August 12, 2021

Christopher Allan
New York State Department of Environmental Conservation
Division of Environmental Remediation
47-20 21st Street
Long Island City, NY 11101
Christopher.Allan@dec.ny.gov

Re: Supplemental Remedial Investigation Work Plan No. 4
ABC Block 25
Long Island City, NY
BCP Site No.: C241173
Langan Project No.: 170340202

Dear Mr. Allan:

Langan Engineering, Environmental, Survey, Landscape Architecture and Geology, D.P.C. (Langan) presents this fourth Supplemental Remedial Investigation (SRI) Work Plan on behalf of PLAX B25, LLC for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C241173 (ABC Block 25 or the site). The site is located at 4-40 44th Drive in Long Island City, New York and is identified as Queens Tax Block 25, Lot 15.

As discussed with the NYSDEC on June 26, 2021, Langan, on behalf of PLAX B25, will perform an SRI to evaluate current groundwater conditions at the site based on the results of groundwater samples collected and analyzed during the May-June 2021 Remediation Pilot Test Study that was conducted at ABC Block 26[1]. The recent ABC Block 26 groundwater results showed substantially lower concentrations of volatile organic compounds (VOC) when compared to the Remedial Investigation (RI) data generated in 2016/2017.

The data collected during this SRI on ABC Block 25 will be used to understand current groundwater conditions. The data will be incorporated into the draft remedial investigation report (RIR) and will also be used to evaluate remedial alternatives and key assumptions.

The SRI will include on-site groundwater sampling of targeted monitoring wells located within remediation zones (RZ) identified based on RI work to date. The monitoring wells were selected for sampling based on the presence of VOCs above NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA water (collectively the NYSDEC SGVs)during the 2016/2017 RI. The SRI will be completed in

[1] ABC Block 26 (BCP Site No. C241174) is located at 5-25 46th Avenue in Long Island City, New York and is identified as Queens Tax Block 26, Lots 17 and 21.

accordance with the protocols set forth in Langan's Remedial Investigation Work Plan (RIWP), dated August 5, 2016. The proposed sampling locations are illustrated on Figure 1. A proposed sample summary is included as Table 1.

Field Investigation

The SRI will include the collection of 12 groundwater samples from existing monitoring wells, shown below, (plus Quality Assurance/Quality Control [QA/QC] samples) for laboratory analysis:

- C241173_MW01D
- C241173_MW02S
- C241173_MW02D
- C241173_MW07
- C241173_MW08S
- C241173_MW08D
- C241173_MW11S
- C241173_MW11D
- C241173_MW17S
- C241173_MW17D
- C241173_MW18S
- C241173_MW18D

Samples will be analyzed for the parameters set forth in Table 1.

Reporting

Langan will revise the draft RIR, dated June 4, 2019 to include observations, sampling logs, analytical results, and conclusions from the SRI. Validated, tabulated sampling results will be included in the draft RIR and submitted to NYSDEC electronically as an electronic data deliverables (EDDs).

Schedule

Mobilization for the SRI will commence after this SRIWP is approved by the NYSDEC, pending coordination of access with tenants. Once the SRI is complete and the analytical data is validated, the draft RIR will be revised and submitted to the NYSDEC.

Certification

I, Michael D. Burke, certify that I am currently a Qualified Environmental Professional [as defined in 6 NYCRR Part 375] and that this Report [SRI Work Plan] was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

