YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

Schedule A Description

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Third Avenue, distant twenty-three feet southerly from the southwesterly corner formed by the intersection of the Twenty-first Street and Third Avenue;

THENCE running westerly and parallel with Twenty-first Street, seventy-five feet to land of C.J. Milbank;

THENCE southerly, along said Milbank's land and parallel with the Third Avenue, twenty-three feet;

THENCE easterly, and parallel with Twenty-first Street, seventy-five feet to the westerly side of Third Avenue; and

THENCE northerly, along the westerly side of the Third Avenue, twenty-three feet to the point or place of BEGINNING.

SAID PREMISES being known as 256 Third Avenue, New York, New York

Block: 876
Lot: 30

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2009020301262002002E0C5C

RECORDING AND ENDORSEMENT COVER PAGE PAGE 1 OF 5

Document ID: 2009020301262002 Document Date: 01-22-2009 Preparation Date: 02-03-2009
Document Type: DEED
Document Page Count: 4

PRESENTER:	**RETURN TO:**
===== PICK UP BY GOTHAM SEARCH INC =====	===== PICK UP BY GOTHAM SEARCH INC =====
P.O. BOX 605041	LAW OFFICE OF DOBLIN & DOBLIN
BAY TERRACE, NY 11360	4240 BELL BOULEVARD, SUITE 501
CTH-2725-NYS	BAYSIDE, NY 11361
	Attn: Dana Price, Esq.

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	876	30	Entire Lot	256 3 AVENUE

Property Type: APARTMENT BUILDING

CROSS REFERENCE DATA

CRFN_____ *or* Document ID_____ *or* _____ Year____ Reel ___ Page____ *or* File Number_____

PARTIES

GRANTOR/SELLER:	**GRANTEE/BUYER:**
256 THIRD AVE. REALTY CORP.	KI SOOK CHOE
302 WEST 78TH STREET	256 THIRD AVENUE
NEW YORK, NY 10024	NEW YORK, NY 10010

FEES AND TAXES

Mortgage			Filing Fee:	
Mortgage Amount:	$	0.00	$	165.00
Taxable Mortgage Amount:	$	0.00	NYC Real Property Transfer Tax:	
Exemption:			$	131,250.00
TAXES: County (Basic):	$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	$	0.00	$	20,000.00
Spec (Additional):	$	0.00		
TASF:	$	0.00		
MTA:	$	0.00		
NYCTA:	$	0.00		
Additional MRT:	$	0.00		
TOTAL:	$	0.00		
Recording Fee:	$	57.00		
Affidavit Fee:	$	0.00		

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 03-17-2009 14:58
City Register File No.(CRFN):
2009000077377

City Register Official Signature

BARGAIN AND SALE DEED

WITH COVENANT

---

256 THIRD AVE. REALTY CORP.

- to -

KI SOOK CHOE

Title # CTH-2725 NYS

Location: 256 Third Avenue
New York, New York

Description: Block No.: 876
Lot No.: 30
New York County
Official Tax Map

January 22, 2009

After recording, please return to:

Law Office of Doblin & Doblin
4240 Bell Blvd., Suite 501
Bayside, New York 11361
Attention: Dana Price, Esq.

BARGAIN AND SALE DEED WITH COVENANT

THIS INDENTURE made and dated the 22nd day of January, 2009, by and between **256 THIRD AVE. REALTY CORP.**, having an address at 302 West 78th Street, New York, New York 10024 ("Grantor") and **KI SOOK CHOE**, an individual, having an address at 426 East 119th Street, New York, New York 10035 ("Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars ($10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and release unto Grantee and Grantee's successors and assigns forever:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

See "Schedule A" Attached Hereto.

Premises known as and by the street address 256 Third Avenue, New York, New York, and designated as Block: 876, Lot: 30, as shown on the Tax Map.

Being and intended to be the same premises conveyed to the Grantor by deed, dated March 18, 1974, and recorded on March 19, 1974 in Reel 308, Page 825, in the New York County City Register Office.

TOGETHER with (a) all right, title and interest, if any, of Grantor in and to any streets and roads abutting the above described premises to the center lines thereof and (b) the appurtenances and all the estate and rights of Grantor in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto Grantee and Grantee's successors and assigns forever.

AND GRANTOR, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

This conveyance has been made with the unanimous consent in writing of all the stockholders of the party of the first part.

IN WITNESS WHEREOF, Grantor has duly executed this Deed the day and year first above written.

GRANTOR:

256 THIRD AVE. REALTY CORP.

By: Lemonia Manolatos
Lemonia Manolatos
President

STATE OF NEW YORK)
ss.:
COUNTY OF QUEENS)

On the 22nd day of January, 2009, before me, the undersigned, Lemonia Manolatos, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

Ignazio D. Agrippino
NOTARY PUBLIC, State of New York
No. 01AG4894984
Qualified in Nassau County
Commission Expires May 11, 2011

Schedule A Description

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Third Avenue, distant twenty-three feet southerly from the southwesterly corner formed by the intersection of the Twenty-first Street and Third Avenue;

THENCE running westerly and parallel with Twenty-first Street, seventy-five feet to land of C.J. Milbank;

THENCE southerly, along said Milbank's land and parallel with the Third Avenue, twenty-three feet;

THENCE easterly, and parallel with Twenty-first Street, seventy-five feet to the westerly side of Third Avenue; and

THENCE northerly, along the westerly side of the Third Avenue, twenty-three feet to the point or place of BEGINNING.

SAID PREMISES being known as 256 Third Avenue, New York, New York

Block: 876
Lot: 30

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2008063000710001003ECAF9

RECORDING AND ENDORSEMENT COVER PAGE

Document ID: 2008063000710001 Document Date: 06-23-2008 Preparation Date: 07-22-2008
Document Type: DEED
Document Page Count: 3

PRESENTER:
PRINCIPAL LAND ABSTRACT LLC AS AGENT FOR STEWART
PICKUP BY ALEC HIRSCH
BROOKLYN, NY 11201
212-807-8500

RETURN TO:
PRINCIPAL LAND ABSTRACT LLC AS AGENT FOR STEWART
PICKUP BY ALEC HIRSCH
BROOKLYN, NY 11201
212-807-8500

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	876	29	Entire Lot	258 3 AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN_____ *or* Document ID_____ *or* _____ Year____ Reel ___ Page____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
THOMAS SAKAS
258 THIRD AVENUE
NEW YORK, NY 10010

x Additional Parties Listed on Continuation Page

GRANTEE/BUYER:
258 THIRD AVENUE LLC
254 THIRD AVENUE
NEW YORK, NY 10010

FEES AND TAXES

Mortgage

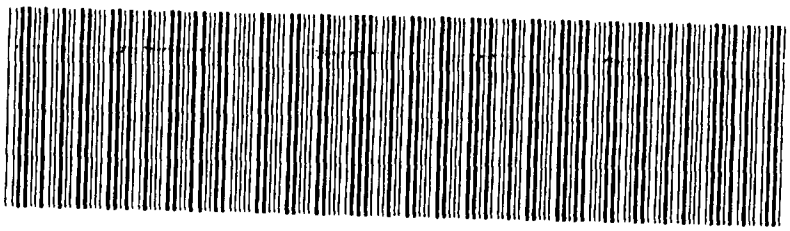
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	52.00
Affidavit Fee:	$	0.00

Filing Fee: $ 165.00
NYC Real Property Transfer Tax: $ 128,625.00
NYS Real Estate Transfer Tax: $ 19,600.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 07-23-2008 12:48
City Register File No.(CRFN): **2008000292227**

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2008063000710001003CC879

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 2 OF 5**

Document ID: 2008063000710001 Document Date: 06-23-2008 Preparation Date: 07-22-2008
Document Type: DEED

PARTIES
GRANTOR/SELLER:
REBECCA E. SAKAS
258 THIRD AVENUE
NEW YORK, NY 10010

ARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the June 23, 2008, **between**

THOMAS SAKAS and REBECCA E. SAKAS, husband and wife, of 258 Third Avenue, New York, New York 10010,

party of the first part, and

258 THIRD AVENUE LLC, of 254 third Avenue, New York, New York 10010,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One dollar and No Cents ($1.00), and other good and valuable consideration, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City and County and State of New York, more particularly described in schedule "A" annexed hereto;

SAID PREMISES being known as and by 258 Third Avenue, New York, New York.

SUBJECT TO any state of facts an accurate survey of the premises may disclose.
SUBJECT TO covenants, easements and restrictions of record, if any.
SUBJECT TO the zoning ordinance of the Borough and County of New York.

BEING THE SAME PREMISES conveyed to Thomas Sakas and Rebecca E. Sakas, his wife, by Mme. Lori-Sharal French Cleaners & Dryers, Inc., by deed dated August 14, 1995 and recorded in the New York County Clerk's Office on September 11, 1995 in Reel 2242 at Page 281.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

STEWART TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

SCHEDULE A [CON'T]

Title No. P1991-NY-08

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point of intersection of the westerly side of Third Avenue with the southerly side of East 21st Street;

THENCE RUNNING westerly along the southerly side of East 21st Street 75 feet ½ inch actual (75.00 feet by deed);

THENCE southerly parallel with Third Avenue, 23 feet;

THENCE easterly parallel with East 21st Street, 75 feet 3 inches actual (75.00 feet by deed) to Third Avenue; and

THENCE northerly along the westerly side of Third Avenue 23 feet ½ inch actual (23.00 feet by deed) to the point or place of BEGINNING.

For deed only, not for policy: Being and intended to be the same premises as conveyed to the grantor by a certain deed dated 8/14/1995, recorded on 9/11/1995, in Reel 2242 Page 281.

For Information Only. Said Premises known as:
258 Third Avenue
New York, NY

Block: 876 Lot: 29

IMPORTANT NOTICE ABOUT SEARCH INFORMATION

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

THOMAS SAKAS, SELLER

REBECCA E. SAKAS, SELLER

Acknowledgment by a Person Within New York State (RPL § 309-a)

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

On the 23rd of June the year 2008, before me, the undersigned, personally appeared Thomas Sakas and Rebecca E. Sakas, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

BRIAN K. CONDON
NOTARY PUBLIC, STATE OF NEW YORK
REG. NO. 02CO6001958
QUALIFIED IN ROCKLAND COUNTY
COMMISSION EXPIRES 2/2/2010

SEAL

Bargain and Sale Deed

Title No. P1991-NY-08

Thomas Sakas and Rebecca E. Sakas,
husband and wife
To
258 Third Avenue LLC

Section 3
Block 876
Lot 29
County or Town Borough of Manhattan
Street Address 258 third Avenue,
New York, NY 10010

Return By Mail To:

GARY KREINIK, ESQ.
KREINIK ASSOCIATES, LLC
275 MADISON AVENUE
NEW YORK, NY 10016

Reserve This Space For Use Of Recording Office

ACCESS AGREEMENT

ACCESS AGREEMENT made as of this 2nd day of November 2022, by and between City Lights Properties LLC (**"Grantor")**, and Gramercy 252 Owner LLC (**"Grantee")**.

WHEREAS, Grantor owns the real property located at 252 Third Avenue, New York, New York (Block 876, Lots 32 on the tax map of the City of New York), together with the building and improvements thereon (**"Grantor's Property**"); and

WHEREAS, Grantee intends to enter the Property into the New York State Brownfield Cleanup Program ("**BCP**"); and

WHEREAS, Grantee has executed a contract to purchase Grantor's Property; and

WHEREAS, Grantee require access to Grantor's Property to continue the investigatory, remedial and other related tasks required by the BCP (collectively, the "**Work**"); and

WHEREAS, Grantor desires to grant Grantee such access.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grantor hereby grants reasonable access and a license upon, into, under or through Grantor's Property for the purpose of the entry thereon by Grantee, its agents, employees, architects, engineers, contractors and consultants (collectively, the "**Grantee Related Parties**" and each a "**Grantee Related Party**"), vehicles, equipment and materials required by Grantee to satisfy tasks and obligations required by any Brownfield Cleanup Agreement entered into between Grantee and the New York State Department of Environmental Conservation. In the event that an environmental easement is required as a condition of the BCA, Grantor will cooperate with Grantee in recording the easement.

2. Grantee Related Parties shall perform the Work in a workmanlike manner and in accordance with industry standards and in accordance with applicable laws, rules and regulations. The rights granted pursuant to paragraph 1 of this Agreement are nonexclusive, it being understood and agreed that Grantor, its agents, employees, workers, contractors and tenants will have full authority to come upon and have unfettered access to Grantor's Property during the performance of the Work. Grantor agrees that it will use commercially reasonable efforts to avoid unreasonable interference with Grantee's exercise of their rights hereunder.

3. This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any proceedings initiated by either party to enforce the terms of or otherwise related to this Agreement shall be brought in the Supreme Court, State of New York.

IN WITNESS WHEREOF, this Agreement has been executed by Grantor and Grantee and is effective as of the date set forth above.

GRANTOR:
CITY LIGHTS PROPERTIES LLC

By:_____
Name: Jay Kim
Title: Authorized Signatory

GRANTEE:
GRAMERCY 252 OWNER LLC

By:_____
Name: Victor Sigoura
Title: Authorized Signatory

ACCESS AGREEMENT

ACCESS AGREEMENT made as of this 2nd day of November 2022, by and between City Lights Properties Two LLC (**"Grantor")**, and Gramercy 252 Owner LLC (**"Grantee")**.

WHEREAS, Grantor owns the real property located at 254 Third Avenue, New York, New York (Block 876, Lots 31 on the tax map of the City of New York), together with the building and improvements thereon (**"Grantor's Property**"); and

WHEREAS, Grantee intends to enter the Property into the New York State Brownfield Cleanup Program ("**BCP**"); and

WHEREAS, Grantee has executed a contract to purchase Grantor's Property; and

WHEREAS, Grantee require access to Grantor's Property to continue the investigatory, remedial and other related tasks required by the BCP (collectively, the "**Work**"); and

WHEREAS, Grantor desires to grant Grantee such access.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grantor hereby grants reasonable access and a license upon, into, under or through Grantor's Property for the purpose of the entry thereon by Grantee, its agents, employees, architects, engineers, contractors and consultants (collectively, the "**Grantee Related Parties**" and each a "**Grantee Related Party**"), vehicles, equipment and materials required by Grantee to satisfy tasks and obligations required by any Brownfield Cleanup Agreement entered into between Grantee and the New York State Department of Environmental Conservation. In the event that an environmental easement is required as a condition of the BCA, Grantor will cooperate with Grantee in recording the easement.

2. Grantee Related Parties shall perform the Work in a workmanlike manner and in accordance with industry standards and in accordance with applicable laws, rules and regulations. The rights granted pursuant to paragraph 1 of this Agreement are nonexclusive, it being understood and agreed that Grantor, its agents, employees, workers, contractors and tenants will have full authority to come upon and have unfettered access to Grantor's Property during the performance of the Work. Grantor agrees that it will use commercially reasonable efforts to avoid unreasonable interference with Grantee's exercise of their rights hereunder.

3. This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any proceedings initiated by either party to enforce the terms of or otherwise related to this Agreement shall be brought in the Supreme Court, State of New York.

IN WITNESS WHEREOF, this Agreement has been executed by Grantor and Grantee and is effective as of the date set forth above.

GRANTOR:
CITY LIGHTS PROPERTIES TWO LLC

By:_____
Name: Jay Kim
Title: Authorized Signatory

GRANTEE:
GRAMERCY 252 OWNER LLC

By:_____
Name: Victor Sigoura
Title: Authorized Signatory

ACCESS AGREEMENT

ACCESS AGREEMENT made as of this 2nd day of November 2022, by and between 256 H.M., LLC (**"Grantor")**, and Gramercy 252 Owner LLC (**"Grantee")**.

WHEREAS, Grantor owns the real property located at 256 Third Avenue, New York, New York (Block 876, Lot 30 on the tax map of the City of New York), together with the building and improvements thereon (**"Grantor's Property**"); and

WHEREAS, Grantee intends to enter the Property into the New York State Brownfield Cleanup Program ("**BCP**"); and

WHEREAS, Grantee has executed a contract to purchase Grantor's Property; and

WHEREAS, Grantee require access to Grantor's Property to continue the investigatory, remedial and other related tasks required by the BCP (collectively, the "**Work**"); and

WHEREAS, Grantor desires to grant Grantee such access.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grantor hereby grants reasonable access and a license upon, into, under or through Grantor's Property for the purpose of the entry thereon by Grantee, its agents, employees, architects, engineers, contractors and consultants (collectively, the "**Grantee Related Parties**" and each a "**Grantee Related Party**"), vehicles, equipment and materials required by Grantee to satisfy tasks and obligations required by any Brownfield Cleanup Agreement entered into between Grantee and the New York State Department of Environmental Conservation. In the event that an environmental easement is required as a condition of the BCA, Grantor will cooperate with Grantee in recording the easement.

2. Grantee Related Parties shall perform the Work in a workmanlike manner and in accordance with industry standards and in accordance with applicable laws, rules and regulations. The rights granted pursuant to paragraph 1 of this Agreement are nonexclusive, it being understood and agreed that Grantor, its agents, employees, workers, contractors and tenants will have full authority to come upon and have unfettered access to Grantor's Property during the performance of the Work. Grantor agrees that it will use commercially reasonable efforts to avoid unreasonable interference with Grantee's exercise of their rights hereunder.

3. This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any proceedings initiated by either party to enforce the terms of or otherwise related to this Agreement shall be brought in the Supreme Court, State of New York.

IN WITNESS WHEREOF, this Agreement has been executed by Grantor and Grantee and is effective as of the date set forth above.

GRANTOR:
256 H.M., LLC

By:_____
Name: Jay Kim
Title: Authorized Signatory

GRANTEE:
GRAMERCY 252 OWNER LLC

By:_____
Name: Victor Sigoura
Title: Authorized Signatory

ACCESS AGREEMENT

ACCESS AGREEMENT made as of this 2nd day of November 2022, by and between 258 Third Avenue LLC (**"Grantor")**, and Gramercy 252 Owner LLC (**"Grantee")**.

WHEREAS, Grantor owns the real property located at 258 Third Avenue, New York, New York (Block 876, Lot 29 on the tax map of the City of New York), together with the building and improvements thereon (**"Grantor's Property**"); and

WHEREAS, Grantee intends to enter the Property into the New York State Brownfield Cleanup Program ("**BCP**"); and

WHEREAS, Grantee has executed a contract to purchase Grantor's Property; and

WHEREAS, Grantee require access to Grantor's Property to continue the investigatory, remedial and other related tasks required by the BCP (collectively, the "**Work**"); and

WHEREAS, Grantor desires to grant Grantee such access.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grantor hereby grants reasonable access and a license upon, into, under or through Grantor's Property for the purpose of the entry thereon by Grantee, its agents, employees, architects, engineers, contractors and consultants (collectively, the "**Grantee Related Parties**" and each a "**Grantee Related Party**"), vehicles, equipment and materials required by Grantee to satisfy tasks and obligations required by any Brownfield Cleanup Agreement entered into between Grantee and the New York State Department of Environmental Conservation. In the event that an environmental easement is required as a condition of the BCA, Grantor will cooperate with Grantee in recording the easement.

2. Grantee Related Parties shall perform the Work in a workmanlike manner and in accordance with industry standards and in accordance with applicable laws, rules and regulations. The rights granted pursuant to paragraph 1 of this Agreement are nonexclusive, it being understood and agreed that Grantor, its agents, employees, workers, contractors and tenants will have full authority to come upon and have unfettered access to Grantor's Property during the performance of the Work. Grantor agrees that it will use commercially reasonable efforts to avoid unreasonable interference with Grantee's exercise of their rights hereunder.

3. This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any proceedings initiated by either party to enforce the terms of or otherwise related to this Agreement shall be brought in the Supreme Court, State of New York.

IN WITNESS WHEREOF, this Agreement has been executed by Grantor and Grantee and is effective as of the date set forth above.

