ANNUAL SITE MANAGEMENT REPORT

Parkview Commons Site

located at

436 East 161st Street
Borough of Bronx, New York

Brownfield Cleanup Program: C203014

June 2015

ESI File: LB03027.70

Prepared By:

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Prepared For:
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The undersigned has reviewed this Annual Site Management Report and certifies to BX Parkview Associates, LLC and to the New York State Department of Environmental Conservation (NYSDEC) that the information provided in this document is accurate as of the date of issuance by this office.

The undersigned is a Qualified Environmental Professional as defined by 6NYCRR Part 375-1.2 (aj) and supporting documents. The undersigned possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding the presence of releases or threatened releases to the surface or subsurface of the site or off-site areas, sufficient to meet the objectives and performance factors for the areas of practice identified by this guidance.

Paul H. Ciminello
President

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1.0 INTRODUCTION

1.1 Purpose

This Annual Site Management Report (Report) details on-going site management activities at the Parkview Commons Site ("Site"), which entered the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program in May 2004 (BCP ID: C203014). The Site is located at 436 East 161st Street, Borough of Bronx, New York (Figure 1, Appendix A).

1.2 Site Description

The Site is an irregularly-shaped, 0.67-acre parcel, which has 150 feet of frontage on the southern side of East 161th Street, 164 feet of frontage on the western side of Elton Avenue, and 200 feet of frontage on the northern side of East 160st Street. The Site has been developed as mixed-use residential/commercial complex. The Site layout is depicted on Figure 2, Appendix A.

2.0 Background

2.1 Site History

The Site formerly consisted, in part, of a gasoline station/automobile repair shop. The gasoline station/automobile repair shop operated on the northeastern portion of the property from 1951 until at least 1979 and was demolished in 2004. In addition, several single-family residences, mixed residential and commercial structures, and multi-family residences were present on-site from the late 1800s until the late 1990s. The Site has been re-developed and now contains a nine-story, mixed-use residential/commercial structure.

2.2 Prior Investigations and Remediation Activities

2.2.1 Prior Investigations

Potential contamination associated with historic Site usage was identified in the Ecosystems Strategies Inc. (ESI) Phase I Environmental Site Assessment, dated May 2003. A subsequent Phase II Environmental Site Assessment and Draft Remedial Action Workplan, dated October 2004, documented the extension of soil borings and test pits and the results of a geophysical survey. Low-level petroleum contamination was identified in the vicinity of multiple underground storage tanks (USTs) and a spill was reported to the New York State Department of Environmental Conservation (NYSDEC). Spill number 0407340 was assigned to the Site. A Tank Closure Site Assessment and Spill Closure Report (TCSA), issued by ESI in January 2005, documented the removal of ten, 550-gallon USTs from the Site. Based on an absence of significant residual petroleum contamination, and likely future development scenario (which included the building footprint as a proposed cap) the spill event was closed on January 26, 2005.

A Remedial Investigation Report and Remedial Action Workplan (RIR/RAWP), issued by ESI in May 2005, identified elevated levels of polycyclic aromatic hydrocarbons (PAHs) in test pits extended in the southwestern portion of the Site (consistent with previous characterizations of on-site fill material). Soil gas samples collected throughout the Site indicated the presence of elevated levels of volatile organic compounds (VOCs), including both gasoline related compounds and chlorinated solvents.

Remedial activities and response actions specified in the RIR/RAWP are documented in the Final Engineering Report of Remedial Services, issued by ESI in October 2006. Remediation activities are summarized in Section 2.2.2, below.

2.2.2 Remediation Activities

The following activities were conducted as part of the implementation of the NYSDEC approved RIR/RAWP:

- Excavation and off-site disposal of contaminated soils from the central portion of the Site, including soils containing chlorinated pesticides. Post excavation sampling documented levels of pesticides below guidance values with the exception of one sample location along 160th Street, which represented soils that are at or under the roadway.
- Excavation and off-site disposal of fill material from the footprint of the building and soils from outside the footprint of the building. Material in the footprint of the building was removed as regulated waste based on elevated concentrations of PAHs and metals. Post excavation sampling documented soils with elevated PAHs and metals remaining under the building as well as under the parking area.
- Installation of a barrier layer consisting of certified clean soil and pavement. A demarcation layer, consisting of black, porous filter fabric, was installed under the imported soil. The asphalt barrier was installed on the southwest portion of the Site (Figure 2, Appendix A).
- Installation and integrity testing of a vapor extraction system (VES) for the building consisting of an active sub-slab depressurization system beneath the building connected to rooftop fans. Air quality testing from the rooftop discharge points confirmed that low levels of VOCs were accumulating under the slab and being vented above the roofline.
- Installation of monitoring wells to document on-going groundwater quality.