Sincerely,

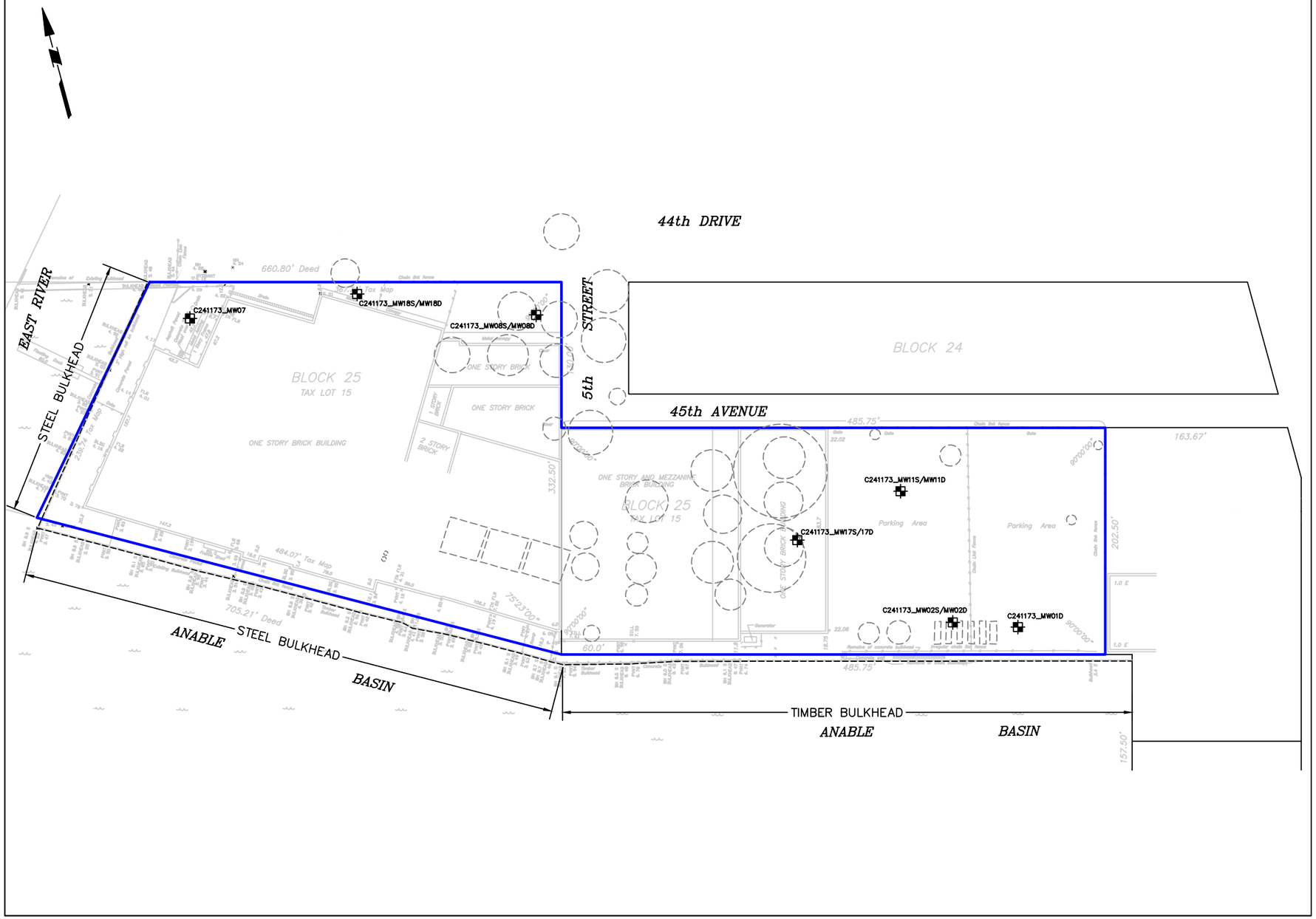
Langan Engineering, Environmental, Surveying
Landscape Architecture and Geology, D.P.C.

Michael D. Burke, PG, CHMM
Vice President/Principal

cc: J. O'Connell, S. Martinkat, M. Yau (NYSDEC)
T. Pfohl, M. Quigley, P. Kirby, J. Hare (Plaxall)
M. Chertok, E. Knauer (SPR)
M. Raygorodetsy, G. Wyka, W. Kim, E. Smith (Langan)

Enclosures: Figure 1 – Proposed Sample Location Plan
Table 1 – Proposed Sample Summary

FIGURE



LEGEND:

- APPROXIMATE BCP SITE BOUNDARY
- APPROXIMATE EXTENT OF BULKHEAD ALONG SITE
- C241173_MW07 — PROPOSED GROUNDWATER SAMPLE LOCATION AND ID
- APPROXIMATE LOCATION OF HISTORICAL UNDERGROUND STORAGE TANK (UST) OR ABOVEGROUND STORAGE TANK (AST)

NOTES:

1. BASEMAP: SURVEY BY ALBERT W. TAY DATED SEPTEMBER 6, 2012.
2. ELEVATIONS SHOWN IN THE FIGURE ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C.
3. SAMPLE LOCATIONS ARE APPROXIMATE AND ARE BASED OFF OF FIELD MEASUREMENTS.
4. BCP = BROWNFIELD CLEANUP PROGRAM