GRANTOR:
258 THIRD AVENUE LLC

By: _____
Name: Jay Kuan
Title: Authorized Signatory

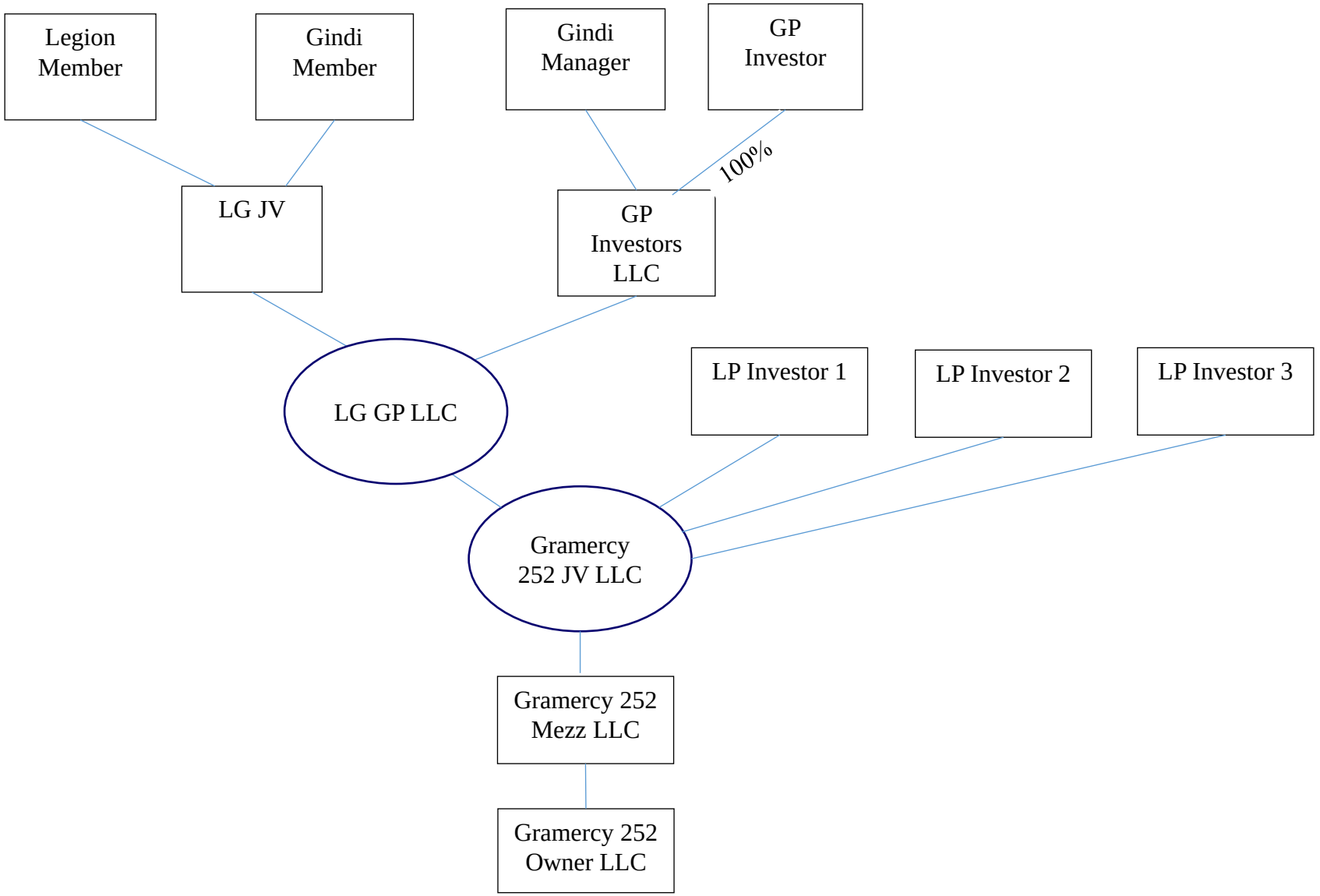
GRANTEE:
GRAMERCY 252 OWNER LLC

By: _____
Name: Victor Sigoura
Title: Authorized Signatory

ATTACHMENT B

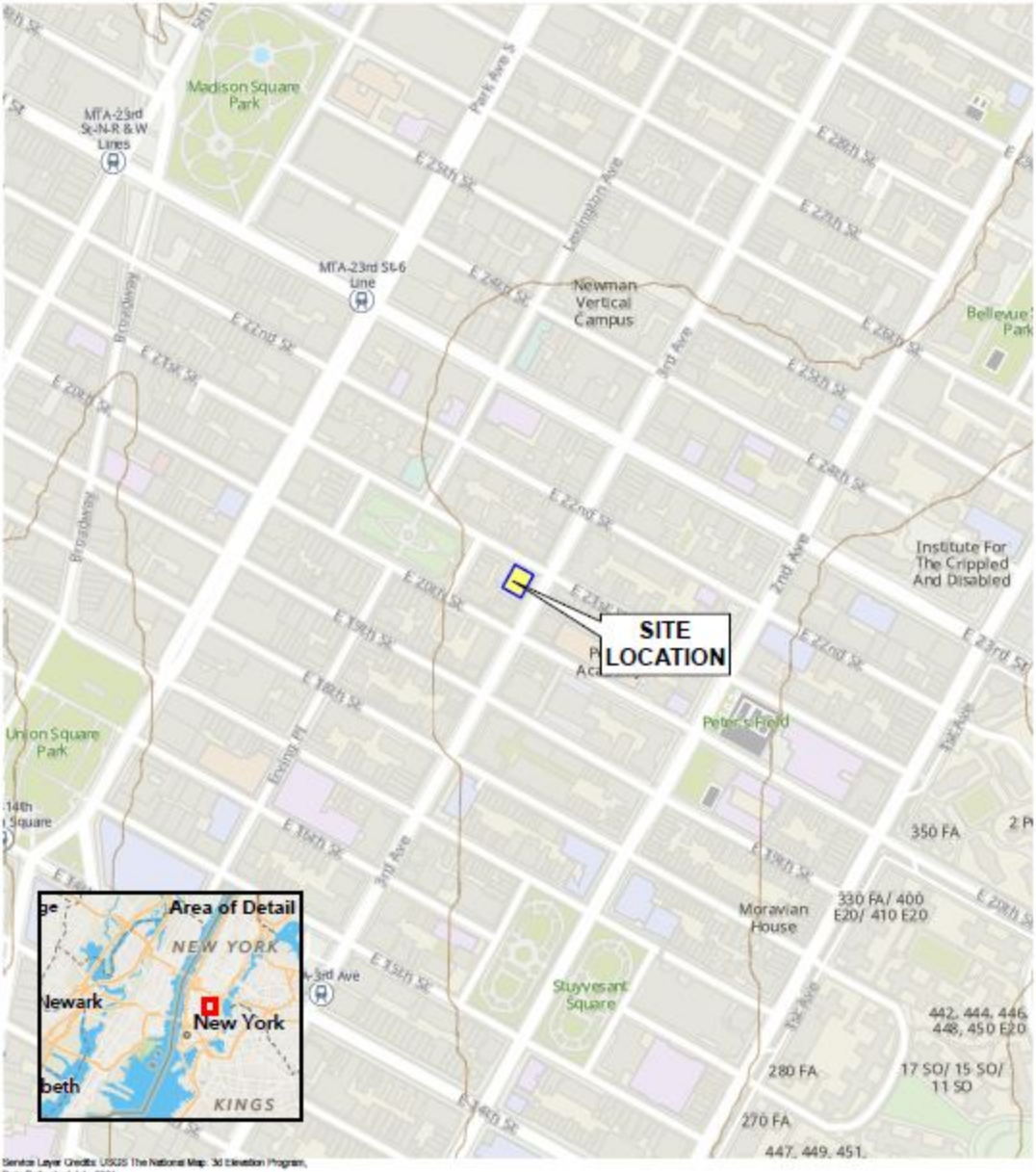
BCP REQUESTOR-MEMBER ORG CHART

252 Third Avenue



ATTACHMENT C

DATA SUMMARY TABLES AND FIGURES



AKRF

440 Park Avenue South, New York, NY 10016

252 Third Avenue
New York, New York

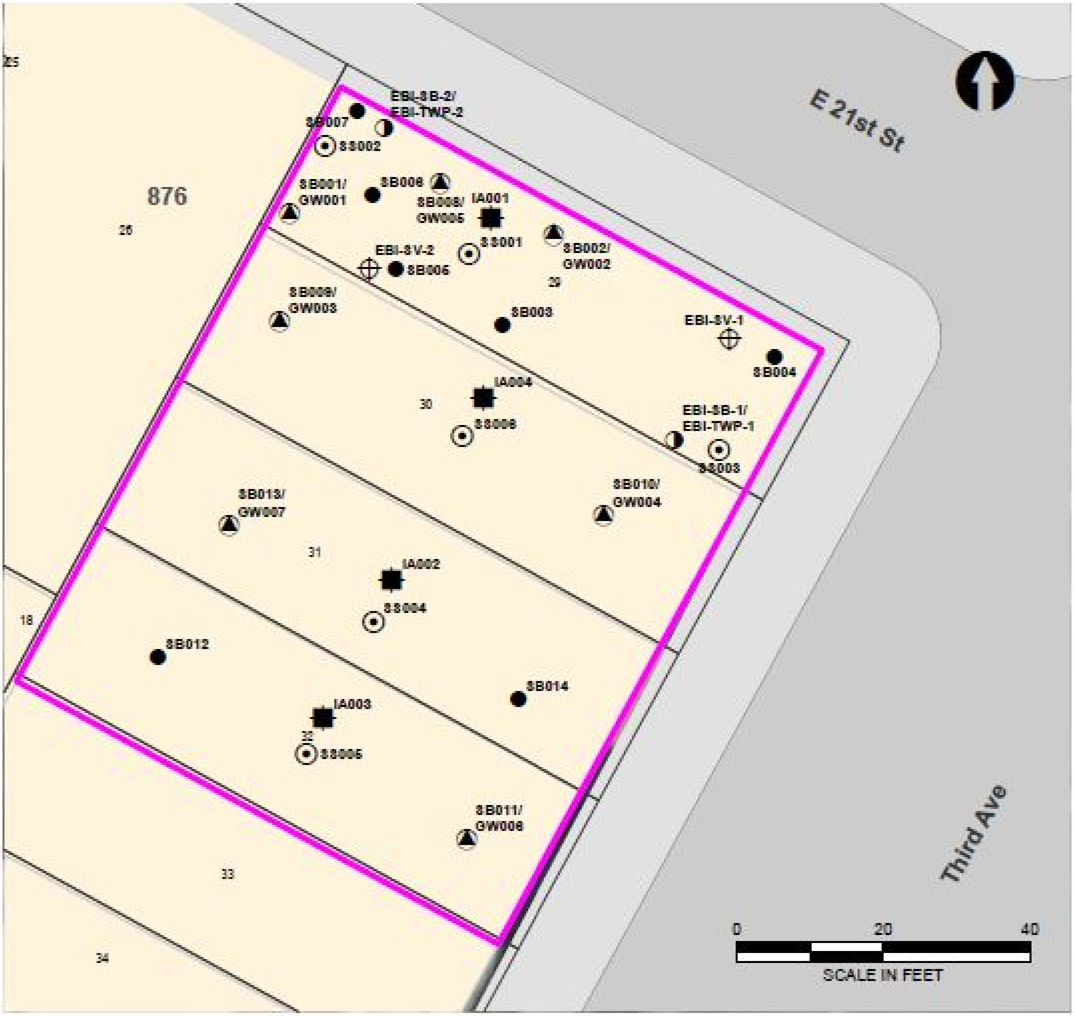
SITE LOCATION

DATE
8/19/2022

PROJECT NO.
220187

FIGURE
1

AKRF O:\Projects\220187 - 252 THIRD AVENUE - GRAMERCY\AAPP\220187 BOP App Figures 1-5.aprx 8/19/2022 2:24 PM 220187 Fig 1 site location.mxds

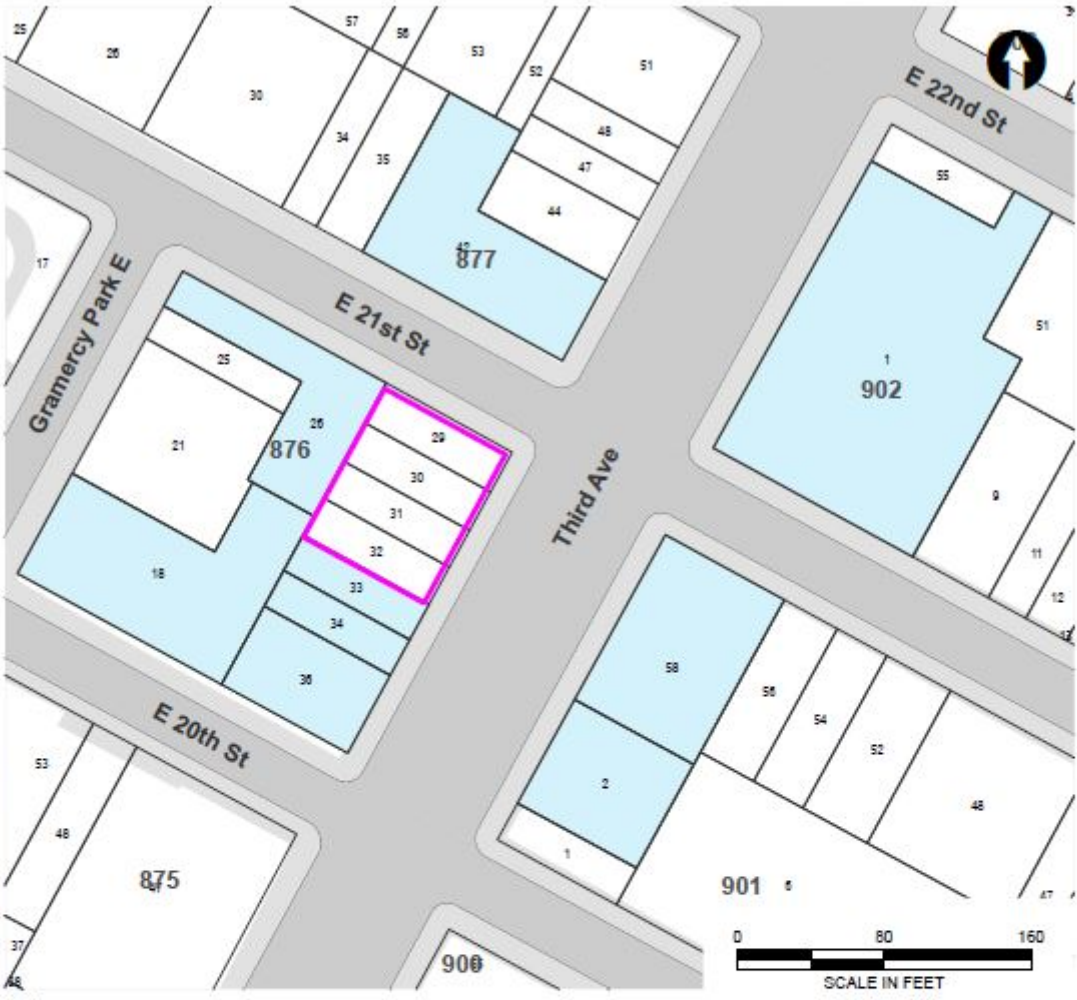


Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

LEGEND

PROJECT SITE BOUNDARY	SOIL BORING/MONITORING WELL (PWG)
32 LOT BOUNDARY AND TAX LOT NUMBER	SOIL BORING/TEMPORARY WELL (EBI)
876 BLOCK NUMBER	SUB SLAB VAPOR SAMPLE (PWG)
BUILDING	SOIL VAPOR POINT (EBI)
SOIL BORING (PWG)	INDOOR AIR SAMPLE (PGW)

AKRF 440 Park Avenue South, New York, NY 10016	**252 Third Avenue** New York, New York	DATE **8/19/2022**
		PROJECT NO. **220187**
	SITE PLAN AND SAMPLING LOCATIONS	FIGURE **2**



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

LEGEND

- PROJECT SITE BOUNDARY
- 29 — LOT BOUNDARY AND TAX LOT NUMBER
- 876 — BLOCK NUMBER
- ADJACENT PROPERTY

Adjacent Property Owners		
Block	Lot	Owner Name
876	33	Michlee, Inc.
876	34	Richard S. Warshaw
876	36	Gramercy Park Associates
876	26	38 Gramercy Park, Inc.
876	18	34 Gramercy Park East Trust
877	42	39 Tenants Corp.
901	58	Longer Hills II LLC
901	2	247 Third Avenue Associates, LLC
902	1	Quaker Ridge Tentant Corp.

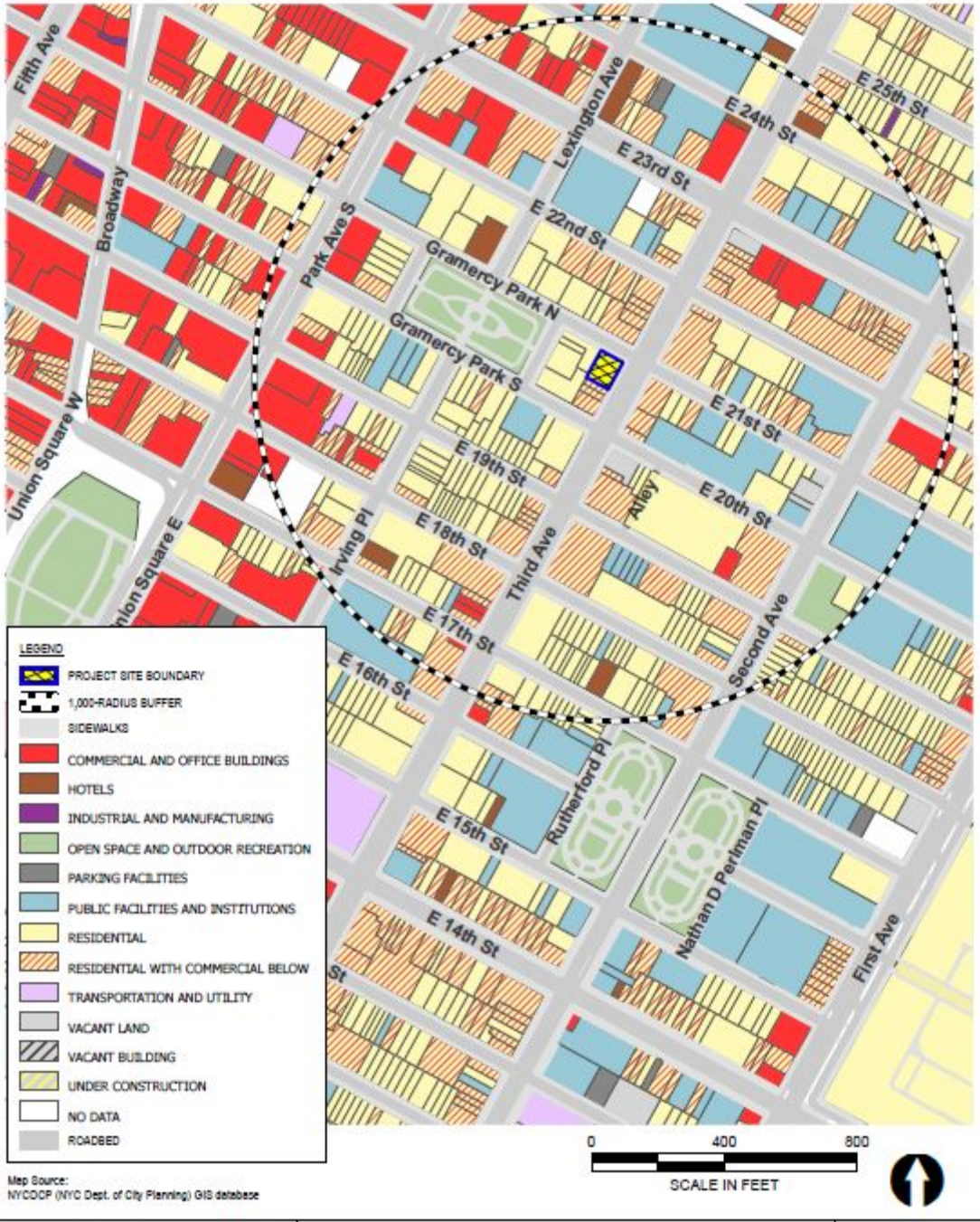
AKRF

440 Park Avenue South, New York, NY 10016

252 Third Avenue
New York, New York

TAX MAP

DATE
8/19/2022
PROJECT NO.
220187
FIGURE
3



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

AKRF Projects\220187 - 252 THIRD AVENUE - GRAMERCY\EAR\220187 BCP App Figures 1-5.aprx 8/19/2022 2:25 PM 220187 Fig 4 Surrounding Land use.jpg