2.3 Engineering Controls

Engineering controls (ECs) have been put into place in order to manage remaining contamination at the Site after remedial activities. These ECs consist of groundwater monitoring wells, a sub-slab VES, and a barrier layer.

2.3.1 Groundwater Monitoring

No groundwater monitoring has been conducted at the Site since November 2008. NYSDEC approved the closure of on-site wells on December 17, 2008 due to the absence of field evidence of contamination and the absence of significant groundwater contamination in laboratory results. ESI closed the on-site monitoring wells on February 16, 2009 per the NYSDEC's Groundwater Monitoring Well Decommissioning Procedure. Historical data documenting groundwater quality (November 2006 to November 2008) is provided as Appendix B.

2.3.2 Sub-slab Vapor Extraction System and Barrier Layer

The SMP refers to a "supplemental preventative measure" installed in the building at the time of construction consisting of three roof-top fans and 4" PVC piping underlying the building. The purpose of this preventative measure was to eliminate the potential migration of vapors containing petroleum hydrocarbons into the building. The system is described in the SMP as a "sub-slab vapor extraction system" (VES). However, the VES does not include treatment of the effluent from the system making it more consistent with sub-slab depressurization systems (SSDS). For

the purpose of this Report, the system will continue to be described as a "vapor extraction system" so that it is consistent with the SMP.

In addition, a barrier layer consisting of an asphalt parking area, impervious sidewalks/walkways, the building slab, and imported soil cover was installed to prevent contact with remaining subsurface soils. As part of the SMP, the VES and the barrier layer are inspected annually.

2.3.2.1 Quarterly Inspection of the Vapor Extraction System and Barrier Layer

Quarterly inspection of the VES and barrier layer has been instituted at the Site per the request of the NYSDEC. Quarterly inspections have been performed since August 31, 2009. Quarterly inspections in this reporting period have been conducted by the site manager (Graciela Florimon) or ESI personnel (Michelle Weisman). Regular VES and barrier layer inspections in this reporting period were performed in July and October 2014; and January, April and June 2015 (see Appendix C for completed Inspection/Monitoring Checklists).

2.3.2.2 Annual Inspection of the Vapor Extraction System and Barrier Layer

The annual inspection of the VES and barrier layer was completed on June 8, 2015 by Michelle Weisman of ESI. The inspection of the VES and barrier layer included the visual observation of the fans and associated piping, and barrier layer (building slab, sidewalks, parking and landscaped areas), collection of vacuum measurements and U-manometer readings.

The VES equipment, piping, and fans were visually inspected and no deficiencies were noted. The location of the vapor extraction monitoring points (VEMPs) are provided in Figure 3, Appendix A. All fans were operational at the time of the inspection. The vacuum readings at the four monitoring points were as follows:

- VEMP – 1: -0.016 in w.c.
- VEMP – 2: -0.013 in w.c.
- VEMP – 3: -0.144 in w.c.
- VEMP – 4: -0.025 in w.c.s

The vacuum readings of the U-manometers located at VP-1, VP-2, and VP-3, were recorded as 0.5, 1.0, and 0.5 in w.c.; these data and the VEMPs indicate that the VES is working properly at the Site. The barrier layer was observed to be free from significant damage at the time of the inspection.

2.3.3 Institutional Controls

Institutional controls at the Site include: prohibition of vegetable gardens, groundwater treatment (if the groundwater is planned for use), performance of groundwater monitoring in accordance with the approved SMP, and notification to the NYSDEC if changes in Site use are proposed.

The Site was observed to be a mixed-use commercial and residential property during the annual VES/barrier layer inspection. Groundwater is not in use at the Site at this time and no gardens are present. The institutional controls continue to be implemented, with the exception of groundwater monitoring (see Section 2.3.1, above) and are effective for protecting human health and the environment. The NYSDEC Institutional and Engineering Controls Certification Form has been included as Appendix D of this Report.