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

100 0 50 100
SCALE IN FEET

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

Project	ABC BLOCK 25 BLOCK No. 25, LOT No. 5 QUEENS NEW YORK
Figure Title	PROPOSED SAMPLE LOCATION PLAN
Project No.	170340202
Date	7/8/2021
Drawn By	EMS
Checked By	WK
Figure No.	1

Filename: \\langan.com\data\NYC\data2\170340201\Cadd Data - 170340201\SheetFiles\Environmental_Block 25 - C241173\SRIWP No. 4\Figure 1 - Proposed Sample Location Plan.dwg Date: 7/18/2021 Time: 11:17 User: esmith Style Table: Langan.stb Layout: ANSIB-BL

TABLE

Table 1
Supplemental Remedial Investigation Work Plan No. 4
Proposed Sample Summary

ABC Block 25
NYSDEC BCP Site No. C241173
Long Island City, New York
Langan Project No. 170340202

GROUNDWATER SAMPLING								
No.	**Sample Name**	**Sample Type**	**Boring Location**	**Target Sample Depth**	**Date**	**Time**	**Well Screen Interval (feet bgs)**	**Analysis**
1	C241173_MW01D_XXXXXX	Grab	MW01D	Middle of Observed Water Column	XX/XX/XXXX	XX:XX	10-16	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
2	C241173_MW02S_XXXXXX		MW02S		XX/XX/XXXX	XX:XX	4-10	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
3	C241173_MW02D_XXXXXX		MW02D		XX/XX/XXXX	XX:XX	10-18	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
4	C241173_MW07_XXXXXX		MW07		XX/XX/XXXX	XX:XX	12-20	TCL/Part 375 VOCs, SVOCs (total and dissolved), Sulfate, Sulfide,
5	C241173_MW08S_XXXXXX		MW08S		XX/XX/XXXX	XX:XX	2-12	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
6	C241173_MW08D_XXXXXX		MW08D		XX/XX/XXXX	XX:XX	16-20	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
7	C241173_MW11S_XXXXXX		MW11S		XX/XX/XXXX	XX:XX	2-12	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
8	C241173_MW11D_XXXXXX		MW11D		XX/XX/XXXX	XX:XX	16-25	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
9	C241173_MW17S_XXXXXX		MW17S		XX/XX/XXXX	XX:XX	2-12	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
10	C241173_MW17D_XXXXXX		MW17D		XX/XX/XXXX	XX:XX	16-26	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
11	C241173_MW18S_XXXXXX		MW18S		XX/XX/XXXX	XX:XX	3-13	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
12	C241173_MW18D_XXXXXX		MW18D		XX/XX/XXXX	XX:XX	16-23	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
Quality Assurance Quality Control								
No.	**Sample Name**	**Sample Type**	**Boring Location**	**Target Sample Depth**	**Date**	**Time**	**Well Screen Interval (feet bgs)**	**Analysis**
1	C241173_GWDUP06_XXXXXX	Duplicate	TBD	Same as Parent Sample	XX/XX/XXXX	XX:XX	TBD	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
2	C241173_GWMS05_XXXXXX	Matrix Spike			XX/XX/XXXX	XX:XX		TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
3	C241173_GWMSD05_XXXXXX	Matrix Spike Duplicate			XX/XX/XXXX	XX:XX		TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
4	C241173_GWEB06_XXXXXX	Equipment Blank	N/A	N/A	XX/XX/XXXX	XX:XX	N/A	TCL/Part 375 VOCs, SVOCs (total and dissolved), Iron (total and dissolved), Manganese (total and dissolved), Nitrate, Nitrite, Orthophosphate, Sulfate, Sulfide, BOD, COD, and TOC
5	C241173_GWTB18_XXXXXX	Trip Blank			XX/XX/XXXX	XX:XX		TCL/Part 375 VOCs

Notes:
1. bgs = Below Grade Surface
2. BOD = Biological Oxygen Demand
3. COD = Chemical Oxygen Demand
4. N/A = Not Applicable
5. SVOC = Semivolatile Organic Compound
6. TBD = To Be Determined
7. TCL = Target Compound List
8. TOC = Total Organic Carbon
9. VOC = Volatile Organic Compound