AKRF

440 Park Avenue South, New York, NY 10016

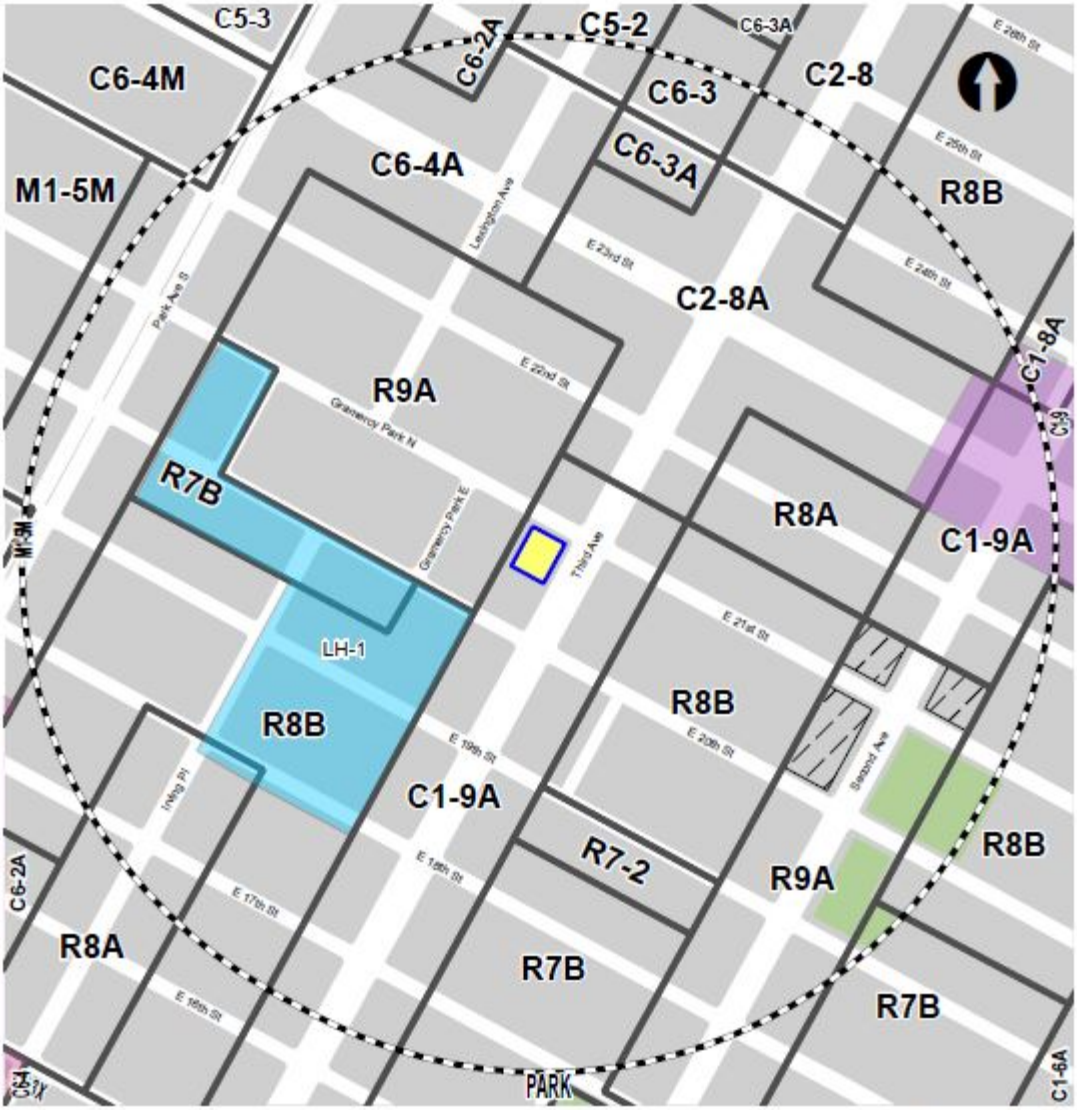
252 Third Avenue
New York, New York

SURROUNDING LAND USE

DATE
8/19/2022

PROJECT NO.
220187

FIGURE
4



Source:
NYC Department of City Planning, Technical Review Division

AKRF

440 Park Avenue South, New York, NY 10016

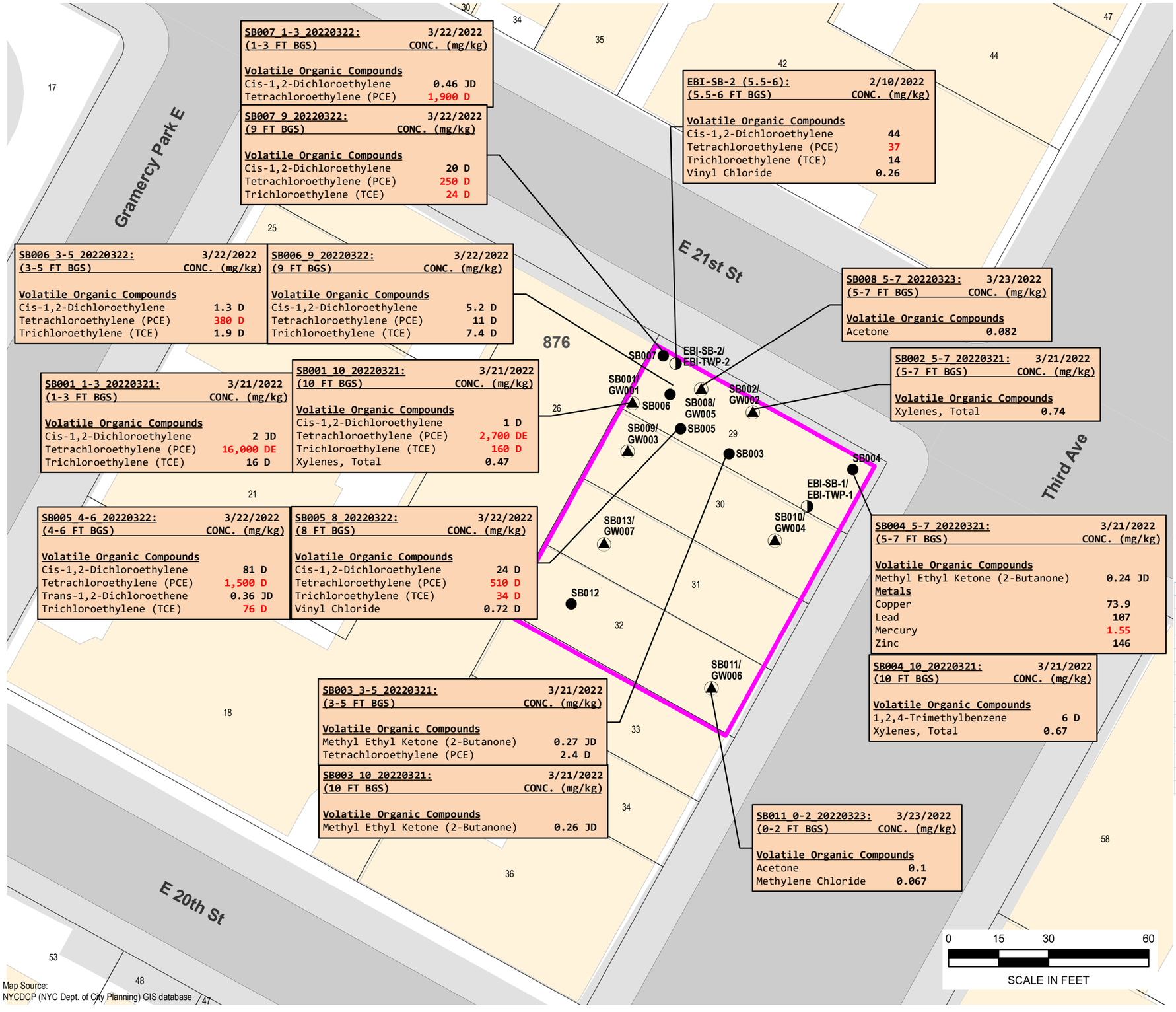
252 Third Avenue
New York, New York

ZONING MAP

DATE
8/19/2022

PROJECT NO.
220187

FIGURE
5



LEGEND

- PROJECT SITE BOUNDARY
- 25 — LOT BOUNDARY AND TAX LOT NUMBER
- 876 — BLOCK NUMBER
- BUILDING
- SOIL BORING (PGW)
- SOIL BORING/MONITORING WELL (PGW)
- SOIL BORING/TEMPORARY WELL (EBI)

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.

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

D: Indicates an identified compound in an analysis that has been diluted. This flag alerts the data user to any differences between the concentrations reported in the two analyses.
J: The reported value is estimated.
E: Identifies compounds whose concentration exceed the calibration range of the instrument for that specific analysis.

	PART 375 RESTRICTED RESIDENTIAL mg/kg	PART 375 UNRESTRICTED mg/kg
Volatile Organic Compounds		
1,2,4-Trimethylbenzene	52	3.6
Acetone	100	0.05
Cis-1,2-Dichloroethylene	100	0.25
Methyl Ethyl Ketone (2-Butanone)	100	0.12
Methylene Chloride	100	0.05
Tetrachloroethylene (PCE)	19	1.3
Trans-1,2-Dichloroethene	100	0.19
Trichloroethylene (TCE)	21	0.47
Vinyl Chloride	0.9	0.02
Xylenes, Total	100	0.26
Metals		
Copper	270	50
Lead	400	63
Mercury	0.81	0.18
Zinc	10,000	109

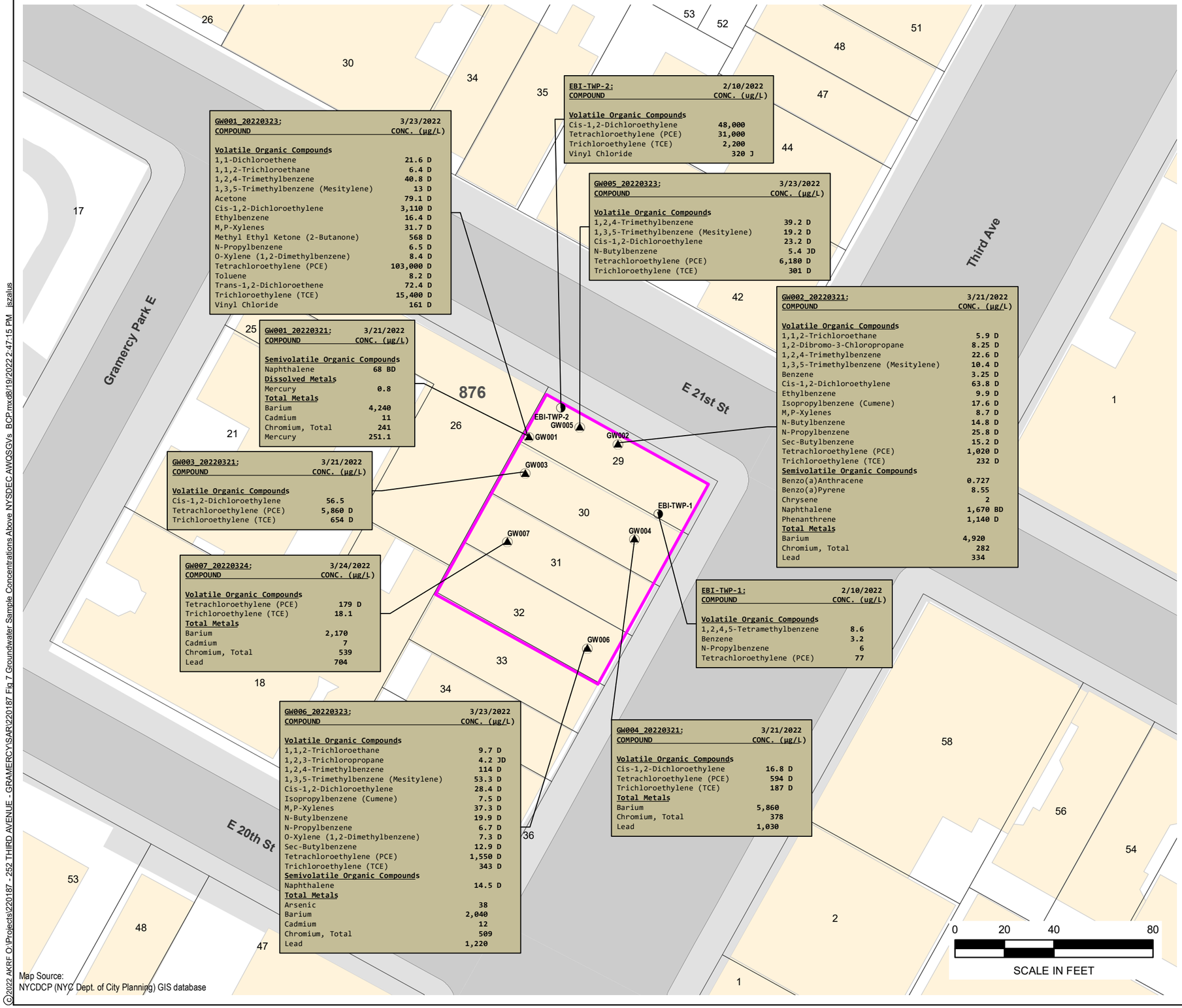
Sample Date
Sample ID
SB002_5-7_20220321: 3/21/2022
(0-0 FT BGS) CONC. (mg/kg)
Volatile Organic Compounds
Xylenes, Total 0.74
Analyte/Compound
Concentration

AKRF
440 Park Avenue South, New York, NY 10016

252 Third Avenue
New York, New York

Soil Sample Concentrations Above NYSDEC UUSCOs and RRSCOs

DATE
8/19/2022
PROJECT NO.
220187
FIGURE
6



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

LEGEND

- PROJECT SITE BOUNDARY
- 25 — LOT BOUNDARY AND TAX LOT NUMBER
- 876 — BLOCK NUMBER
- BUILDING
- MONITORING WELL (PGW)
- TEMPORARY WELL (EBI)

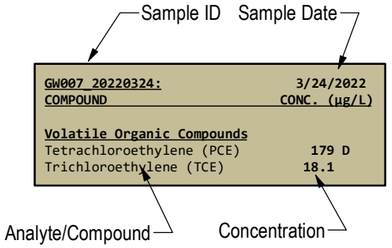
NYSDEC TOGS Class GA Ambient Water Quality Standard and Guidance Values (AWQSGVs):
New York State Department of Environmental Conservation (NYSDEC) Technical and Operational Guidance Series (TOGS) (1.1.1):

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

Only Exceedances of NYSDEC AWQSGVs are shown in bold font.

B: Indicates the analyte is detected in the associated blank as well as in the sample.
D: Indicates an identified compound in an analysis that has been diluted. This flag alerts the data user to any differences between the concentrations reported in the two analyses.
J: The reported value is estimated

	NYSDEC AWQSGVs µg/l
Volatile Organic Compounds	
1,1,2-Trichloroethane	1
1,1-Dichloroethene	5
1,2,3-Trichloropropane	0.04
1,2,4,5-Tetramethylbenzene	5
1,2,4-Trimethylbenzene	5
1,2-Dibromo-3-Chloropropane	0.04
1,3,5-Trimethylbenzene (Mesitylene)	5
Acetone	50
Benzene	1
Cis-1,2-Dichloroethylene	5
Ethylbenzene	5
Isopropylbenzene (Cumene)	5
Methyl Ethyl Ketone (2-Butanone)	50
Naphthalene	10
N-Butylbenzene	5
N-Propylbenzene	5
O-Xylene (1,2-Dimethylbenzene)	5
Sec-Butylbenzene	5
Tetrachloroethylene (PCE)	5
Toluene	5
Trans-1,2-Dichloroethene	5
Trichloroethylene (TCE)	5
Vinyl Chloride	2
Xylenes, M,P	5
Semivolatile Organic Compounds	
Benzo(a)Anthracene	0.002
Benzo(a)Pyrene	0
Chrysene	0.002
Phenanthrene	50
Metals	
Arsenic	25
Barium	1,000
Cadmium	5
Chromium, Total	50
Lead	25
Mercury	0.7



AKRF
440 Park Avenue South, New York, NY 10016

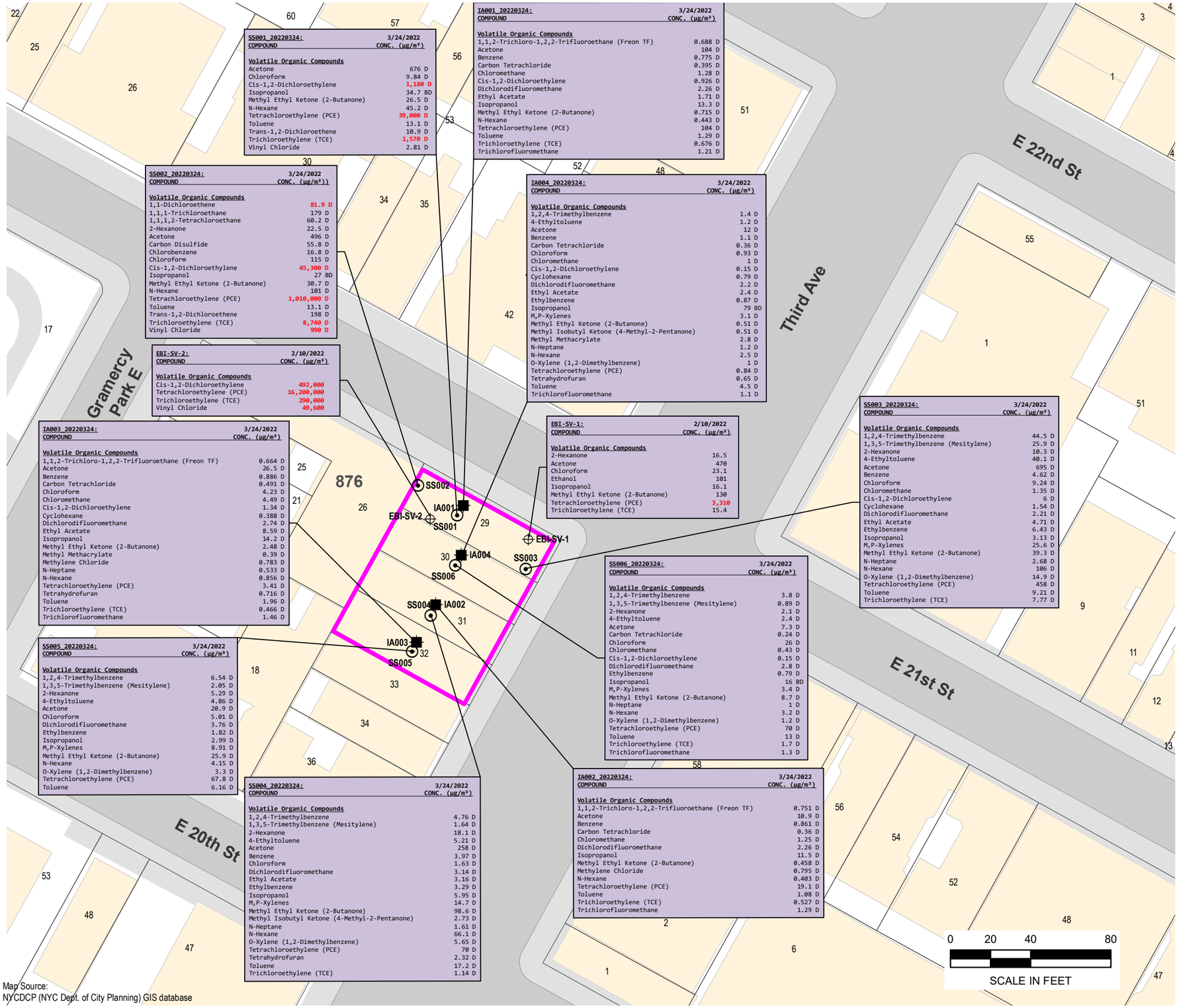
252 Third Avenue
New York, New York

Groundwater Sample Concentrations Above NYSDEC AWQSGVs

DATE
8/19/2022

PROJECT NO.
220187

FIGURE
7



LEGEND

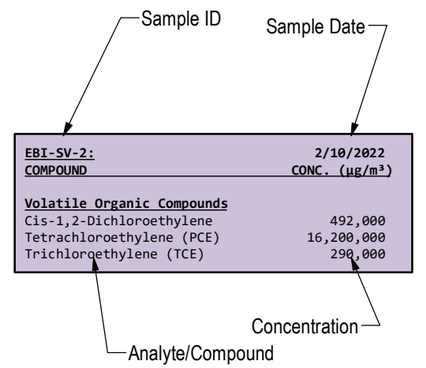
- PROJECT SITE BOUNDARY
- 25 — LOT BOUNDARY AND TAX LOT NUMBER
- 876 — BLOCK NUMBER
- BUILDING
- SOIL VAPOR POINT (EBI)
- SUBLSLAB VAPOR SAMPLE (PWG)
- INDOOR AIR SAMPLE (PWG)

All Detections are shown.

Concentrations exceeding the May 2017 Mitigate Action Levels are shown in **Red**.

µg/m³- micrograms per cubic meter

B: Indicates the analyte is detected in the associated blank as well as in the sample.
D: Indicates an identified compound in an analysis that has been diluted. This flag alerts the data user to any differences between the concentrations reported in the two analyses.