3.0 CONCLUSIONS AND RECOMMENDATIONS

The VES and barrier layer have been visually inspected confirming that these engineering controls are working properly. Vacuum data indicates that sufficient vacuum exist under the concrete slab and that the VES is functioning adequately.

ESI recommends that the reporting schedule for the Site, documented in the Annual Site Management Report, be modified from annually to a three-year cycle as all engineering and institutional controls have been working effectively in preventing human exposure to remaining contamination. Quarterly reporting of the VES and barrier layer and periodic reporting of the U-manometers should be reviewed regularly by the Site owner to access any changes in the ECs and respond in accordance to the SMP. Any major changes in the VES and barrier layer in the three-year cycle will be reported to NYSDEC within a one-week period.

The services summarized in this Report were conducted in accordance with the approved NYSDEC Brownfields Program SMP, and are considered by ESI to satisfy the requirements set forth in the SMP. The next report will be submitted in June 2018, pending NYSDEC approval of the proposed reporting schedule.

APPENDIX A

Figures

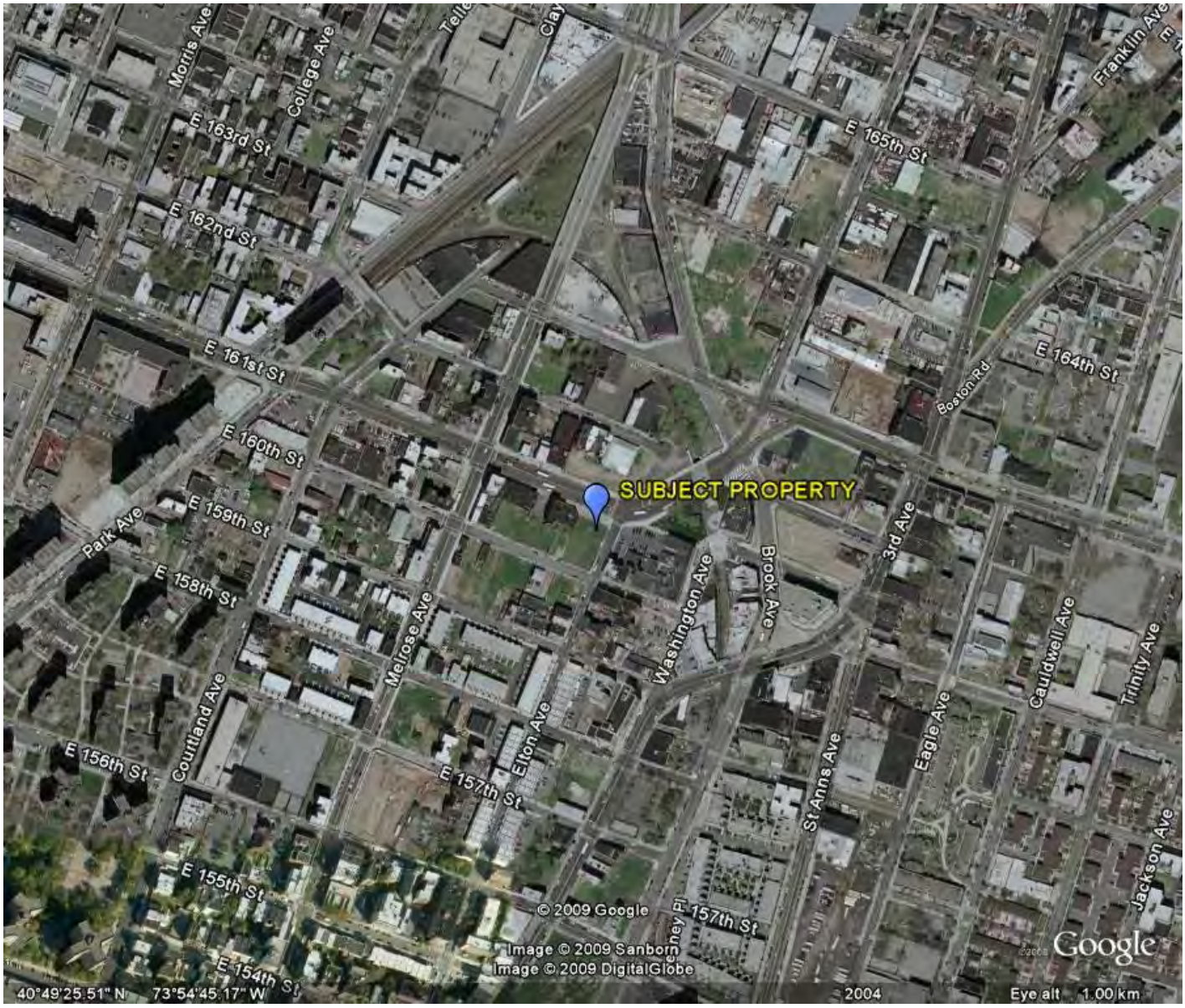

Figure 1: Site Location Map
Parkview Commons Site
436 East 161st Street
Borough of Bronx
Bronx County, New York

N

ESI File: LB03027.70

June 2015

Appendix A

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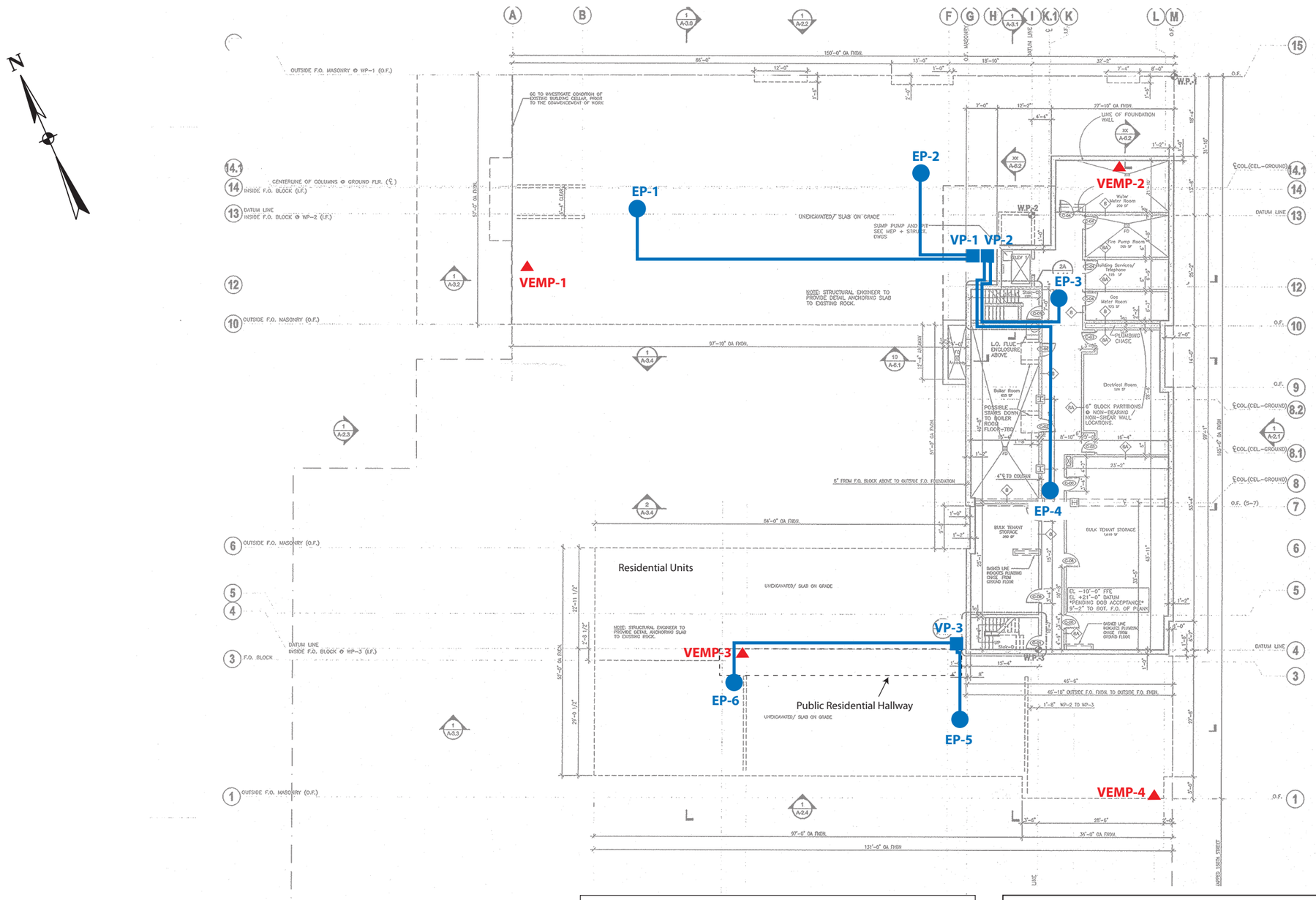
Figure 2:
Selected Site Features Map