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

AKRF
440 Park Avenue South, New York, NY 10016

252 Third Avenue
New York, New York

Soil Vapor Sample Concentrations

DATE
8/22/2022

PROJECT NO.
220187

FIGURE
8

Table 1
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Volatile Organic Compounds (VOCs)

		AKRF Sample ID	SB-1 (6-6.5)	SB-2 (5.5-6)	SB-2 (5.5-6)	SB001_10_20220321	SB001_10_20220321	SB001_1-3_20220321	SB001_1-3_20220321
		Laboratory Sample ID	L2207214-01	L2207214-04	L2207214-04	22C1166-02	22C1166-02RE1	22C1166-01	22C1166-01RE1
		Date Sampled	2/10/2022	2/10/2022	2/10/2022	3/21/2022	3/21/2022	3/21/2022	3/21/2022
		Unit	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
		Dilution Factor	1	2	10	100	10,000	500	10,000
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1,2-Tetrachloroethane	NS	NS	0.05 U	0.05 U	NR	0.23 U	NR	1.1 U	NR
1,1,1-Trichloroethane	0.68	100	0.05 U	0.05 U	NR	0.23 U	NR	1.1 U	NR
1,1,2,2-Tetrachloroethane	NS	NS	0.05 U	0.05 U	NR	0.23 U	NR	1.1 U	NR
1,1,2-Trichloro-1,2,2-Trifluoroethane	NS	NS	NR	NR	NR	0.23 U	NR	1.1 U	NR
1,1,2-Trichloroethane	NS	NS	0.099 U	0.1 U	NR	0.23 U	NR	1.1 U	NR
1,1-Dichloroethane	0.27	26	0.099 U	0.1 U	NR	0.23 U	NR	1.1 U	NR
1,1-Dichloroethene	0.33	100	0.099 U	0.1 U	NR	0.23 U	NR	1.1 U	NR
1,1-Dichloropropene	NS	NS	0.05 U	0.05 U	NR	0.23 U	NR	1.1 U	NR
1,2,3-Trichlorobenzene	NS	NS	0.2 U	0.2 U	NR	0.23 U	NR	1.1 U	NR
1,2,3-Trichloropropane	NS	NS	0.2 U	0.2 U	NR	0.23 U	NR	1.1 U	NR
1,2,4,5-Tetramethylbenzene	NS	NS	0.94	0.2 U	NR	NR	NR	NR	NR
1,2,4-Trichlorobenzene	NS	NS	0.2 U	0.2 U	NR	NR	NR	NR	NR
1,2,4-Trimethylbenzene	**3.6**	52	0.2 U	0.04 J	NR	1.5 D	NR	1.1 U	NR
1,2-Dibromo-3-Chloropropane	NS	NS	0.3 U	0.3 U	NR	0.23 U	NR	1.1 U	NR
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	0.099 U	0.1 U	NR	0.23 U	NR	1.1 U	NR
1,2-Dichlorobenzene	1.1	100	0.2 U	0.2 U	NR	NR	NR	NR	NR
1,2-Dichloroethane	0.02	3.1	0.099 U	0.1 U	NR	0.23 U	NR	1.1 U	NR
1,2-Dichloropropane	NS	NS	0.099 U	0.1 U	NR	0.23 U	NR	1.1 U	NR
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	0.05 J	0.2 U	NR	0.49 D	NR	1.1 U	NR
1,3-Dichlorobenzene	2.4	49	0.2 U	0.2 U	NR	NR	NR	NR	NR
1,3-Dichloropropane	NS	NS	0.2 U	0.2 U	NR	0.23 U	NR	1.1 U	NR
1,4-Dichlorobenzene	1.8	13	0.2 U	0.2 U	NR	NR	NR	NR	NR
1,4-Diethyl Benzene	NS	NS	0.2	0.2 U	NR	NR	NR	NR	NR
2,2-Dichloropropane	NS	NS	0.2 U	0.2 U	NR	0.23 U	NR	1.1 U	NR
2-Chlorotoluene	NS	NS	0.2 U	0.2 U	NR	0.23 U	NR	1.1 U	NR
2-Hexanone	NS	NS	0.99 U	1 U	NR	0.23 U	NR	1.1 U	NR
4-Chlorotoluene	NS	NS	0.2 U	0.2 U	NR	0.23 U	NR	1.1 U	NR
4-Ethyltoluene	NS	NS	0.2 U	0.2 U	NR	NR	NR	NR	NR
Acetone	**0.05**	100	0.99 U	1 U	NR	0.46 U	NR	2.2 U	NR
Acrolein	NS	NS	NR	NR	NR	0.46 U	NR	2.2 U	NR
Acrylonitrile	NS	NS	0.4 U	0.4 U	NR	0.23 U	NR	1.1 U	NR
Benzene	0.06	4.8	0.05 U	0.05 U	NR	0.23 U	NR	1.1 U	NR
Bromobenzene	NS	NS	0.2 U	0.2 U	NR	0.23 U	NR	1.1 U	NR
Bromochloromethane	NS	NS	0.2 U	0.2 U	NR	0.23 U	NR	1.1 U	NR
Bromodichloromethane	NS	NS	0.05 U	0.05 U	NR	0.23 U	NR	1.1 U	NR
Bromoform	NS	NS	0.4 U	0.4 U	NR	0.23 U	NR	1.1 U	NR
Bromomethane	NS	NS	0.2 U	0.2 U	NR	0.23 U	NR	1.1 U	NR
Carbon Disulfide	NS	NS	0.99 U	1 U	NR	0.23 U	NR	1.1 U	NR
Carbon Tetrachloride	0.76	2.4	0.099 U	0.1 U	NR	0.23 U	NR	1.1 U	NR
Chlorobenzene	1.1	100	0.05 U	0.05 U	NR	0.23 U	NR	1.1 U	NR
Chloroethane	NS	NS	0.2 U	0.2 U	NR	0.23 U	NR	1.1 U	NR
Chloroform	0.37	49	0.15 U	0.15 U	NR	0.23 U	NR	1.1 U	NR
Chloromethane	NS	NS	0.4 U	0.4 U	NR	0.23 U	NR	1.1 U	NR
Cis-1,2-Dichloroethylene	**0.25**	100	0.099 U	NR	**44**	**1 D**	NR	**2 JD**	NR
Cis-1,3-Dichloropropene	NS	NS	0.05 U	0.05 U	NR	0.23 U	NR	1.1 U	NR
Cyclohexane	NS	NS	NR	NR	NR	0.23 U	NR	1.1 U	NR
Cymene	NS	NS	0.099 U	0.1 U	NR	NR	NR	NR	NR
Dibromochloromethane	NS	NS	0.099 U	0.1 U	NR	0.23 U	NR	1.1 U	NR
Dibromomethane	NS	NS	0.2 U	0.2 U	NR	0.23 U	NR	1.1 U	NR
Dichlorodifluoromethane	NS	NS	0.99 U	1 U	NR	0.23 U	NR	1.1 U	NR
Dichloroethylenes	NS	NS	0.099 U	NR	44 J	NR	NR	NR	NR
Diethyl Ether (Ethyl Ether)	NS	NS	0.2 U	0.2 U	NR	NR	NR	NR	NR
Ethylbenzene	1	41	0.099 U	0.1 U	NR	0.23 U	NR	1.1 U	NR
Isopropylbenzene (Cumene)	NS	NS	0.27	0.1 U	NR	0.23 U	NR	1.1 U	NR
M,P-Xylenes	NS	NS	0.2 U	0.2 U	NR	0.47 JD	NR	2.2 U	NR
Methyl Acetate	NS	NS	NR	NR	NR	0.23 U	NR	1.1 U	NR
Methyl Ethyl Ketone (2-Butanone)	**0.12**	100	0.99 U	1 U	NR	0.23 U	NR	1.1 U	NR
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	0.99 U	1 U	NR	0.23 U	NR	1.1 U	NR
Methylcyclohexane	NS	NS	NR	NR	NR	0.26 JD	NR	1.1 U	NR
Methylene Chloride	**0.05**	100	0.5 U	0.5 U	NR	0.46 U	NR	2.2 U	NR
N-Butylbenzene	12	100	0.32	0.1 U	NR	0.23 U	NR	1.1 U	NR
N-Propylbenzene	3.9	100	0.52	0.1 U	NR	0.25 JD	NR	1.1 U	NR
O-Xylene (1,2-Dimethylbenzene)	NS	NS	0.099 U	0.1 U	NR	0.23 U	NR	1.1 U	NR
Sec-Butylbenzene	11	100	0.23	0.1 U	NR	0.23 U	NR	1.1 U	NR
Styrene	NS	NS	0.099 U	0.1 U	NR	0.23 U	NR	1.1 U	NR
T-Butylbenzene	5.9	100	0.026 J	0.2 U	NR	0.23 U	NR	1.1 U	NR
Tert-Butyl Alcohol	NS	NS	NR	NR	NR	0.23 U	NR	1.1 U	NR
Tert-Butyl Methyl Ether	0.93	100	0.2 U	0.2 U	NR	0.23 U	NR	1.1 U	NR
Tetrachloroethylene (PCE)	**1.3**	19	0.05 U	NR	**37**	NR	**2,700 DE**	NR	**16,000 DE**
Toluene	0.7	100	0.099 U	0.1 U	NR	0.23 U	NR	1.1 U	NR
Total, 1,3-Dichloropropene (Cis And Trans)	NS	NS	0.05 U	0.05 U	NR	NR	NR	NR	NR
Trans-1,2-Dichloroethene	**0.19**	100	0.15 U	0.14 J	NR	0.23 U	NR	1.1 U	NR
Trans-1,3-Dichloropropene	NS	NS	0.099 U	0.1 U	NR	0.23 U	NR	1.1 U	NR
Trans-1,4-Dichloro-2-Butene	NS	NS	0.5 U	0.5 U	NR	NR	NR	NR	NR
Trichloroethylene (TCE)	**0.47**	21	0.05 U	**14**	NR	NR	**160 D**	**16 D**	NR
Trichlorofluoromethane	NS	NS	0.4 U	0.4 U	NR	0.23 U	NR	1.1 U	NR
Vinyl Acetate	NS	NS	0.99 U	1 U	NR	0.23 U	NR	1.1 U	NR
Vinyl Chloride	**0.02**	0.9	0.099 U	**0.26**	NR	0.23 U	NR	1.1 U	NR
Xylenes, Total	0.26	100	0.099 U	0.1 U	NR	0.69 U	NR	3.3 U	NR

Table 1
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Volatile Organic Compounds (VOCs)

		AKRF Sample ID	SB002_10_20220321	SB002_5-7_20220321	SB003_10_20220321	SB003_3-5_20220321	SB004_10_20220321	SB004_5-7_20220321	SB005_4-6_20220322
		Laboratory Sample ID	22C1166-05	22C1166-04	22C1166-08	22C1166-07	22C1166-10	22C1166-09	22C1252-01
		Date Sampled	3/21/2022	3/21/2022	3/21/2022	3/21/2022	3/21/2022	3/21/2022	3/22/2022
		Unit	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
		Dilution Factor	100	100	100	100	100	100	100
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1,2-Tetrachloroethane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
1,1,1-Trichloroethane	0.68	100	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
1,1,2,2-Tetrachloroethane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
1,1,2-Trichloroethane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
1,1-Dichloroethane	0.27	26	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
1,1-Dichloroethene	0.33	100	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
1,1-Dichloropropene	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
1,2,3-Trichlorobenzene	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
1,2,3-Trichloropropane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
1,2,4,5-Tetramethylbenzene	NS	NS	NR	NR	NR	NR	NR	NR	NR
1,2,4-Trichlorobenzene	NS	NS	NR	NR	NR	NR	NR	NR	NR
1,2,4-Trimethylbenzene	**3.6**	52	0.51 U	3.6 D	0.24 U	0.23 U	**6 D**	3.6 D	1.7 D
1,2-Dibromo-3-Chloropropane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
1,2-Dichlorobenzene	1.1	100	NR	NR	NR	NR	NR	NR	NR
1,2-Dichloroethane	0.02	3.1	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
1,2-Dichloropropane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	0.51 U	2 D	0.24 U	0.23 U	0.89 D	0.73 D	0.74 D
1,3-Dichlorobenzene	2.4	49	NR	NR	NR	NR	NR	NR	NR
1,3-Dichloropropane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
1,4-Dichlorobenzene	1.8	13	NR	NR	NR	NR	NR	NR	NR
1,4-Diethyl Benzene	NS	NS	NR	NR	NR	NR	NR	NR	NR
2,2-Dichloropropane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
2-Chlorotoluene	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
2-Hexanone	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
4-Chlorotoluene	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
4-Ethyltoluene	NS	NS	NR	NR	NR	NR	NR	NR	NR
Acetone	**0.05**	100	1 U	0.51 U	0.49 U	0.47 U	0.52 U	0.4 U	0.5 U
Acrolein	NS	NS	1 U	0.51 U	0.49 U	0.47 U	0.52 U	0.4 U	0.5 U
Acrylonitrile	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Benzene	0.06	4.8	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Bromobenzene	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Bromochloromethane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Bromodichloromethane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Bromoform	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Bromomethane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Carbon Disulfide	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Carbon Tetrachloride	0.76	2.4	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Chlorobenzene	1.1	100	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Chloroethane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Chloroform	0.37	49	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Chloromethane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Cis-1,2-Dichloroethylene	**0.25**	100	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	NR
Cis-1,3-Dichloropropene	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Cyclohexane	NS	NS	0.72 JD	0.48 JD	0.29 JD	0.23 U	0.26 U	0.2 U	0.25 U
Cymene	NS	NS	NR	NR	NR	NR	NR	NR	NR
Dibromochloromethane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Dibromomethane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Dichlorodifluoromethane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Dichloroethylenes	NS	NS	NR	NR	NR	NR	NR	NR	NR
Diethyl Ether (Ethyl Ether)	NS	NS	NR	NR	NR	NR	NR	NR	NR
Ethylbenzene	1	41	0.51 U	0.77 D	0.24 U	0.23 U	1 D	0.56 D	0.37 JD
Isopropylbenzene (Cumene)	NS	NS	1.4 D	1.2 D	0.87 D	0.23 U	0.99 D	0.57 D	0.97 D
M,P-Xylenes	NS	NS	1 U	0.74 JD	0.49 U	0.47 U	0.67 JD	0.4 U	0.5 U
Methyl Acetate	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Methyl Ethyl Ketone (2-Butanone)	**0.12**	100	0.51 U	0.26 U	**0.26 JD**	**0.27 JD**	0.26 U	**0.24 JD**	0.25 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Methylcyclohexane	NS	NS	3.9 D	2.7 D	1.7 D	0.23 U	1.7 D	0.92 D	1.4 D
Methylene Chloride	**0.05**	100	1 U	0.51 U	0.49 U	0.47 U	0.52 U	0.4 U	0.5 U
N-Butylbenzene	12	100	2.5 D	2.4 D	1.4 D	0.3 JD	1.9 D	1.2 D	3 D
N-Propylbenzene	3.9	100	2 D	2 D	1.7 D	0.28 JD	1.9 D	1.1 D	1.8 D
O-Xylene (1,2-Dimethylbenzene)	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Sec-Butylbenzene	11	100	2.9 D	2.1 D	1.4 D	0.36 JD	2 D	1.2 D	3.1 D
Styrene	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
T-Butylbenzene	5.9	100	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Tert-Butyl Alcohol	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Tert-Butyl Methyl Ether	0.93	100	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Tetrachloroethylene (PCE)	**1.3**	19	0.51 U	0.26 JD	0.5 D	**2.4 D**	0.58 D	0.36 JD	NR
Toluene	0.7	100	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Total, 1,3-Dichloropropene (Cis And Trans)	NS	NS	NR	NR	NR	NR	NR	NR	NR
Trans-1,2-Dichloroethene	**0.19**	100	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	**0.36 JD**
Trans-1,3-Dichloropropene	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Trans-1,4-Dichloro-2-Butene	NS	NS	NR	NR	NR	NR	NR	NR	NR
Trichloroethylene (TCE)	**0.47**	21	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	NR
Trichlorofluoromethane	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Vinyl Acetate	NS	NS	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Vinyl Chloride	**0.02**	0.9	0.51 U	0.26 U	0.24 U	0.23 U	0.26 U	0.2 U	0.25 U
Xylenes, Total	0.26	100	1.5 U	0.77 U	0.73 U	0.7 U	0.77 U	0.6 U	0.74 U

Table 1
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Volatile Organic Compounds (VOCs)

		AKRF Sample ID	SB005_4-6_20220322	SB005_8_20220322	SB005_8_20220322	SB006_3-5_20220322	SB006_3-5_20220322	SB006_9_20220322	SB007_1-3_20220322
		Laboratory Sample ID	22C1252-01RE1	22C1252-02	22C1252-02RE1	22C1252-03	22C1252-03RE1	22C1252-04	22C1252-05
		Date Sampled	3/22/2022	3/22/2022	3/22/2022	3/22/2022	3/22/2022	3/22/2022	3/22/2022
		Unit	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
		Dilution Factor	10,000	100	5,000	100	5,000	100	100
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1,2-Tetrachloroethane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
1,1,1-Trichloroethane	0.68	100	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
1,1,2,2-Tetrachloroethane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
1,1,2-Trichloroethane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
1,1-Dichloroethane	0.27	26	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
1,1-Dichloroethene	0.33	100	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
1,1-Dichloropropene	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
1,2,3-Trichlorobenzene	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
1,2,3-Trichloropropane	NS	NS	NR	0.27 JD	NR	0.22 U	NR	0.26 U	0.26 U
1,2,4,5-Tetramethylbenzene	NS	NS	NR	NR	NR	NR	NR	NR	NR
1,2,4-Trichlorobenzene	NS	NS	NR	NR	NR	NR	NR	NR	NR
1,2,4-Trimethylbenzene	**3.6**	52	NR	1.9 D	NR	0.22 U	NR	0.26 U	0.26 U
1,2-Dibromo-3-Chloropropane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
1,2-Dichlorobenzene	1.1	100	NR	NR	NR	NR	NR	NR	NR
1,2-Dichloroethane	0.02	3.1	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
1,2-Dichloropropane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	NR	0.59 D	NR	0.22 U	NR	0.26 U	0.26 U
1,3-Dichlorobenzene	2.4	49	NR	NR	NR	NR	NR	NR	NR
1,3-Dichloropropane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
1,4-Dichlorobenzene	1.8	13	NR	NR	NR	NR	NR	NR	NR
1,4-Diethyl Benzene	NS	NS	NR	NR	NR	NR	NR	NR	NR
2,2-Dichloropropane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
2-Chlorotoluene	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
2-Hexanone	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
4-Chlorotoluene	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
4-Ethyltoluene	NS	NS	NR	NR	NR	NR	NR	NR	NR
Acetone	**0.05**	100	NR	0.42 U	NR	0.44 U	NR	0.52 U	0.53 U
Acrolein	NS	NS	NR	0.42 U	NR	0.44 U	NR	0.52 U	0.53 U
Acrylonitrile	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Benzene	0.06	4.8	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Bromobenzene	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Bromochloromethane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Bromodichloromethane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Bromoform	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Bromomethane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Carbon Disulfide	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Carbon Tetrachloride	0.76	2.4	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Chlorobenzene	1.1	100	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Chloroethane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Chloroform	0.37	49	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Chloromethane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Cis-1,2-Dichloroethylene	**0.25**	100	**81 D**	NR	**24 D**	**1.3 D**	NR	**5.2 D**	**0.46 JD**
Cis-1,3-Dichloropropene	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Cyclohexane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Cymene	NS	NS	NR	NR	NR	NR	NR	NR	NR
Dibromochloromethane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Dibromomethane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Dichlorodifluoromethane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Dichloroethylenes	NS	NS	NR	NR	NR	NR	NR	NR	NR
Diethyl Ether (Ethyl Ether)	NS	NS	NR	NR	NR	NR	NR	NR	NR
Ethylbenzene	1	41	NR	0.25 JD	NR	0.22 U	NR	0.26 U	0.26 U
Isopropylbenzene (Cumene)	NS	NS	NR	0.29 JD	NR	0.22 U	NR	0.26 U	0.26 U
M,P-Xylenes	NS	NS	NR	0.42 U	NR	0.44 U	NR	0.52 U	0.53 U
Methyl Acetate	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Methyl Ethyl Ketone (2-Butanone)	**0.12**	100	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Methylcyclohexane	NS	NS	NR	0.48 D	NR	0.22 U	NR	0.26 U	0.26 U
Methylene Chloride	**0.05**	100	NR	0.42 U	NR	0.44 U	NR	0.52 U	0.53 U
N-Butylbenzene	12	100	NR	0.55 D	NR	0.22 U	NR	0.26 U	0.26 U
N-Propylbenzene	3.9	100	NR	0.47 D	NR	0.22 U	NR	0.26 U	0.26 U
O-Xylene (1,2-Dimethylbenzene)	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Sec-Butylbenzene	11	100	NR	0.43 D	NR	0.22 U	NR	0.26 U	0.26 U
Styrene	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
T-Butylbenzene	5.9	100	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Tert-Butyl Alcohol	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Tert-Butyl Methyl Ether	0.93	100	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Tetrachloroethylene (PCE)	**1.3**	19	**1,500 D**	NR	**510 D**	NR	**380 D**	**11 D**	NR
Toluene	0.7	100	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Total, 1,3-Dichloropropene (Cis And Trans)	NS	NS	NR	NR	NR	NR	NR	NR	NR
Trans-1,2-Dichloroethene	**0.19**	100	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Trans-1,3-Dichloropropene	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Trans-1,4-Dichloro-2-Butene	NS	NS	NR	NR	NR	NR	NR	NR	NR
Trichloroethylene (TCE)	**0.47**	21	**76 D**	NR	**34 D**	**1.9 D**	NR	**7.4 D**	0.47 JD
Trichlorofluoromethane	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Vinyl Acetate	NS	NS	NR	0.21 U	NR	0.22 U	NR	0.26 U	0.26 U
Vinyl Chloride	**0.02**	0.9	NR	**0.72 D**	NR	0.22 U	NR	0.26 U	0.26 U
Xylenes, Total	0.26	100	NR	0.63 U	NR	0.66 U	NR	0.78 U	0.79 U