Parkview Commons Site
located at
436 East 161st Street
Borough of Bronx
Bronx County, New York

File: LB03027.70

June 2015

Appendix A



Legend:

- Extraction point (EP)
- Vertical pipes (VP)
- Vapor extraction monitoring point (VEMP)
- Connecting pipes

Note: To be used to install vapor extraction monitoring points only. For all other details, use other applicable drawings.
Source: Map based on Magnusson Architecture & Planning PC - Cellar Construction Plan Drawing #A-1.1

Figure 3: VES Monitoring Point Locations

Parkview Commons Site
436 East 161st Street
Borough of Bronx
Bronx County, New York

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Not to scale

June 2015 | Attachment A

APPENDIX B

Data Summary Tables

Table 1: VOCs in Water

All results provided in μg/L. Results in **bold** exceed designated guidance levels.

Compound (USEPA Method 8260)	Guidance Level	Sample Identification																							
		MW-2R								MW-4								MW-5							
		11/06	2/07	5/07	10/07	1/08	4/08	7/08	10/08	11/06	2/07	5/07	10/07	1/08	4/08	7/08	10/08	11/06	2/07	5/07	10/07	1/08	4/08	7/08	10/08
1,1,1,2-Tetrachloroethane	**5**	ND	ND	ND	ND	ND	NA	NA	NA	ND	ND	ND	ND	ND	NA	NA	NA	ND	ND	ND	ND	ND	NA	NA	NA
1,1,1-Trichloroethane	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	**1**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trifluoroethane	**5**	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
1,2-Dibromo-3-Chloropropane	**0.04**	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA
1,1-Dichloroethane	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethylene	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloropropylene	**5**	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA
1,2,3-Trichlorobenzene	**5**	ND	ND	NA	NA	NA	NA	NA	ND	ND	ND	NA	NA	NA	NA	NA	ND	ND	ND	NA	NA	NA	NA	NA	ND
1,2,3-Trichloropropane	**0.04**	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND
1,2,3-Trimethylbenzene	**5**	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA
1,2,4-Trichlorobenzene	**5**	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA
1,2,4-Trimethylbenzene	**5**	ND	ND	NA	ND	ND	0.27 J	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane	**0.04**	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND
1,2-Dibromoethane	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	**3**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	**5**	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND
1,2-Dichloroethylene (total)	**5**	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA
1,2-Dichloropropane	**1**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	**5**	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	**3**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	**5**	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	**3**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1-Chlorohexane	**5**	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA
2,2-Dichloropropane	**5**	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA
2-Butanone (MEK)	**NA**	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	ND	NA	NA	NA	NA	ND
2-Chlorotoluene	**5**	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA
2-Hexanone	**50**	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
4-Chlorotoluene	**5**	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA
4-Methyl-2-pentanone (MIBK)	**NA**	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA
Acetone	**50**	NA	NA	3 J	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
Benzene	**1**	ND	ND	ND	ND	ND	0.24 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromobenzene	**5**	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	ND	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA
Bromochloromethane	**5**	ND	ND	NA	NA	NA	ND	NA	NA	ND	ND	NA	NA	NA	ND	NA	NA	ND	ND	NA	NA	NA	ND	NA	NA
Bromodichloromethane	**50**	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND
Bromoform	**50**	ND	ND	NA	NA	NA	ND	ND	ND	ND	ND	NA	NA	NA	ND	ND	ND	ND	ND	NA	NA	NA	ND	ND	ND
Bromomethane	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon disulfide	**NA**	NA	NA	ND	ND	ND	ND	ND	ND	NA	NA	ND	ND	ND	0.65 J	ND	ND	NA	NA	ND	ND	ND	0.25 J	ND	ND
Carbon tetrachloride	**5**	ND	ND	ND	NA	NA	ND	ND	ND	ND	ND	ND	NA	NA	ND	ND	ND	ND	ND	ND	NA	NA	ND	ND	ND
Chlorobenzene	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	**7**	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.2 J	ND	ND	ND	ND	ND	0.94J	ND	ND	ND	ND	ND	ND	ND	1.4J
Chloromethane	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.1J
Cis-1,2-Dichloroethane	**5**	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	ND	NA	NA	NA	NA	ND	NA	NA	ND	NA	NA	NA	NA	ND
Cis-1,3-Dichloropropylene	**0.4**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	**NA**	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
Dibromochloromethane	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dibromomethane	**5**	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA
Dichlorodifluoromethane	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	**5**	ND	ND	ND	ND	ND	0.41 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	**0.5**	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA
Isopropylbenzene	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl Acetate	**NA**	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
Methylcyclohexane	**NA**	NA	NA	ND	NA	NA	NA	ND	NA	NA	NA	ND	NA	NA	NA	ND	NA	NA	NA	ND	NA	NA	NA	ND	NA
Methyl tert-butyl ether (MTBE)	**10**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene chloride	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	**10**	ND	ND	NA	ND	ND	ND	ND	NA	ND	ND	NA	ND	ND	ND	ND	NA	ND	ND	NA	ND	ND	ND	ND	NA
n-Butylbenzene	**5**	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND
n-Propylbenzene	**5**	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND
o-Xylene	**5**	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND
p-&m-Xylenes	**5**	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND
Xylenes, Total	**NA**	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA
p-Isopropyltoluene	**5**	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA	ND	ND	NA	ND	ND	NA	NA	NA
sec-Butylbenzene	**5**	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND
Styrene	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	**5**	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND
Tetrachloroethylene	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.72	1.47J	ND	1.1J	0.74J	0.69 J	ND	ND
Toluene	**5**	ND	ND	ND	ND	0.20J	ND	ND	ND	ND	ND	ND	ND	0.18J	ND	ND	ND	ND	ND	ND	ND	0.23J	ND	ND	ND
trans-1,2-Dichloroethane	**5**	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
trans-1,3-Dichloropropylene	**0.4**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethylene	**5**	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	1.30J	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND
Trichlorofluoromethane	**5**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl chloride	**2**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Notes:
Guidance levels based on NYSDEC Division of Water TOGS 1.1.1
J = estimated concentration
NA = Not Available ND = Not Detected