Table 1
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Volatile Organic Compounds (VOCs)

		AKRF Sample ID	SB007_1-3_20220322	SB007_9_20220322	SB007_9_20220323	SB008_5-7_20220323	SB008_9_20220323	SB009_0-2_20220322	SB010_8-10_20220322
		Laboratory Sample ID	22C1252-05RE1	22C1252-06	22C1252-06RE1	22C1308-02	22C1308-03	22C1252-07	22C1252-09
		Date Sampled	3/22/2022	3/22/2022	3/22/2022	3/23/2022	3/23/2022	3/22/2022	3/22/2022
		Unit	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
		Dilution Factor	10,000	100	2,000	1	100	1	100
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1,2-Tetrachloroethane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
1,1,1-Trichloroethane	0.68	100	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
1,1,2,2-Tetrachloroethane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
1,1,2-Trichloroethane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
1,1-Dichloroethane	0.27	26	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
1,1-Dichloroethene	0.33	100	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
1,1-Dichloropropene	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
1,2,3-Trichlorobenzene	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
1,2,3-Trichloropropane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
1,2,4,5-Tetramethylbenzene	NS	NS	NR	NR	NR	NR	NR	NR	NR
1,2,4-Trichlorobenzene	NS	NS	NR	NR	NR	NR	NR	NR	NR
1,2,4-Trimethylbenzene	**3.6**	52	NR	0.24 U	NR	0.13	1.3 D	0.0021 U	0.25 U
1,2-Dibromo-3-Chloropropane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
1,2-Dichlorobenzene	1.1	100	NR	NR	NR	NR	NR	NR	NR
1,2-Dichloroethane	0.02	3.1	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
1,2-Dichloropropane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	NR	0.24 U	NR	0.048	0.53 D	0.0021 U	0.25 U
1,3-Dichlorobenzene	2.4	49	NR	NR	NR	NR	NR	NR	NR
1,3-Dichloropropane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
1,4-Dichlorobenzene	1.8	13	NR	NR	NR	NR	NR	NR	NR
1,4-Diethyl Benzene	NS	NS	NR	NR	NR	NR	NR	NR	NR
2,2-Dichloropropane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
2-Chlorotoluene	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
2-Hexanone	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
4-Chlorotoluene	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
4-Ethyltoluene	NS	NS	NR	NR	NR	NR	NR	NR	NR
Acetone	**0.05**	100	NR	0.48 U	NR	**0.082**	0.49 U	0.0047 J	0.5 U
Acrolein	NS	NS	NR	0.48 U	NR	0.0044 U	0.49 U	0.0043 U	0.5 U
Acrylonitrile	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Benzene	0.06	4.8	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Bromobenzene	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Bromochloromethane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Bromodichloromethane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Bromoform	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Bromomethane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Carbon Disulfide	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Carbon Tetrachloride	0.76	2.4	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Chlorobenzene	1.1	100	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Chloroethane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Chloroform	0.37	49	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Chloromethane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Cis-1,2-Dichloroethylene	**0.25**	100	NR	NR	**20 D**	0.0022 U	0.25 U	0.0021 U	0.25 U
Cis-1,3-Dichloropropene	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Cyclohexane	NS	NS	NR	0.24 U	NR	0.0072	0.25 U	0.0021 U	0.25 U
Cymene	NS	NS	NR	NR	NR	NR	NR	NR	NR
Dibromochloromethane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Dibromomethane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Dichlorodifluoromethane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Dichloroethylenes	NS	NS	NR	NR	NR	NR	NR	NR	NR
Diethyl Ether (Ethyl Ether)	NS	NS	NR	NR	NR	NR	NR	NR	NR
Ethylbenzene	1	41	NR	0.24 U	NR	0.026	0.25 U	0.0021 U	0.25 U
Isopropylbenzene (Cumene)	NS	NS	NR	0.24 U	NR	0.012	0.25 U	0.0021 U	0.25 U
M,P-Xylenes	NS	NS	NR	0.48 U	NR	0.054	0.49 U	0.0043 U	0.5 U
Methyl Acetate	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Methyl Ethyl Ketone (2-Butanone)	**0.12**	100	NR	0.24 U	NR	0.027	0.25 U	0.0021 U	0.25 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Methylcyclohexane	NS	NS	NR	0.24 U	NR	0.027	0.25 U	0.0021 U	0.25 U
Methylene Chloride	**0.05**	100	NR	0.48 U	NR	0.0092	0.49 U	0.014	0.5 U
N-Butylbenzene	12	100	NR	0.24 U	NR	0.011	0.26 JD	0.0021 U	0.25 U
N-Propylbenzene	3.9	100	NR	0.24 U	NR	0.019	0.25 U	0.0021 U	0.25 U
O-Xylene (1,2-Dimethylbenzene)	NS	NS	NR	0.24 U	NR	0.0094	0.25 U	0.0021 U	0.25 U
Sec-Butylbenzene	11	100	NR	0.24 U	NR	0.0095	0.25 U	0.0021 U	0.25 U
Styrene	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
T-Butylbenzene	5.9	100	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Tert-Butyl Alcohol	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Tert-Butyl Methyl Ether	0.93	100	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Tetrachloroethylene (PCE)	**1.3**	19	**1,900 D**	NR	**250 D**	0.0029 J	0.25 U	0.012	0.25 U
Toluene	0.7	100	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Total, 1,3-Dichloropropene (Cis And Trans)	NS	NS	NR	NR	NR	NR	NR	NR	NR
Trans-1,2-Dichloroethene	**0.19**	100	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Trans-1,3-Dichloropropene	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Trans-1,4-Dichloro-2-Butene	NS	NS	NR	NR	NR	NR	NR	NR	NR
Trichloroethylene (TCE)	**0.47**	21	NR	NR	**24 D**	0.0022 U	0.25 U	0.0021 U	0.25 U
Trichlorofluoromethane	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Vinyl Acetate	NS	NS	NR	0.24 U	NR	0.0022 U	0.25 U	0.0021 U	0.25 U
Vinyl Chloride	**0.02**	0.9	NR	0.24 U	NR	0.016	0.25 U	0.0021 U	0.25 U
Xylenes, Total	0.26	100	NR	0.71 U	NR	0.063	0.74 U	0.0064 U	0.75 U

Table 1
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Volatile Organic Compounds (VOCs)

		AKRF Sample ID	SB011_0-2_20220323	SB012_5-7_20220323	SB013_0-2_20220324	SB014_0-2_20220324
		Laboratory Sample ID	22C1308-05	22C1308-07	22C1396-01	22C1396-02
		Date Sampled	3/23/2022	3/23/2022	3/24/2022	3/24/2022
		Unit	mg/kg	mg/kg	mg/kg	mg/kg
		Dilution Factor	1	1	1	1
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1,2-Tetrachloroethane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,1,1-Trichloroethane	0.68	100	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,1,2,2-Tetrachloroethane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,1,2-Trichloroethane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,1-Dichloroethane	0.27	26	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,1-Dichloroethene	0.33	100	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,1-Dichloropropene	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,2,3-Trichlorobenzene	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,2,3-Trichloropropane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,2,4,5-Tetramethylbenzene	NS	NS	NR	NR	NR	NR
1,2,4-Trichlorobenzene	NS	NS	NR	NR	NR	NR
1,2,4-Trimethylbenzene	**3.6**	52	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,2-Dibromo-3-Chloropropane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,2-Dichlorobenzene	1.1	100	NR	NR	NR	NR
1,2-Dichloroethane	0.02	3.1	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,2-Dichloropropane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,3-Dichlorobenzene	2.4	49	NR	NR	NR	NR
1,3-Dichloropropane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
1,4-Dichlorobenzene	1.8	13	NR	NR	NR	NR
1,4-Diethyl Benzene	NS	NS	NR	NR	NR	NR
2,2-Dichloropropane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
2-Chlorotoluene	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
2-Hexanone	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
4-Chlorotoluene	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
4-Ethyltoluene	NS	NS	NR	NR	NR	NR
Acetone	**0.05**	100	**0.1**	0.0059 J	0.0044 U	0.0044 U
Acrolein	NS	NS	0.0049 U	0.0042 U	0.0044 U	0.0044 U
Acrylonitrile	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Benzene	0.06	4.8	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Bromobenzene	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Bromochloromethane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Bromodichloromethane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Bromoform	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Bromomethane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Carbon Disulfide	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Carbon Tetrachloride	0.76	2.4	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Chlorobenzene	1.1	100	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Chloroethane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Chloroform	0.37	49	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Chloromethane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Cis-1,2-Dichloroethylene	**0.25**	100	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Cis-1,3-Dichloropropene	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Cyclohexane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Cymene	NS	NS	NR	NR	NR	NR
Dibromochloromethane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Dibromomethane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Dichlorodifluoromethane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Dichloroethylenes	NS	NS	NR	NR	NR	NR
Diethyl Ether (Ethyl Ether)	NS	NS	NR	NR	NR	NR
Ethylbenzene	1	41	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Isopropylbenzene (Cumene)	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
M,P-Xylenes	NS	NS	0.0049 U	0.0042 U	0.0044 U	0.0044 U
Methyl Acetate	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Methyl Ethyl Ketone (2-Butanone)	**0.12**	100	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Methylcyclohexane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Methylene Chloride	**0.05**	100	**0.067**	0.022	0.027	0.025
N-Butylbenzene	12	100	0.0024 U	0.0021 U	0.0022 U	0.0022 U
N-Propylbenzene	3.9	100	0.0024 U	0.0021 U	0.0022 U	0.0022 U
O-Xylene (1,2-Dimethylbenzene)	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Sec-Butylbenzene	11	100	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Styrene	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
T-Butylbenzene	5.9	100	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Tert-Butyl Alcohol	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Tert-Butyl Methyl Ether	0.93	100	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Tetrachloroethylene (PCE)	**1.3**	19	0.052	0.0021 U	0.0022 U	0.0022 U
Toluene	0.7	100	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Total, 1,3-Dichloropropene (Cis And Trans)	NS	NS	NR	NR	NR	NR
Trans-1,2-Dichloroethene	**0.19**	100	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Trans-1,3-Dichloropropene	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Trans-1,4-Dichloro-2-Butene	NS	NS	NR	NR	NR	NR
Trichloroethylene (TCE)	**0.47**	21	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Trichlorofluoromethane	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Vinyl Acetate	NS	NS	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Vinyl Chloride	**0.02**	0.9	0.0024 U	0.0021 U	0.0022 U	0.0022 U
Xylenes, Total	0.26	100	0.0073 U	0.0063 U	0.0066 U	0.0066 U

Table 2
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Semivolatile Organic Compounds (SVOCs)

		AKRF Sample ID	SB001_1-3_20220321	SB002_5-7_20220321	SB002_5-7_20220321	SB003_3-5_20220321	SB003_3-5_20220321	SB004_5-7_20220321
		Laboratory Sample ID	22C1166-01	22C1166-04	22C1166-04RE1	22C1166-07	22C1166-07RE1	22C1166-09
		Date Sampled	3/21/2022	3/21/2022	3/21/2022	3/21/2022	3/21/2022	3/21/2022
		Unit	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
		Dilution Factor	2	2	100	2	50	2
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,2,4,5-Tetrachlorobenzene	NS	NS	0.0928 U	0.101 U	NR	0.103 U	NR	0.0932 U
2,3,4,6-Tetrachlorophenol	NS	NS	0.0928 U	0.101 U	NR	0.103 U	NR	0.0932 U
2,4,5-Trichlorophenol	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
2,4,6-Trichlorophenol	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
2,4-Dichlorophenol	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
2,4-Dimethylphenol	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
2,4-Dinitrophenol	NS	NS	0.0928 U	0.101 U	NR	0.103 U	NR	0.0932 U
2,4-Dinitrotoluene	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
2,6-Dinitrotoluene	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
2-Chloronaphthalene	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
2-Chlorophenol	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
2-Methylnaphthalene	NS	NS	0.0465 U	NR	17.8 D	NR	7.97 D	NR
2-Methylphenol (O-Cresol)	0.33	100	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
2-Nitroaniline	NS	NS	0.0928 U	0.101 U	NR	0.103 U	NR	0.0932 U
2-Nitrophenol	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
3- And 4- Methylphenol (Total)	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
3,3'-Dichlorobenzidine	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
3-Nitroaniline	NS	NS	0.0928 U	0.101 U	NR	0.103 U	NR	0.0932 U
4,6-Dinitro-2-Methylphenol	NS	NS	0.0928 U	0.101 U	NR	0.103 U	NR	0.0932 U
4-Bromophenyl Phenyl Ether	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
4-Chloro-3-Methylphenol	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
4-Chloroaniline	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
4-Chlorophenyl Phenyl Ether	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
4-Nitroaniline	NS	NS	0.0928 U	0.101 U	NR	0.103 U	NR	0.0932 U
4-Nitrophenol	NS	NS	0.0928 U	0.101 U	NR	0.103 U	NR	0.0932 U
Acenaphthene	20	100	0.0465 U	0.0508 U	NR	0.353 D	NR	0.55 D
Acenaphthylene	100	100	0.0465 U	0.0508 U	NR	0.128 D	NR	0.218 D
Acetophenone	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Anthracene	100	100	0.0465 U	0.193 D	NR	0.128 D	NR	0.26 D
Atrazine	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Benzaldehyde	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Benzo(a)Anthracene	1	1	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Benzo(a)Pyrene	1	1	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Benzo(b)Fluoranthene	1	1	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Benzo(g,h,i)Perylene	100	100	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Benzo(k)Fluoranthene	0.8	3.9	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Benzoic Acid	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Benzyl Alcohol	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Benzyl Butyl Phthalate	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Biphenyl (Diphenyl)	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Bis(2-Chloroethoxy) Methane	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Bis(2-Chloroethyl) Ether (2-Chloroethyl Ether)	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Bis(2-Chloroisopropyl) Ether	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Bis(2-Ethylhexyl) Phthalate	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Caprolactam	NS	NS	0.0928 U	0.101 U	NR	0.103 U	NR	0.0932 U
Carbazole	NS	NS	0.0465 U	0.0508 U	NR	0.0708 JD	NR	0.0467 U
Chrysene	1	3.9	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Dibenz(a,h)Anthracene	0.33	0.33	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Dibenzofuran	7	59	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Diethyl Phthalate	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Dimethyl Phthalate	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Di-N-Butyl Phthalate	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Di-N-Octylphthalate	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Fluoranthene	100	100	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0641 JD
Fluorene	30	100	0.0465 U	0.979 D	NR	0.655 D	NR	0.791 D
Hexachlorobenzene	0.33	1.2	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Hexachlorocyclopentadiene	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Hexachloroethane	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Isophorone	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Nitrobenzene	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
N-Nitrosodi-N-Propylamine	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
N-Nitrosodiphenylamine	NS	NS	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Pentachlorophenol	0.8	6.7	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Phenanthrene	100	100	0.0465 U	1.79 D	NR	1.24 D	NR	2.22 D
Phenol	0.33	100	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.0467 U
Pyrene	100	100	0.0465 U	0.0508 U	NR	0.0516 U	NR	0.161 D

Table 2
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Semivolatile Organic Compounds (SVOCs)

		AKRF Sample ID	SB004_5-7_20220321	SB005_4-6_20220322	SB006_3-5_20220322	SB007_1-3_20220322	SB008_5-7_20220323	SB009_0-2_20220322
		Laboratory Sample ID	22C1166-09RE1	22C1252-01	22C1252-03	22C1252-05	22C1308-02	22C1252-07
		Date Sampled	3/21/2022	3/22/2022	3/22/2022	3/22/2022	3/23/2022	3/22/2022
		Unit	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
		Dilution Factor	10	2	2	2	2	2
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,2,4,5-Tetrachlorobenzene	NS	NS	NR	0.0935 U	0.0876 U	0.0918 U	0.0944 U	0.0925 U
2,3,4,6-Tetrachlorophenol	NS	NS	NR	0.0935 U	0.0876 U	0.0918 U	0.0944 U	0.0925 U
2,4,5-Trichlorophenol	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
2,4,6-Trichlorophenol	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
2,4-Dichlorophenol	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
2,4-Dimethylphenol	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
2,4-Dinitrophenol	NS	NS	NR	0.0935 U	0.0876 U	0.0918 U	0.0944 U	0.0925 U
2,4-Dinitrotoluene	NS	NS	NR	0.0469 U	0.0439 U	1.11 D	0.0473 U	0.0463 U
2,6-Dinitrotoluene	NS	NS	NR	0.0469 U	0.0439 U	1.41 D	0.0473 U	0.0463 U
2-Chloronaphthalene	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
2-Chlorophenol	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
2-Methylnaphthalene	NS	NS	6.03 D	0.0469 U	0.0439 U	0.046 U	0.369 D	0.0463 U
2-Methylphenol (O-Cresol)	0.33	100	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
2-Nitroaniline	NS	NS	NR	0.0935 U	0.0876 U	0.0918 U	0.0944 U	0.0925 U
2-Nitrophenol	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
3- And 4- Methylphenol (Total)	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
3,3'-Dichlorobenzidine	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
3-Nitroaniline	NS	NS	NR	0.0935 U	0.0876 U	0.0918 U	0.0944 U	0.0925 U
4,6-Dinitro-2-Methylphenol	NS	NS	NR	0.0935 U	0.0876 U	0.0918 U	0.0944 U	0.0925 U
4-Bromophenyl Phenyl Ether	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
4-Chloro-3-Methylphenol	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
4-Chloroaniline	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
4-Chlorophenyl Phenyl Ether	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
4-Nitroaniline	NS	NS	NR	0.0935 U	0.0876 U	0.0918 U	0.0944 U	0.0925 U
4-Nitrophenol	NS	NS	NR	0.0935 U	0.0876 U	0.0918 U	0.0944 U	0.0925 U
Acenaphthene	20	100	NR	0.272 D	0.0439 U	0.046 U	0.443 D	0.0463 U
Acenaphthylene	100	100	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Acetophenone	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Anthracene	100	100	NR	0.104 D	0.0439 U	0.046 U	0.235 D	0.0463 U
Atrazine	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Benzaldehyde	NS	NS	NR	0.0469 U	0.0439 U	0.193 D	0.0473 U	0.0463 U
Benzo(a)Anthracene	1	1	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Benzo(a)Pyrene	1	1	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Benzo(b)Fluoranthene	1	1	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Benzo(g,h,i)Perylene	100	100	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Benzo(k)Fluoranthene	0.8	3.9	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Benzoic Acid	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Benzyl Alcohol	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Benzyl Butyl Phthalate	NS	NS	NR	0.0469 U	0.0439 U	0.279 D	0.0473 U	0.0463 U
Biphenyl (Diphenyl)	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Bis(2-Chloroethoxy) Methane	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Bis(2-Chloroethyl) Ether (2-Chloroethyl Ether)	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Bis(2-Chloroisopropyl) Ether	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Bis(2-Ethylhexyl) Phthalate	NS	NS	NR	0.0469 U	0.0439 U	2.77 D	0.0473 U	0.0463 U
Caprolactam	NS	NS	NR	0.0935 U	0.0876 U	0.0918 U	0.0944 U	0.0925 U
Carbazole	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Chrysene	1	3.9	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Dibenz(a,h)Anthracene	0.33	0.33	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Dibenzofuran	7	59	NR	0.354 D	0.0439 U	0.046 U	0.391 D	0.0463 U
Diethyl Phthalate	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Dimethyl Phthalate	NS	NS	NR	0.0469 U	0.0439 U	0.411 D	0.0473 U	0.0463 U
Di-N-Butyl Phthalate	NS	NS	NR	0.0469 U	0.0439 U	0.0954 D	0.0473 U	0.0463 U
Di-N-Octylphthalate	NS	NS	NR	0.0469 U	0.0439 U	0.118 D	0.0473 U	0.0463 U
Fluoranthene	100	100	NR	0.0469 U	0.0439 U	0.046 U	0.0559 JD	0.0463 U
Fluorene	30	100	NR	0.557 D	0.0439 U	0.046 U	0.727 D	0.0463 U
Hexachlorobenzene	0.33	1.2	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Hexachlorocyclopentadiene	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Hexachloroethane	NS	NS	NR	0.0469 U	0.0439 U	1.03 D	0.0473 U	0.0463 U
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Isophorone	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Nitrobenzene	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
N-Nitrosodi-N-Propylamine	NS	NS	NR	0.0469 U	0.0439 U	0.102 D	0.0473 U	0.0463 U
N-Nitrosodiphenylamine	NS	NS	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Pentachlorophenol	0.8	6.7	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Phenanthrene	100	100	NR	1.13 D	0.0439 U	0.046 U	1.83 D	0.0463 U
Phenol	0.33	100	NR	0.0469 U	0.0439 U	0.046 U	0.0473 U	0.0463 U
Pyrene	100	100	NR	0.056 JD	0.0439 U	0.046 U	0.0913 JD	0.0463 U

Table 2
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Semivolatile Organic Compounds (SVOCs)

		AKRF Sample ID	SB010_8-10_20220322	SB011_0-2_20220323	SB012_5-7_20220323	SB013_0-2_20220324	SB014_0-2_20220324
		Laboratory Sample ID	22C1252-09	22C1308-05	22C1308-07	22C1396-01	22C1396-02
		Date Sampled	3/22/2022	3/23/2022	3/23/2022	3/24/2022	3/24/2022
		Unit	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
		Dilution Factor	2	2	2	2	2
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,2,4,5-Tetrachlorobenzene	NS	NS	0.0956 U	0.094 U	0.0923 U	0.0947 U	0.0936 U
2,3,4,6-Tetrachlorophenol	NS	NS	0.0956 U	0.094 U	0.0923 U	0.0947 U	0.0936 U
2,4,5-Trichlorophenol	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
2,4,6-Trichlorophenol	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
2,4-Dichlorophenol	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
2,4-Dimethylphenol	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
2,4-Dinitrophenol	NS	NS	0.0956 U	0.094 U	0.0923 U	0.0947 U	0.0936 U
2,4-Dinitrotoluene	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
2,6-Dinitrotoluene	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
2-Chloronaphthalene	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
2-Chlorophenol	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
2-Methylnaphthalene	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
2-Methylphenol (O-Cresol)	0.33	100	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
2-Nitroaniline	NS	NS	0.0956 U	0.094 U	0.0923 U	0.0947 U	0.0936 U
2-Nitrophenol	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
3- And 4- Methylphenol (Total)	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
3,3'-Dichlorobenzidine	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
3-Nitroaniline	NS	NS	0.0956 U	0.094 U	0.0923 U	0.0947 U	0.0936 U
4,6-Dinitro-2-Methylphenol	NS	NS	0.0956 U	0.094 U	0.0923 U	0.0947 U	0.0936 U
4-Bromophenyl Phenyl Ether	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
4-Chloro-3-Methylphenol	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
4-Chloroaniline	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
4-Chlorophenyl Phenyl Ether	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
4-Nitroaniline	NS	NS	0.0956 U	0.094 U	0.0923 U	0.0947 U	0.0936 U
4-Nitrophenol	NS	NS	0.0956 U	0.094 U	0.0923 U	0.0947 U	0.0936 U
Acenaphthene	20	100	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Acenaphthylene	100	100	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Acetophenone	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Anthracene	100	100	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Atrazine	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Benzaldehyde	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Benzo(a)Anthracene	1	1	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Benzo(a)Pyrene	1	1	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Benzo(b)Fluoranthene	1	1	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Benzo(g,h,i)Perylene	100	100	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Benzo(k)Fluoranthene	0.8	3.9	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Benzoic Acid	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Benzyl Alcohol	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Benzyl Butyl Phthalate	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Biphenyl (Diphenyl)	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Bis(2-Chloroethoxy) Methane	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Bis(2-Chloroethyl) Ether (2-Chloroethyl Ether)	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Bis(2-Chloroisopropyl) Ether	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Bis(2-Ethylhexyl) Phthalate	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Caprolactam	NS	NS	0.0956 U	0.094 U	0.0923 U	0.0947 U	0.0936 U
Carbazole	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Chrysene	1	3.9	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Dibenz(a,h)Anthracene	0.33	0.33	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Dibenzofuran	7	59	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Diethyl Phthalate	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Dimethyl Phthalate	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Di-N-Butyl Phthalate	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Di-N-Octylphthalate	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Fluoranthene	100	100	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Fluorene	30	100	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Hexachlorobenzene	0.33	1.2	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Hexachlorocyclopentadiene	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Hexachloroethane	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Isophorone	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Nitrobenzene	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
N-Nitrosodi-N-Propylamine	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
N-Nitrosodiphenylamine	NS	NS	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Pentachlorophenol	0.8	6.7	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Phenanthrene	100	100	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Phenol	0.33	100	0.0479 U	0.0471 U	0.0463 U	0.0475 U	0.0469 U
Pyrene	100	100	0.0825 JD	0.0471 U	0.0463 U	0.0475 U	0.0469 U

Table 3
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Metals

		AKRF Sample ID	SB001_1-3_20220321	SB002_5-7_20220321	SB003_3-5_20220321	SB004_5-7_20220321	SB005_4-6_20220322
		Laboratory Sample ID	22C1166-01	22C1166-04	22C1166-07	22C1166-09	22C1252-01
		Date Sampled	3/21/2022	3/21/2022	3/21/2022	3/21/2022	3/22/2022
		Unit	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
		Dilution Factor	1	1	1	1	1
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
Aluminum	NS	NS	10,700	6,890	15,200	10,100	13,200
Antimony	NS	NS	2.82 U	3.11 U	3.17 U	2.81 U	4.74
Arsenic	13	16	1.69 U	1.86 U	1.9 U	1.69 U	1.73 U
Barium	350	400	79.4	53.1	137	107	135
Beryllium	7.2	72	0.056 U	0.062 U	0.063 U	0.056 U	0.058 U
Cadmium	2.5	4.3	0.338 U	0.373 U	0.38 U	0.494	0.346 U
Calcium	NS	NS	1,420	1,140	3,340	24,700	1,590
Chromium, Total	NS	NS	18.7	14	28	23.1	24.2
Cobalt	NS	NS	8.64	3.74	11.1	9.2	12.2
Copper	**50**	270	29.8	3.31	30.1	**73.9**	32.4
Iron	NS	NS	15,600	7,260	19,800	16,500	21,000
Lead	**63**	400	5.01	6.8	27.9	**107**	6.22
Magnesium	NS	NS	2,960	1,010	4,250	4,230	4,290
Manganese	1,600	2,000	402	86.9	632	315	979
Mercury	**0.18**	0.81	0.0338 U	0.0373 U	0.0486	**1.55**	0.0346 U
Nickel	30	310	18.3 B	7.28 B	21.1 B	19.3 B	19.3
Potassium	NS	NS	2,460 B	331 B	3,500 B	3,190 B	3,900 B
Selenium	3.9	180	2.82 U	3.11 U	3.17 U	2.81 U	2.89 U
Silver	2	180	0.564 U	0.621 U	0.634 U	0.563 U	0.577 U
Sodium	NS	NS	89.1	92.9	259	221	102
Thallium	NS	NS	2.82 U	3.11 U	3.17 U	2.81 U	2.89 U
Vanadium	NS	NS	26.3	23	34.3	28.8	33.1
Zinc	**109**	10,000	65.7	18.5	63.9	**146**	45.3

Table 3
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Metals

		AKRF Sample ID	SB006_3-5_20220322	SB007_1-3_20220322	SB008_5-7_20220323	SB009_0-2_20220322	SB010_8-10_20220322
		Laboratory Sample ID	22C1252-03	22C1252-05	22C1308-02	22C1252-07	22C1252-09
		Date Sampled	3/22/2022	3/22/2022	3/23/2022	3/22/2022	3/22/2022
		Unit	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
		Dilution Factor	1	1	1	1	1
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
Aluminum	NS	NS	8,520	7,990	11,500	12,500	6,470
Antimony	NS	NS	2.63 U	2.82 U	3.96	3.08	2.92 U
Arsenic	13	16	1.58 U	1.69 U	1.74 U	1.69 U	1.75 U
Barium	350	400	81.6	69.5	110	76	56.8
Beryllium	7.2	72	0.053 U	0.056 U	0.058 U	0.056 U	0.058 U
Cadmium	2.5	4.3	0.316 U	0.339 U	0.348 U	0.337 U	0.351 U
Calcium	NS	NS	1,280	1,270	1,540	1,540	1,420
Chromium, Total	NS	NS	16.7	16.5	22.9	20	16.3
Cobalt	NS	NS	8.65	7.56	9.98	10.3	7.21
Copper	**50**	270	21.7	22.7	32	22.7	21.6
Iron	NS	NS	14,100	13,500	18,500	17,300	13,100
Lead	**63**	400	4.31	4.36	4.84	8.46	3.94
Magnesium	NS	NS	3,080	2,790	3,580	3,510	2,700
Manganese	1,600	2,000	241	270	657	336	149
Mercury	**0.18**	0.81	0.0316 U	0.0548	0.0348 U	0.0337 U	0.0351 U
Nickel	30	310	15.9	13.2	21.6	16	14.9
Potassium	NS	NS	2,890 B	2,370 B	3,250 B	1,980 B	2,070 B
Selenium	3.9	180	2.63 U	2.82 U	2.9 U	2.81 U	2.92 U
Silver	2	180	0.527 U	0.565 U	0.579 U	0.562 U	0.584 U
Sodium	NS	NS	84.1	77.8	120	142	139
Thallium	NS	NS	2.63 U	2.82 U	2.9 U	2.81 U	2.92 U
Vanadium	NS	NS	22.4	23.1	33	28.6	23
Zinc	**109**	10,000	32.5	27.9	37.3	36.1	28.7

Table 3
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Soil Analytical Results of Metals

		AKRF Sample ID	SB011_0-2_20220323	SB012_5-7_20220323	SB013_0-2_20220324	SB014_0-2_20220324
		Laboratory Sample ID	22C1308-05	22C1308-07	22C1396-01	22C1396-02
		Date Sampled	3/23/2022	3/23/2022	3/24/2022	3/24/2022
		Unit	mg/kg	mg/kg	mg/kg	mg/kg
		Dilution Factor	1	1	1	1
Compound	**NYSDEC UUSCO**	**NYSDEC RRSCO**	CONC Q	CONC Q	CONC Q	CONC Q
Aluminum	NS	NS	9,020	10,900	9,880	19,200
Antimony	NS	NS	2.84 U	3.85	4.01	8
Arsenic	13	16	2.89	1.67 U	2.17	1.84
Barium	350	400	68.8	95	71.5	125
Beryllium	7.2	72	0.057 U	0.056 U	0.058 U	0.057 U
Cadmium	2.5	4.3	0.34 U	0.334 U	0.35 U	0.341 U
Calcium	NS	NS	1,640	2,450	1,330	1,580
Chromium, Total	NS	NS	11.7	25.4	16	31.3
Cobalt	NS	NS	6.57	10.9	4.97	13
Copper	**50**	270	4.14	31.2	5.36	28.5
Iron	NS	NS	11,900	18,900	13,800	23,500
Lead	**63**	400	11.8	6.36	35.9	9.7
Magnesium	NS	NS	1,150	4,010	1,490	6,220
Manganese	1,600	2,000	71.1	180	77.5	593
Mercury	**0.18**	0.81	0.034 U	0.0334 U	0.035 U	0.08
Nickel	30	310	7.84	23.8	10.9	26.9
Potassium	NS	NS	577 B	3,900 B	531 B	4,130 B
Selenium	3.9	180	2.84 U	2.79 U	2.91 U	2.84 U
Silver	2	180	0.567 U	0.557 U	0.583 U	0.568 U
Sodium	NS	NS	159	217	275	519
Thallium	NS	NS	2.84 U	2.79 U	2.91 U	2.84 U
Vanadium	NS	NS	23.3	35.8	23.2	40
Zinc	**109**	10,000	19.6	40.5	21.1	40.7

Table 4
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Groundwater Analytical Results of VOCs

AKRF Sample ID		TWP-1	TWP-2	GW001_20220323	GW001_20220323	GW002_20220321	GW002_20220321	GW003_20220321	GW003_20220321
Laboratory Sample ID		L2207214-03	L2207214-06	22C1308-01	22C1308-01RE1	22C1166-06	22C1166-06RE1	22C1252-08	22C1252-08RE1
Date Sampled		2/10/2022	2/10/2022	3/23/2022	3/23/2022	3/21/2022	3/21/2022	3/21/2022	3/21/2022
Unit		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
Dilution Factor		1	400	10	1,000	5	10	1	50
Compound	**AWQSGV**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1,2-Tetrachloroethane	5	2.5 U	1,000 U	3.9 JD	NR	1 U	NR	0.2 U	NR
1,1,1-Trichloroethane	5	2.5 U	1,000 U	2.9 JD	NR	1 U	NR	0.2 U	NR
1,1,2,2-Tetrachloroethane	5	0.5 U	200 U	2 U	NR	2.25 JD	NR	0.2 U	NR
1,1,2-Trichloro-1,2,2-Trifluoroethane	5	NR	NR	2 U	NR	1 U	NR	0.2 U	NR
1,1,2-Trichloroethane	**1**	1.5 U	600 U	**6.4 D**	NR	**5.9 D**	NR	0.37 J	NR
1,1-Dichloroethane	5	2.5 U	1,000 U	2.1 JD	NR	1 U	NR	0.2 U	NR
1,1-Dichloroethene	**5**	0.5 U	200 U	**21.6 D**	NR	1 U	NR	0.2 U	NR
1,1-Dichloropropene	5	2.5 U	1,000 U	NR	NR	NR	NR	NR	NR
1,2,3-Trichlorobenzene	5	2.5 U	1,000 U	2 U	NR	1.35 JD	NR	0.2 U	NR
1,2,3-Trichloropropane	**0.04**	2.5 U	1,000 U	2 U	NR	1 U	NR	0.2 U	NR
1,2,4,5-Tetramethylbenzene	**5**	**8.6**	800 U	NR	NR	NR	NR	NR	NR
1,2,4-Trichlorobenzene	5	2.5 U	1,000 U	NR	NR	NR	NR	NR	NR
1,2,4-Trimethylbenzene	**5**	2.5 U	1,000 U	**40.8 D**	NR	**22.6 D**	NR	4.45	NR
1,2-Dibromo-3-Chloropropane	**0.04**	2.5 U	1,000 U	2 U	NR	**8.25 D**	NR	0.2 U	NR
1,2-Dibromoethane (Ethylene Dibromide)	0.0006	2 U	800 U	2 U	NR	1 U	NR	0.2 U	NR
1,2-Dichlorobenzene	3	2.5 U	1,000 U	NR	NR	NR	NR	NR	NR
1,2-Dichloroethane	0.6	0.5 U	200 U	2 U	NR	1 U	NR	0.2 U	NR
1,2-Dichloropropane	1	1 U	400 U	2 U	NR	1 U	NR	0.2 U	NR
1,3,5-Trimethylbenzene (Mesitylene)	**5**	2.5 U	1,000 U	**13 D**	NR	**10.4 D**	NR	1.38	NR
1,3-Dichlorobenzene	3	2.5 U	1,000 U	NR	NR	NR	NR	NR	NR
1,3-Dichloropropane	5	2.5 U	1,000 U	2 U	NR	1 U	NR	0.2 U	NR
1,4-Dichlorobenzene	3	2.5 U	1,000 U	NR	NR	NR	NR	NR	NR
1,4-Diethyl Benzene	NS	1.4 J	800 U	4.6 JD	NR	19 D	NR	2.07	NR
2,2-Dichloropropane	5	2.5 U	1,000 U	NR	NR	NR	NR	NR	NR
2-Chlorotoluene	5	2.5 U	1,000 U	NR	NR	NR	NR	NR	NR
2-Hexanone	50	5 U	2,000 U	2 U	NR	16.2 D	NR	1.48	NR
4-Chlorotoluene	5	2.5 U	1,000 U	NR	NR	NR	NR	NR	NR
4-Ethyltoluene	NS	2 U	800 U	9.8 D	NR	5.5 D	NR	0.97	NR
Acetone	**50**	45	2,000 U	**79.1 D**	NR	9.9 JD	NR	15.7	NR
Acrolein	5	NR	NR	2 U	NR	1 U	NR	0.2 J	NR
Acrylonitrile	5	5 U	2,000 U	2 U	NR	1 U	NR	0.2 U	NR
Benzene	**1**	**3.2**	200 U	2 U	NR	**3.25 D**	NR	0.2 J	NR
Bromobenzene	5	2.5 U	1,000 U	NR	NR	NR	NR	NR	NR
Bromochloromethane	5	2.5 U	1,000 U	2 U	NR	1 U	NR	0.2 U	NR
Bromodichloromethane	50	0.5 U	200 U	2 U	NR	1 U	NR	0.2 U	NR
Bromoform	50	2 U	800 U	2 U	NR	1 U	NR	0.2 U	NR
Bromomethane	5	2.5 U	1,000 U	2 U	NR	1 U	NR	0.2 U	NR
Carbon Disulfide	60	5 U	2,000 U	2 U	NR	1 U	NR	0.2 U	NR
Carbon Tetrachloride	5	0.5 U	200 U	2 U	NR	1 U	NR	0.2 U	NR
Chlorobenzene	5	2.5 U	1,000 U	4 JD	NR	1 U	NR	0.2 U	NR
Chloroethane	5	2.5 U	1,000 U	2 U	NR	1 U	NR	0.2 U	NR
Chloroform	7	2.5 U	1,000 U	2 U	NR	1 U	NR	0.2 U	NR
Chloromethane	5	2.5 U	1,000 U	2 U	NR	1 U	NR	0.2 U	NR
Cis-1,2-Dichloroethylene	**5**	2.5 U	**48,000**	NR	**3,110 D**	**63.8 D**	NR	**56.5**	NR
Cis-1,3-Dichloropropene	NS	0.5 U	200 U	2 U	NR	1 U	NR	0.2 U	NR
Cyclohexane	NS	NR	NR	2 U	NR	5.45 D	NR	0.2 U	NR
Cymene	5	2.5 U	1,000 U	NR	NR	NR	NR	NR	NR
Dibromochloromethane	50	0.5 U	200 U	2 U	NR	1 U	NR	0.2 U	NR
Dibromomethane	5	5 U	2,000 U	2 U	NR	1 U	NR	0.2 U	NR
Dichlorodifluoromethane	5	5 U	2,000 U	2 U	NR	1 U	NR	0.2 U	NR
Dichloroethylenes	NS	2.5 U	48,000	NR	NR	NR	NR	NR	NR
Diethyl Ether (Ethyl Ether)	NS	2.5 U	1,000 U	NR	NR	NR	NR	NR	NR
Ethylbenzene	**5**	2.5 U	1,000 U	**16.4 D**	NR	**9.9 D**	NR	1.74	NR
Isopropylbenzene (Cumene)	**5**	4.1	1,000 U	4.3 JD	NR	**17.6 D**	NR	1.92	NR
M,P-Xylenes	**5**	2.5 U	1,000 U	**31.7 D**	NR	**8.7 D**	NR	2.12	NR
Methyl Acetate	NS	NR	NR	2 U	NR	1 U	NR	0.2 U	NR
Methyl Ethyl Ketone (2-Butanone)	**50**	12	2,000 U	**568 D**	NR	12.4 D	NR	12.4	NR
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	5 U	2,000 U	2 U	NR	1 U	NR	0.2 U	NR
Methylcyclohexane	NS	NR	NR	4.4 JD	NR	17.6 D	NR	0.61	NR
Methylene Chloride	5	2.5 U	1,000 U	10 U	NR	5 U	NR	1.77 JB	NR
N-Butylbenzene	**5**	1.5 J	1,000 U	2 U	NR	**14.8 D**	NR	1.38	NR
N-Propylbenzene	**5**	**6**	1,000 U	**6.5 D**	NR	**25.8 D**	NR	2.59	NR
O-Xylene (1,2-Dimethylbenzene)	**5**	2.5 U	1,000 U	**8.4 D**	NR	1 U	NR	0.63	NR
Sec-Butylbenzene	**5**	2 J	1,000 U	2 U	NR	**15.2 D**	NR	1.76	NR
Styrene	5	2.5 U	1,000 U	2 U	NR	1 U	NR	0.2 U	NR
T-Butylbenzene	5	2.5 U	1,000 U	2 U	NR	1.6 JD	NR	0.2 U	NR
Tert-Butyl Alcohol	NS	NR	NR	5 U	NR	2.5 U	NR	0.5 U	NR
Tert-Butyl Methyl Ether	10	2.5 U	1,000 U	2 U	NR	1 U	NR	0.2 U	NR
Tetrachloroethylene (PCE)	**5**	**77**	**31,000**	NR	**103,000 D**	NR	**1,020 D**	NR	**5,860 D**
Toluene	**5**	2.5 U	1,000 U	**8.2 D**	NR	1 U	NR	0.52	NR
Total, 1,3-Dichloropropene (Cis And Trans)	0.4	0.5 U	200 U	NR	NR	NR	NR	NR	NR
Trans-1,2-Dichloroethene	**5**	2.5 U	1,000 U	**72.4 D**	NR	1 U	NR	0.37 J	NR
Trans-1,3-Dichloropropene	NS	0.5 U	200 U	2 U	NR	1 U	NR	0.2 U	NR
Trans-1,4-Dichloro-2-Butene	5	2.5 U	1,000 U	NR	NR	NR	NR	NR	NR
Trichloroethylene (TCE)	**5**	0.46 J	**2,200**	NR	**15,400 D**	**232 D**	NR	NR	**654 D**
Trichlorofluoromethane	5	2.5 U	1,000 U	2 U	NR	1 U	NR	0.2 U	NR
Vinyl Acetate	NS	5 U	2,000 U	NR	NR	NR	NR	NR	NR
Vinyl Chloride	**2**	1 U	**320 J**	**161 D**	NR	1 U	NR	0.2 J	NR
Xylenes, Total	NS	2.5 U	1,000 U	40.1 D	NR	8.7 D	NR	2.75	NR

Table 4
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Groundwater Analytical Results of VOCs

	AKRF Sample ID	GW004_20220321	GW005_20220323	GW005_20220323	GW006_20220323	GW006_20220323	GW007_20220324	GW007_20220324
	Laboratory Sample ID	22C1252-10	22C1308-04	22C1308-04RE1	22C1308-06	22C1308-06RE1	22C1396-03	22C1396-03RE1
	Date Sampled	3/21/2022	3/23/2022	3/23/2022	3/23/2022	3/23/2022	3/24/2022	3/24/2022
	Unit	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
	Dilution Factor	5	20	100	10	20	1	10
Compound	**AWQSGV**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1,2-Tetrachloroethane	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
1,1,1-Trichloroethane	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
1,1,2,2-Tetrachloroethane	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
1,1,2-Trichloro-1,2,2-Trifluoroethane	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
1,1,2-Trichloroethane	**1**	1 U	4 U	NR	**9.7 D**	NR	0.2 U	NR
1,1-Dichloroethane	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
1,1-Dichloroethene	**5**	1 U	4 U	NR	2 U	NR	0.2 U	NR
1,1-Dichloropropene	5	NR	NR	NR	NR	NR	NR	NR
1,2,3-Trichlorobenzene	5	1.75 JD	4 U	NR	3.2 JD	NR	0.2 U	NR
1,2,3-Trichloropropane	**0.04**	1 U	4 U	NR	**4.2 JD**	NR	0.2 U	NR
1,2,4,5-Tetramethylbenzene	**5**	NR	NR	NR	NR	NR	NR	NR
1,2,4-Trichlorobenzene	5	NR	NR	NR	NR	NR	NR	NR
1,2,4-Trimethylbenzene	**5**	1 U	**39.2 D**	NR	**114 D**	NR	1.23	NR
1,2-Dibromo-3-Chloropropane	**0.04**	1 U	4 U	NR	2 U	NR	0.2 U	NR
1,2-Dibromoethane (Ethylene Dibromide)	0.0006	1 U	4 U	NR	2 U	NR	0.2 U	NR
1,2-Dichlorobenzene	3	NR	NR	NR	NR	NR	NR	NR
1,2-Dichloroethane	0.6	1 U	4 U	NR	2 U	NR	0.2 U	NR
1,2-Dichloropropane	1	1 U	4 U	NR	2 U	NR	0.2 U	NR
1,3,5-Trimethylbenzene (Mesitylene)	**5**	1 U	**19.2 D**	NR	**53.3 D**	NR	0.41 J	NR
1,3-Dichlorobenzene	3	NR	NR	NR	NR	NR	NR	NR
1,3-Dichloropropane	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
1,4-Dichlorobenzene	3	NR	NR	NR	NR	NR	NR	NR
1,4-Diethyl Benzene	NS	1 U	18 D	NR	58.2 D	NR	0.81	NR
2,2-Dichloropropane	5	NR	NR	NR	NR	NR	NR	NR
2-Chlorotoluene	5	NR	NR	NR	NR	NR	NR	NR
2-Hexanone	50	5.7 D	4 U	NR	47.6 D	NR	0.35 J	NR
4-Chlorotoluene	5	NR	NR	NR	NR	NR	NR	NR
4-Ethyltoluene	NS	1 U	9 JD	NR	23.9 D	NR	0.2 U	NR
Acetone	**50**	11 D	20 U	NR	15.8 JD	NR	6.7	NR
Acrolein	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
Acrylonitrile	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
Benzene	**1**	1 U	4 U	NR	2 U	NR	0.2 U	NR
Bromobenzene	5	NR	NR	NR	NR	NR	NR	NR
Bromochloromethane	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
Bromodichloromethane	50	1 U	4 U	NR	2 U	NR	0.2 U	NR
Bromoform	50	1 U	4 U	NR	2 U	NR	0.2 U	NR
Bromomethane	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
Carbon Disulfide	60	1 U	4 U	NR	2 U	NR	0.31 J	NR
Carbon Tetrachloride	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
Chlorobenzene	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
Chloroethane	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
Chloroform	7	1 U	4 U	NR	2 U	NR	0.2 U	NR
Chloromethane	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
Cis-1,2-Dichloroethylene	**5**	**16.8 D**	**23.2 D**	NR	**28.4 D**	NR	1.18	NR
Cis-1,3-Dichloropropene	NS	1 U	4 U	NR	2 U	NR	0.2 U	NR
Cyclohexane	NS	1 U	4 U	NR	2.9 JD	NR	0.2 U	NR
Cymene	5	NR	NR	NR	NR	NR	NR	NR
Dibromochloromethane	50	1 U	4 U	NR	2 U	NR	0.2 U	NR
Dibromomethane	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
Dichlorodifluoromethane	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
Dichloroethylenes	NS	NR	NR	NR	NR	NR	NR	NR
Diethyl Ether (Ethyl Ether)	NS	NR	NR	NR	NR	NR	NR	NR
Ethylbenzene	**5**	1 U	4 U	NR	2.4 JD	NR	0.2 U	NR
Isopropylbenzene (Cumene)	**5**	1 U	4 U	NR	**7.5 D**	NR	0.2 U	NR
M,P-Xylenes	**5**	2.5 U	10 U	NR	**37.3 D**	NR	0.5 U	NR
Methyl Acetate	NS	1 U	4 U	NR	2 U	NR	0.2 U	NR
Methyl Ethyl Ketone (2-Butanone)	**50**	4.65 D	6 JD	NR	8.6 D	NR	2.08	NR
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	1 U	4 U	NR	2 U	NR	0.2 U	NR
Methylcyclohexane	NS	1 U	4 U	NR	17.1 D	NR	0.2 U	NR
Methylene Chloride	5	5 U	20 U	NR	10 U	NR	2.43	NR
N-Butylbenzene	**5**	1 U	**5.4 JD**	NR	**19.9 D**	NR	0.3 J	NR
N-Propylbenzene	**5**	1 U	4 U	NR	**6.7 D**	NR	0.2 U	NR
O-Xylene (1,2-Dimethylbenzene)	**5**	1 U	4 U	NR	**7.3 D**	NR	0.2 U	NR
Sec-Butylbenzene	**5**	1.85 JD	4.2 JD	NR	**12.9 D**	NR	0.2 U	NR
Styrene	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
T-Butylbenzene	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
Tert-Butyl Alcohol	NS	2.5 U	10 U	NR	5 U	NR	0.5 U	NR
Tert-Butyl Methyl Ether	10	1 U	4 U	NR	2 U	NR	0.2 U	NR
Tetrachloroethylene (PCE)	**5**	**594 D**	NR	**6,180 D**	NR	**1,550 D**	NR	**179 D**
Toluene	**5**	1 U	4 U	NR	2 U	NR	0.2 J	NR
Total, 1,3-Dichloropropene (Cis And Trans)	0.4	NR	NR	NR	NR	NR	NR	NR
Trans-1,2-Dichloroethene	**5**	1 U	4 U	NR	2 U	NR	0.2 U	NR
Trans-1,3-Dichloropropene	NS	1 U	4 U	NR	2 U	NR	0.2 U	NR
Trans-1,4-Dichloro-2-Butene	5	NR	NR	NR	NR	NR	NR	NR
Trichloroethylene (TCE)	**5**	**187 D**	**301 D**	NR	**343 D**	NR	**18.1**	NR
Trichlorofluoromethane	5	1 U	4 U	NR	2 U	NR	0.2 U	NR
Vinyl Acetate	NS	NR	NR	NR	NR	NR	NR	NR
Vinyl Chloride	**2**	1 U	4 U	NR	2 U	NR	0.2 U	NR
Xylenes, Total	NS	3 U	12 U	NR	44.6 D	NR	0.6 U	NR

Table 5
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Groundwater Analytical Results of SVOCs

	AKRF Sample ID	GW001_20220321	GW001_20220321	GW002_20220321	GW002_20220321	GW004_20220321
	Laboratory Sample ID	22C1166-03	22C1166-03RE1	22C1166-06	22C1166-06RE1	22C1252-10
	Date Sampled	3/21/2022	3/21/2022	3/21/2022	3/21/2022	3/21/2022
	Unit	µg/L	µg/L	µg/L	µg/L	µg/L
	Dilution Factor	1	10	1	100	10
Compound	**AWQSGV**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
Acenaphthene	20	2.55	NR	0.303 U	NR	0.556 U
Acenaphthylene	NS	1.3	NR	0.303 U	NR	0.556 U
Anthracene	50	6.65	NR	NR	30.3 U	0.556 U
Benzo(a)Anthracene	**0.002**	0.125 U	NR	**0.727**	NR	0.556 U
Benzo(a)Pyrene	**ND**	0.125 U	NR	**8.55**	NR	0.556 U
Benzo(b)Fluoranthene	0.002	0.125 U	NR	0.303 U	NR	0.556 U
Benzo(g,h,i)Perylene	NS	0.125 U	NR	0.303 U	NR	0.556 U
Benzo(k)Fluoranthene	0.002	0.125 U	NR	0.303 U	NR	0.556 U
Chrysene	**0.002**	0.125 U	NR	**2**	NR	0.556 U
Dibenz(a,h)Anthracene	NS	0.125 U	NR	0.303 U	NR	0.556 U
Fluoranthene	50	0.2	NR	29.8	NR	1.56 D
Fluorene	50	4.4	NR	0.303 U	NR	0.556 U
Hexachlorobenzene	0.04	0.05 U	NR	0.121 U	NR	0.222 U
Hexachlorobutadiene	0.5	1.25 U	NR	3.03 U	NR	5.56 U
Hexachloroethane	5	1.25 U	NR	3.03 U	NR	5.56 U
Indeno(1,2,3-c,d)Pyrene	0.002	0.125 U	NR	0.303 U	NR	0.556 U
Naphthalene	**10**	NR	**68 BD**	NR	**1,670 BD**	7.56 D
Pentachlorophenol	NS	0.625 U	NR	1.52 U	NR	2.78 U
Phenanthrene	**50**	6.7	NR	NR	**1,140 D**	4.11 D
Pyrene	50	0.35	NR	0.303 U	NR	2.56 D

Table 5
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New York, NY
Subsurface (Phase II) Investigation
Groundwater Analytical Results of SVOCs

AKRF Sample ID		GW006_20220323	GW006_20220323	GW007_20220324
Laboratory Sample ID		22C1308-06	22C1308-06RE1	22C1396-03
Date Sampled		3/23/2022	3/23/2022	3/24/2022
Unit		µg/L	µg/L	µg/L
Dilution Factor		1	5	1
Compound	**AWQSGV**	CONC Q	CONC Q	CONC Q
Acenaphthene	20	2.43	NR	0.6
Acenaphthylene	NS	1.24	NR	0.176
Anthracene	50	0.833	NR	0.0588 U
Benzo(a)Anthracene	**0.002**	0.0556 U	NR	0.0588 U
Benzo(a)Pyrene	**ND**	0.0556 U	NR	0.0588 U
Benzo(b)Fluoranthene	0.002	0.0556 U	NR	0.0588 U
Benzo(g,h,i)Perylene	NS	0.0556 U	NR	0.0588 U
Benzo(k)Fluoranthene	0.002	0.0556 U	NR	0.0588 U
Chrysene	**0.002**	0.0556 U	NR	0.0588 U
Dibenz(a,h)Anthracene	NS	0.0556 U	NR	0.0588 U
Fluoranthene	50	0.189	NR	0.0588 U
Fluorene	50	0.511	NR	0.953
Hexachlorobenzene	0.04	0.0222 U	NR	0.0235 U
Hexachlorobutadiene	0.5	0.556 U	NR	0.588 U
Hexachloroethane	5	0.556 U	NR	0.588 U
Indeno(1,2,3-c,d)Pyrene	0.002	0.0556 U	NR	0.0588 U
Naphthalene	**10**	NR	**14.5 D**	3.76
Pentachlorophenol	NS	0.278 U	NR	0.294 U
Phenanthrene	**50**	NR	7.22 D	1.32
Pyrene	50	0.2	NR	0.0588 U

Table 6
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Groundwater Analytical Results of Total Metals

	AKRF Sample ID	GW001_20220321	GW002_20220321	GW004_20220321	GW006_20220323	GW007_20220324
	Laboratory Sample ID	22C1166-03	22C1166-06	22C1252-10	22C1308-06	22C1396-03
	Date Sampled	3/21/2022	3/21/2022	3/21/2022	3/23/2022	3/24/2022
	Unit	µg/L	µg/L	µg/L	µg/L	µg/L
	Dilution Factor	1	1	1	1	1
Compound	**AWQSGV**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
Arsenic	**25**	17 U	17 U	17 U	**38**	17 U
Barium	**1,000**	**4,240**	**4,920**	**5,860**	**2,040**	**2,170**
Cadmium	**5**	**11**	3 U	3 U	**12**	**7**
Chromium, Total	**50**	**241**	**282**	**378**	**509**	**539**
Lead	**25**	6 U	**334**	**1,030**	**1,220**	**704**
Mercury	**0.7**	**251.1**	0.5	0.2 U	2 U	0.2 U
Selenium	10	28 U	28 U	28 U	28 U	28 U
Silver	50	6 U	6 U	6 U	6 U	6 U

Table 7
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Groundwater Analytical Results of Dissolved Metals

AKRF Sample ID		GW001_20220321	GW002_20220321	GW004_20220321	GW005_20220323	GW006_20220323	GW007_20220324
Laboratory Sample ID		22C1166-03	22C1166-06	22C1252-10	22C1308-04	22C1308-06	22C1396-03
Date Sampled		3/21/2022	3/21/2022	3/21/2022	3/23/2022	3/23/2022	3/24/2022
Unit		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
Dilution Factor		1	1	1	1	1	1
Compound	**AWQSGV**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
Arsenic	25	1.7	3.28	1.11 U	7.33	1.11 U	4.47
Barium	1,000	254	559	310	279	98.1	178
Cadmium	5	0.556 U	0.556 U	0.556 U	0.556 U	0.556 U	0.556 U
Chromium, Total	50	1.87	1.11 U	1.11 U	1.11 U	4.84	1.11 U
Lead	25	1.11 U	1.11 U	1.11 U	1.11 U	1.11 U	1.11 U
Mercury	**0.7**	**0.8**	0.2 U	0.2 U	0.4	0.2 U	0.2 U
Selenium	10	1.11 U	1.11 U	1.11 U	2.88	6.17	1.11 U
Silver	50	1.11 U	1.11 U	1.11 U	1.11 U	1.11 U	1.11 U

Table 8
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Soil Vapor and Indoor Air Analytical Results of VOCs

		Sample ID	SV-1	SV-2	IA001_20220324	SS001_20220324	SS001_20220324	SS002_20220324
		Lab Sample ID	L2207204-01	L2207204-02	22C1405-06	22C1405-01	22C1405-01RE1	22C1405-02
		Date Sampled	2/10/2022	2/10/2022 11:05:00 AM	3/24/2022	3/24/2022	3/24/2022	3/24/2022
		Unit	µg/m³	µg/m³	µg/m³	µg/m³	µg/m³	µg/m³
		Dilution Factor	8.333	35710	0.9	18.32	702.8	18.28
Compound	**NYSDOH Matrix Value**	**NYSDOH AGV**	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1,2-Tetrachloroethane	NS	NS	NR	NR	0.616 U	12.6 U	NR	60.2 D
1,1,1-Trichloroethane	1,000	NS	9.11 U	39,000 U	0.49 U	10 U	NR	179 D
1,1,2,2-Tetrachloroethane	NS	NS	11.5 U	49,000 U	0.616 U	12.6 U	NR	12.5 U
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	NS	NS	12.8 U	54,700 U	0.688 D	14 U	NR	14 U
1,1,2-Trichloroethane	NS	NS	9.11 U	39,000 U	0.49 U	10 U	NR	9.97 U
1,1-Dichloroethane	NS	NS	6.76 U	28,900 U	0.363 U	7.41 U	NR	7.4 U
1,1-Dichloroethene	60	NS	6.62 U	28,300 U	0.178 U	3.63 U	NR	81.9 D
1,2,4-Trichlorobenzene	NS	NS	12.4 U	53,000 U	0.666 U	13.6 U	NR	13.6 U
1,2,4-Trimethylbenzene	NS	NS	8.21 U	35,100 U	0.441 U	9.01 U	NR	8.99 U
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	12.8 U	54,900 U	0.69 U	14.1 U	NR	14 U
1,2-Dichlorobenzene	NS	NS	10 U	42,900 U	0.54 U	11 U	NR	11 U
1,2-Dichloroethane	NS	NS	6.76 U	28,900 U	0.363 U	7.41 U	NR	7.4 U
1,2-Dichloropropane	NS	NS	7.72 U	33,000 U	0.415 U	8.47 U	NR	8.45 U
1,2-Dichlorotetrafluoroethane	NS	NS	11.7 U	49,900 U	0.628 U	12.8 U	NR	12.8 U
1,3,5-Trimethylbenzene (Mesitylene)	NS	NS	8.21 U	35,100 U	0.441 U	9.01 U	NR	8.99 U
1,3-Butadiene	NS	NS	3.69 U	15,800 U	0.596 U	12.2 U	NR	12.1 U
1,3-Dichlorobenzene	NS	NS	10 U	42,900 U	0.54 U	11 U	NR	11 U
1,3-Dichloropropane	NS	NS	NR	NR	0.415 U	8.47 U	NR	8.45 U
1,4-Dichlorobenzene	NS	NS	10 U	42,900 U	0.54 U	11 U	NR	11 U
2,2,4-Trimethylpentane	NS	NS	7.8 U	33,300 U	NR	NR	NR	NR
2-Hexanone	NS	NS	16.5	29,300 U	0.736 U	15 U	NR	22.5 D
4-Ethyltoluene	NS	NS	8.21 U	35,100 U	0.441 U	9.01 U	NR	8.99 U
Acetone	NS	NS	470	84,800 U	104 D	676 D	NR	496 D
Acrylonitrile	NS	NS	NR	NR	0.195 U	3.98 U	NR	3.97 U
Allyl Chloride (3-Chloropropene)	NS	NS	5.23 U	22,300 U	1.41 U	28.7 U	NR	28.6 U
Benzene	NS	NS	5.34 U	22,800 U	0.775 D	5.85 U	NR	5.84 U
Benzyl Chloride	NS	NS	8.65 U	37,000 U	0.465 U	9.48 U	NR	9.46 U
Bromodichloromethane	NS	NS	11.2 U	47,800 U	0.602 U	12.3 U	NR	12.2 U
Bromoform	NS	NS	17.3 U	73,800 U	0.928 U	18.9 U	NR	18.9 U
Bromomethane	NS	NS	6.48 U	27,700 U	0.349 U	7.11 U	NR	7.1 U
Carbon Disulfide	NS	NS	5.2 U	22,200 U	0.28 U	5.71 U	NR	55.8 D
Carbon Tetrachloride	60	NS	10.5 U	44,900 U	0.395 D	2.88 U	NR	2.88 U
Chlorobenzene	NS	NS	7.69 U	32,900 U	0.413 U	8.43 U	NR	16.8 D
Chloroethane	NS	NS	4.41 U	18,800 U	0.237 U	4.83 U	NR	4.82 U
Chloroform	NS	NS	23.1	34,900 U	0.438 U	9.84 D	NR	115 D
Chloromethane	NS	NS	3.45 U	14,700 U	1.28 D	3.78 U	NR	3.77 U
Cis-1,2-Dichloroethylene	60	NS	6.62 U	492,000	0.926 D	1,180 D	NR	NR
Cis-1,3-Dichloropropene	NS	NS	7.58 U	32,400 U	0.408 U	8.31 U	NR	8.3 U
Cyclohexane	NS	NS	5.75 U	24,600 U	0.309 U	6.31 U	NR	6.29 U
Dibromochloromethane	NS	NS	14.2 U	60,800 U	0.765 U	15.6 U	NR	15.6 U
Dichlorodifluoromethane	NS	NS	8.26 U	35,300 U	2.26 D	9.06 U	NR	9.04 U
Ethanol	NS	NS	101	335,000 U	NR	NR	NR	NR
Ethyl Acetate	NS	NS	15 U	64,100 U	1.71 D	13.2 U	NR	13.2 U
Ethylbenzene	NS	NS	7.25 U	31,000 U	0.39 U	7.96 U	NR	7.94 U
Hexachlorobutadiene	NS	NS	17.8 U	76,200 U	0.958 U	19.5 U	NR	19.5 U
Isopropanol	NS	NS	16.1	43,800 U	13.3 D	34.7 BD	NR	27 BD
M,P-Xylenes	NS	NS	14.5 U	62,100 U	0.78 U	15.9 U	NR	15.9 U
Methyl Ethyl Ketone (2-Butanone)	NS	NS	130	52,500 U	0.715 D	26.5 D	NR	30.7 D
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	17.1 U	72,900 U	0.368 U	7.5 U	NR	7.49 U
Methyl Methacrylate	NS	NS	NR	NR	0.368 U	7.5 U	NR	7.48 U
Methylene Chloride	1,000	60	14.5 U	61,800 U	0.624 U	12.7 U	NR	12.7 U
N-Heptane	NS	NS	6.84 U	29,300 U	0.368 U	7.51 U	NR	7.49 U
N-Hexane	NS	NS	5.89 U	25,200 U	0.443 D	45.2 D	NR	101 D
O-Xylene (1,2-Dimethylbenzene)	NS	NS	7.25 U	31,000 U	0.39 U	7.95 U	NR	7.94 U
Styrene	NS	NS	7.11 U	30,400 U	0.383 U	7.8 U	NR	7.79 U
Tert-Butyl Alcohol	NS	NS	12.6 U	54,000 U	NR	NR	NR	NR
Tert-Butyl Methyl Ether	NS	NS	6.02 U	25,700 U	0.324 U	6.6 U	NR	6.59 U
Tetrachloroethylene (PCE)	1,000	**30**	**3,310**	**16,200,000**	**104 D**	NR	**39,000 D**	NR
Tetrahydrofuran	NS	NS	12.3 U	52,500 U	0.53 U	10.8 U	NR	10.8 U
Toluene	NS	NS	6.29 U	26,900 U	1.29 D	13.1 D	NR	13.1 D
Trans-1,2-Dichloroethene	NS	NS	6.62 U	28,300 U	0.356 U	10.9 D	NR	198 D
Trans-1,3-Dichloropropene	NS	NS	7.58 U	32,400 U	0.408 U	8.31 U	NR	8.3 U
Trichloroethylene (TCE)	60	**2**	**15.4**	**290,000**	0.676 D	**1,570 D**	NR	NR
Trichlorofluoromethane	NS	NS	9.38 U	40,100 U	1.21 D	10.3 U	NR	10.3 U
Vinyl Acetate	NS	NS	NR	NR	0.316 U	6.45 U	NR	6.44 U
Vinyl Bromide	NS	NS	7.3 U	31,200 U	0.393 U	8.01 U	NR	8 U
Vinyl Chloride	60	NS	4.27 U	49,600	0.115 U	2.81 D	NR	990 D
Xylenes, Total	NS	NS	NR	NR	NR	NR	NR	NR 4

Table 8
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Soil Vapor and Indoor Air Analytical Results of VOCs

		Sample ID	SS002_20220324	SS002_20220324	SS003_20220324	SS003_20220324	IA002_20220324	SS004_20220324
		Lab Sample ID	22C1405-02RE1	22C1405-02RE2	22C1405-03	22C1405-03RE1	22C1405-07	22C1405-04
		Date Sampled	3/24/2022	3/24/2022	3/24/2022	3/24/2022	3/24/2022	3/24/2022
		Unit	µg/m³	µg/m³	µg/m³	µg/m³	µg/m³	µg/m³
		Dilution Factor	1828	4570	3.44	17.21	0.82	3.03
Compound	NYSDOH Matrix Value	NYSDOH AGV	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1,2-Tetrachloroethane	NS	NS	NR	NR	2.36 U	NR	0.561 U	2.08 U
1,1,1-Trichloroethane	1,000	NS	NR	NR	1.88 U	NR	0.446 U	1.65 U
1,1,2,2-Tetrachloroethane	NS	NS	NR	NR	2.36 U	NR	0.561 U	2.08 U
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	NS	NS	NR	NR	2.64 U	NR	0.751 D	2.32 U
1,1,2-Trichloroethane	NS	NS	NR	NR	1.88 U	NR	0.446 U	1.65 U
1,1-Dichloroethane	NS	NS	NR	NR	1.39 U	NR	0.331 U	1.23 U
1,1-Dichloroethene	60	NS	NR	NR	0.682 U	NR	0.162 U	0.6 U
1,2,4-Trichlorobenzene	NS	NS	NR	NR	2.55 U	NR	0.606 U	2.25 U
1,2,4-Trimethylbenzene	NS	NS	NR	NR	44.5 D	NR	0.402 U	4.76 D
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	NR	NR	2.64 U	NR	0.628 U	2.33 U
1,2-Dichlorobenzene	NS	NS	NR	NR	2.07 U	NR	0.491 U	1.82 U
1,2-Dichloroethane	NS	NS	NR	NR	1.39 U	NR	0.331 U	1.23 U
1,2-Dichloropropane	NS	NS	NR	NR	1.59 U	NR	0.378 U	1.4 U
1,2-Dichlorotetrafluoroethane	NS	NS	NR	NR	2.41 U	NR	0.571 U	2.12 U
1,3,5-Trimethylbenzene (Mesitylene)	NS	NS	NR	NR	25.9 D	NR	0.402 U	1.64 D
1,3-Butadiene	NS	NS	NR	NR	2.28 U	NR	0.542 U	2.01 U
1,3-Dichlorobenzene	NS	NS	NR	NR	2.07 U	NR	0.491 U	1.82 U
1,3-Dichloropropane	NS	NS	NR	NR	1.59 U	NR	0.378 U	1.4 U
1,4-Dichlorobenzene	NS	NS	NR	NR	2.07 U	NR	0.491 U	1.82 U
2,2,4-Trimethylpentane	NS	NS	NR	NR	NR	NR	NR	NR
2-Hexanone	NS	NS	NR	NR	10.3 D	NR	0.669 U	18.1 D
4-Ethyltoluene	NS	NS	NR	NR	40.1 D	NR	0.402 U	5.21 D
Acetone	NS	NS	NR	NR	NR	695 D	10.9 D	258 D
Acrylonitrile	NS	NS	NR	NR	0.747 U	NR	0.177 U	0.657 U
Allyl Chloride (3-Chloropropene)	NS	NS	NR	NR	5.39 U	NR	1.28 U	4.74 U
Benzene	NS	NS	NR	NR	4.62 D	NR	0.861 D	3.97 D
Benzyl Chloride	NS	NS	NR	NR	1.78 U	NR	0.423 U	1.57 U
Bromodichloromethane	NS	NS	NR	NR	2.31 U	NR	0.547 U	2.03 U
Bromoform	NS	NS	NR	NR	3.56 U	NR	0.845 U	3.13 U
Bromomethane	NS	NS	NR	NR	1.34 U	NR	0.317 U	1.18 U
Carbon Disulfide	NS	NS	NR	NR	1.07 U	NR	0.254 U	0.943 U
Carbon Tetrachloride	60	NS	NR	NR	0.541 U	NR	0.36 D	0.476 U
Chlorobenzene	NS	NS	NR	NR	1.58 U	NR	0.376 U	1.39 U
Chloroethane	NS	NS	NR	NR	0.908 U	NR	0.216 U	0.799 U
Chloroform	NS	NS	NR	NR	9.24 D	NR	0.399 U	1.63 D
Chloromethane	NS	NS	NR	NR	1.35 D	NR	1.25 D	0.625 U
Cis-1,2-Dichloroethylene	60	NS	45,300 D	NR	6 D	NR	0.162 U	0.6 U
Cis-1,3-Dichloropropene	NS	NS	NR	NR	1.56 U	NR	0.371 U	1.37 U
Cyclohexane	NS	NS	NR	NR	1.54 D	NR	0.281 U	1.04 U
Dibromochloromethane	NS	NS	NR	NR	2.93 U	NR	0.696 U	2.58 U
Dichlorodifluoromethane	NS	NS	NR	NR	2.21 D	NR	2.26 D	3.14 D
Ethanol	NS	NS	NR	NR	NR	NR	NR	NR
Ethyl Acetate	NS	NS	NR	NR	4.71 D	NR	0.589 U	3.16 D
Ethylbenzene	NS	NS	NR	NR	6.43 D	NR	0.355 U	3.29 D
Hexachlorobutadiene	NS	NS	NR	NR	3.67 U	NR	0.871 U	3.23 U
Isopropanol	NS	NS	NR	NR	3.13 D	NR	11.5 D	5.95 D
M,P-Xylenes	NS	NS	NR	NR	25.6 D	NR	0.709 U	14.7 D
Methyl Ethyl Ketone (2-Butanone)	NS	NS	NR	NR	39.3 D	NR	0.458 D	98.6 D
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	NR	NR	1.41 U	NR	0.335 U	2.73 D
Methyl Methacrylate	NS	NS	NR	NR	1.41 U	NR	0.334 U	1.24 U
Methylene Chloride	1,000	60	NR	NR	2.39 U	NR	0.795 D	2.1 U
N-Heptane	NS	NS	NR	NR	2.68 D	NR	0.335 U	1.61 D
N-Hexane	NS	NS	NR	NR	106 D	NR	0.403 D	66.1 D
O-Xylene (1,2-Dimethylbenzene)	NS	NS	NR	NR	14.9 D	NR	0.355 U	5.65 D
Styrene	NS	NS	NR	NR	1.47 U	NR	0.348 U	1.29 U
Tert-Butyl Alcohol	NS	NS	NR	NR	NR	NR	NR	NR
Tert-Butyl Methyl Ether	NS	NS	NR	NR	1.24 U	NR	0.295 U	1.09 U
Tetrachloroethylene (PCE)	1,000	**30**	NR	**1,010,000 D**	**458 D**	NR	19.1 D	**70 D**
Tetrahydrofuran	NS	NS	NR	NR	2.03 U	NR	0.482 U	2.32 D
Toluene	NS	NS	NR	NR	9.21 D	NR	1.08 D	17.2 D
Trans-1,2-Dichloroethene	NS	NS	NR	NR	1.36 U	NR	0.324 U	1.2 U
Trans-1,3-Dichloropropene	NS	NS	NR	NR	1.56 U	NR	0.371 U	1.37 U
Trichloroethylene (TCE)	60	**2**	**8,740 D**	NR	**7.77 D**	NR	0.527 D	1.14 D
Trichlorofluoromethane	NS	NS	NR	NR	1.93 U	NR	1.29 D	1.7 U
Vinyl Acetate	NS	NS	NR	NR	1.21 U	NR	0.288 U	1.07 U
Vinyl Bromide	NS	NS	NR	NR	1.51 U	NR	0.357 U	1.32 U
Vinyl Chloride	60	NS	NR	NR	0.44 U	NR	0.104 U	0.387 U
Xylenes, Total	NS	NS	NR	NR	NR	NR	NR	NR

Table 8
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Soil Vapor and Indoor Air Analytical Results of VOCs

		Sample ID	IA004_20220324	SS006_20220324	IA003_20220324	SS005_20220324
		Lab Sample ID	22C1555-02	22C1555-01	22C1405-08	22C1405-05
		Date Sampled	3/24/2022	3/24/2022	3/24/2022	3/24/2022
		Unit	µg/m^3	µg/m^3	µg/m^3	µg/m^3
		Dilution Factor	0.95	1.3	0.87	3.8
Compound	**NYSDOH Matrix Value**	**NYSDOH AGV**	CONC Q	CONC Q	CONC Q	CONC Q
1,1,1,2-Tetrachloroethane	NS	NS	0.65 U	0.89 U	0.595 U	2.61 U
1,1,1-Trichloroethane	1,000	NS	0.52 U	0.71 U	0.473 U	2.07 U
1,1,2,2-Tetrachloroethane	NS	NS	0.65 U	0.89 U	0.595 U	2.61 U
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	NS	NS	0.73 U	0.99 U	0.664 D	2.91 U
1,1,2-Trichloroethane	NS	NS	0.52 U	0.71 U	0.473 U	2.07 U
1,1-Dichloroethane	NS	NS	0.39 U	0.53 U	0.351 U	1.54 U
1,1-Dichloroethene	60	NS	0.095 U	0.13 U	0.172 U	0.753 U
1,2,4-Trichlorobenzene	NS	NS	0.71 U	0.96 U	0.643 U	2.82 U
1,2,4-Trimethylbenzene	NS	NS	1.4 D	3.8 D	0.426 U	6.54 D
1,2-Dibromoethane (Ethylene Dibromide)	NS	NS	0.73 U	1 U	0.666 U	2.92 U
1,2-Dichlorobenzene	NS	NS	0.57 U	0.78 U	0.521 U	2.28 U
1,2-Dichloroethane	NS	NS	0.39 U	0.53 U	0.351 U	1.54 U
1,2-Dichloropropane	NS	NS	0.44 U	0.6 U	0.401 U	1.76 U
1,2-Dichlorotetrafluoroethane	NS	NS	0.67 U	0.91 U	0.606 U	2.66 U
1,3,5-Trimethylbenzene (Mesitylene)	NS	NS	0.47 U	0.89 D	0.426 U	2.05 D
1,3-Butadiene	NS	NS	0.63 U	0.86 U	0.575 U	2.52 U
1,3-Dichlorobenzene	NS	NS	0.57 U	0.78 U	0.521 U	2.28 U
1,3-Dichloropropane	NS	NS	0.44 U	0.6 U	0.401 U	1.76 U
1,4-Dichlorobenzene	NS	NS	0.57 U	0.78 U	0.521 U	2.28 U
2,2,4-Trimethylpentane	NS	NS	NR	NR	NR	NR
2-Hexanone	NS	NS	0.78 U	2.1 D	0.71 U	5.29 D
4-Ethyltoluene	NS	NS	1.2 D	2.4 D	0.426 U	4.86 D
Acetone	NS	NS	12 D	7.3 D	26.5 D	20.9 D
Acrylonitrile	NS	NS	0.21 U	0.28 U	0.188 U	0.825 U
Allyl Chloride (3-Chloropropene)	NS	NS	1.5 U	2 U	1.36 U	5.95 U
Benzene	NS	NS	1.1 D	0.41 U	0.886 D	1.21 U
Benzyl Chloride	NS	NS	0.49 U	0.67 U	0.449 U	1.97 U
Bromodichloromethane	NS	NS	0.64 U	0.87 U	0.581 U	2.55 U
Bromoform	NS	NS	0.99 U	1.3 U	0.896 U	3.93 U
Bromomethane	NS	NS	0.37 U	0.5 U	0.337 U	1.48 U
Carbon Disulfide	NS	NS	0.3 U	0.4 U	0.27 U	1.18 U
Carbon Tetrachloride	60	NS	0.36 D	0.24 D	0.491 D	0.598 U
Chlorobenzene	NS	NS	0.44 U	0.6 U	0.399 U	1.75 U
Chloroethane	NS	NS	0.25 U	0.34 U	0.229 U	1 U
Chloroform	NS	NS	0.93 D	26 D	4.23 D	5.01 D
Chloromethane	NS	NS	1 D	0.43 D	4.49 D	0.785 U
Cis-1,2-Dichloroethylene	60	NS	0.15 D	0.15 D	1.34 D	0.753 U
Cis-1,3-Dichloropropene	NS	NS	0.43 U	0.59 U	0.394 U	1.72 U
Cyclohexane	NS	NS	0.79 D	0.45 U	0.388 D	1.31 U
Dibromochloromethane	NS	NS	0.81 U	1.1 U	0.739 U	3.24 U
Dichlorodifluoromethane	NS	NS	2.2 D	2.8 D	2.74 D	3.76 D
Ethanol	NS	NS	NR	NR	NR	NR
Ethyl Acetate	NS	NS	2.4 D	0.94 U	8.59 D	2.74 U
Ethylbenzene	NS	NS	0.87 D	0.79 D	0.376 U	1.82 D
Hexachlorobutadiene	NS	NS	1 U	1.4 U	0.925 U	4.05 U
Isopropanol	NS	NS	79 BD	16 BD	14.2 D	2.99 D
M,P-Xylenes	NS	NS	3.1 D	3.4 D	0.753 U	8.91 D
Methyl Ethyl Ketone (2-Butanone)	NS	NS	0.51 D	8.7 D	2.48 D	25.9 D
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS	NS	0.51 D	0.53 U	0.355 U	1.56 U
Methyl Methacrylate	NS	NS	2.8 D	0.53 U	0.39 D	1.56 U
Methylene Chloride	1,000	60	0.66 U	0.9 U	0.783 D	2.64 U
N-Heptane	NS	NS	1.2 D	1 D	0.533 D	1.56 U
N-Hexane	NS	NS	2.5 D	3.2 D	0.856 D	4.15 D
O-Xylene (1,2-Dimethylbenzene)	NS	NS	1 D	1.2 D	0.376 U	3.3 D
Styrene	NS	NS	0.41 U	0.55 U	0.369 U	1.62 U
Tert-Butyl Alcohol	NS	NS	NR	NR	NR	NR
Tert-Butyl Methyl Ether	NS	NS	0.34 U	0.47 U	0.313 U	1.37 U
Tetrachloroethylene (PCE)	1,000	**30**	0.84 D	**70 D**	3.41 D	**67.8 D**
Tetrahydrofuran	NS	NS	0.65 D	0.77 U	0.716 D	2.24 U
Toluene	NS	NS	4.5 D	13 D	1.96 D	6.16 D
Trans-1,2-Dichloroethene	NS	NS	0.38 U	0.51 U	0.344 U	1.51 U
Trans-1,3-Dichloropropene	NS	NS	0.43 U	0.59 U	0.394 U	1.72 U
Trichloroethylene (TCE)	60	**2**	0.13 U	1.7 D	0.466 D	0.511 U
Trichlorofluoromethane	NS	NS	1.1 D	1.3 D	1.46 D	2.14 U
Vinyl Acetate	NS	NS	0.34 U	0.46 U	0.305 U	1.34 U
Vinyl Bromide	NS	NS	0.42 U	0.57 U	0.379 U	1.66 U
Vinyl Chloride	60	NS	0.12 U	0.17 U	0.111 U	0.486 U
Xylenes, Total	NS	NS	NR	NR	NR	NR

Tables 1-8
252 Third Avenue
New York, NY
Subsurface (Phase II) Investigation
Notes

DEFINITIONS

B : The analyte was found in an associated blank, as well as in the sample.

D : Indicates an identified compound in an analysis that has been diluted. This flag alerts the data user to any differences between the concentrations reported in the two analyses.

E : Identifies compounds whose concentration exceed the calibration range of the instrument for that specific analysis.

J : The concentration given is an estimated value.

ND : The standard is a non-detectable concentration by the approved analytical method.

NR : Not reported.

NS : No standard.

U : The analyte was not detected at the indicated concentration.

mg/kg : milligrams per kilogram

µg/L : micrograms per liter

µg/m^3 : micrograms per cubic meter of air

STANDARDS

Part 375 Soil Cleanup Objectives : Soil Cleanup Objectives listed in New York State Department of Environmental Conservation (NYSDEC) "Part 375" Regulations [6 New York Codes, Rules and Regulations (NYCRR) Part 375].

Exceedances of Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) are highlighted in bold font.
Exceedances of Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs) are highlighted in gray shading.

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

Exceedances of NYSDEC Class GA AWQSGVs are highlighted in bold font.

NYSDOH Soil Vapor Intrusion Air Guidance Value : New York State Department of Health (NYSDOH) Air Guideline Values (AGVs) presented in the Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York, dated October 2006 ("NYSDOH Vapor Intrusion Guidance Document"), updated September 2013 for change of AGV for PCE, August 2015 for TCE, and May 2017 for NYSDOH Matrices A, B, and C for PCE, TCE, c1,2-DCE, 1,1-DCE, carbon tetrachloride, 1,1,1-TCA, methylene chloride, and vinyl chloride. The matrix values listed are the sub-slab soil vapor concentration where mitigation is recommended regardless of the indoor air concentration.

Exceedances of NYSDOH AGVs are highlighted in bold font.
Exceedances of NYSDOH Matrix Values are highlighted in gray shading.

ATTACHMENT D

PREVIOUS REPORTS

ATTACHMENT E

DOCUMENT REPOSITORY LETTERS

Environmental, Planning, and Engineering Consultants
440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

August 16, 2022

Manhattan Community Board 6
211 East 43rd Street, Suite 1404
New York, NY 10017
Phone: (212) 319-3750
Email: info@cbsix.org

Re: Document Repository for 252 Third Avenue, New York, NY 10010

To Whom It May Concern:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Gramercy 252 Owner, LLC for the project site located at 252 Third Avenue, New York, NY 10010. As required by NYSDEC, Manhattan Community Board 6 will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to mjepsen@akrf.com. Please call me at (646) 388-9567 with any questions. Thank you.

Sincerely,
AKRF, Inc.

Mark Jepsen
Technical Director

ACKNOWLEDGED AND ACCEPTED:

Name Jesús F. Pérez Title District Manager Signature

AKRF

Environmental, Planning, and Engineering Consultants
440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

August 16, 2022

Epiphany Library
228 East 23rd Street
New York, New York 10010

Re: Document Repository for 252 Third Avenue, New York, NY 10010

To Whom It May Concern:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Gramercy 252 Owner, LLC for the project site located at 252 Third Avenue, New York, NY 10010. As required by NYSDEC, a local public library branch will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to mjepsen@akrf.com. Please call me at (646) 388-9567 with any questions. Thank you.

Sincerely,
AKRF, Inc.
Mark Jepsen

Mark Jepsen
Technical Director

ACKNOWLEDGED AND ACCEPTED:

Name	Title	Signature
Courtney Taddonio	Library Manager	