Table 2: SVOCs in Water

All results provided in μg/L. Results in **bold** exceed designated guidance levels.

Compound		Sample Identification																									
		MW-2R								MW-4								MW-5									
(USEPA Method 8270)	Guidance level	11/06	2/07	5/07	10/07	1/08	4/08	7/08	10/08	11/06	2/07	5/07	10/07	1/08	4/08	7/08	10/08	11/06	2/07	5/07	10/07	1/08	4/08	7/08	10/08
1,1'-Biphenyl	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
2,4,5-Trichlorophenol	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
2,4,6-Trichlorophenol	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
2,4-Dichlorophenol	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
2,4-Dimethylphenol	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
2,4-Dinitrophenol	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
2,4-Dinitrotoluene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2,6-Dinitrotoluene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Chloronaphthalene	10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Chlorophenol	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
2-Methylnaphthalene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Methylphenol	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
2-Nitroaniline	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Nitrophenol	NA	NA	NA	ND	ND	ND	ND	ND	ND	NA	NA	ND	ND	ND	ND	ND	ND	NA	NA	ND	ND	ND	ND	ND	ND
3 3-Dichlorobenzidine	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
3-Nitroaniline	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4,6-Dinitro-2-methylphenol	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
4-Bromophenyl phenyl ether	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-chlor-3-methylphenol	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
4-Chloroaniline	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Chlorophenyl phenyl ether	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Methylphenol	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
4-Nitroaniline	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Nitrophenol	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
1 2 4-Trichlorobenzene	NA	ND	ND	NA	ND	ND	ND	NA	NA	ND	ND	NA	ND	ND	ND	NA	NA	ND	ND	NA	ND	ND	ND	NA	NA
1 2-Dichlorobenzene	3	ND	ND	NA	ND	ND	ND	NA	NA	ND	ND	NA	ND	ND	ND	NA	NA	ND	ND	NA	ND	ND	ND	NA	NA
1 3-Dichlorobenzene	3	ND	ND	NA	ND	ND	ND	NA	NA	ND	ND	NA	ND	ND	ND	NA	NA	ND	ND	NA	ND	ND	ND	NA	NA
1 4-Dichlorobenzene	3	ND	ND	NA	ND	ND	ND	NA	NA	ND	ND	NA	ND	ND	ND	NA	NA	ND	ND	NA	ND	ND	ND	NA	NA
2 2-oxybis (1-chloropropane)	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acenaphthene	20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acenaphthylene	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acetophenone	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
Anthracene	50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Atrazine	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA
Benzaldehyde	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
Benzo(a)anthracene	0.002	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzo(a)pyrene	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzo(b)fluoranthene	0.002	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzo(g,h,i)perylene	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzo(k)fluoranthene	0.002	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzyl alcohol	NA	ND	ND	ND	ND	ND	NA	NA	NA	ND	ND	ND	ND	ND	NA	NA	NA	ND	ND	ND	ND	ND	NA	NA	NA
Bis(2-chloroethoxy)methane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bis(2-chloroethyl)ether	1.0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bis(2-ethylhexyl)phthalate	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Butyl benzyl phthalate	50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Caprolactam	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
Carbazole	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chrysene	0.002	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dibenzo(a,h)anthracene	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dibenzofuran	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Diethyl phthalate	50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dimethyl phthalate	50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Di-n-butyl phthalate	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Di-n-octyl phthalate	50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Fluoranthene	50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Fluorene	50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorobenzene	0.04	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorocyclopentadiene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Hexachloroethane	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Indeno(1,2,3-cd)pyrene	0.002	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isophorone	50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Nitrobenzene	0.4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
n-Nitroso-di-n-propylamine	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
n-Nitrosodiphenylamine	50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Pentachlorophenol	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
Phenanthrene	50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Phenol	NA	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND	NA	NA	ND	NA	NA	ND	ND	ND
Pyrene	50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Notes:
Guidance levels based on NYSDEC Division of Water TOGS 1.1.1
NA= Not Available ND = Not Detected

Table 3: Target Analyte List (TAL) Metals in Water

All results provided in µg/L. Results in **bold** exceed designated guidance levels.

		Sample Identification																							
	Guidance	MW-2R								MW-4								MW-5							
TAL METAL	Level	11/06	2/07	5/07	10/07	1/08	4/08	7/08	10/08	11/06	2/07	5/07	10/07	1/08	4/08	7/08	10/08	11/06	2/07	5/07	10/07	1/08	4/08	7/08	10/08
Aluminum	**100**	ND	ND	29	ND	ND	ND	ND	ND	ND	ND	29	ND	ND	ND	ND	ND	ND	ND	29	ND	ND	ND	ND	ND
Antimony	**3**	ND	ND	2.7	ND	ND	ND	ND	ND	ND	ND	2.7	ND	ND	ND	ND	ND	ND	ND	2.7	ND	ND	ND	ND	ND
Arsenic	**25**	ND	4.2 J	2.8	ND	ND	ND	ND	ND	ND	ND	2.8	ND	ND	ND	ND	ND	ND	ND	2.8	ND	ND	ND	ND	ND
Barium	**1,000**	54	54	410	60	62	58	43	55	52.7	56	46	44	36	38	55	39	48.9	55	61	50	55	51	5.5	46
Beryllium	**3**	ND	ND	0.30	ND	ND	ND	ND	ND	ND	ND	0.30	ND	ND	ND	ND	ND	ND	ND	0.30	ND	ND	ND	ND	ND
Cadmium	**5**	ND	ND	0.50	ND	ND	ND	ND	ND	ND	ND	0.50	ND	ND	ND	ND	ND	ND	ND	0.50	ND	ND	ND	ND	ND
Calcium	**NE**	**115,000**	**115,001**	**778,000**	**144,000**	**146,000**	**137,000**	**118,000**	**123,000**	**208,000**	**133,000**	**214,000**	**147,000**	**149,000**	**173,000**	**126,000**	**133,000**	**101,000**	**131,000**	**143,000**	**120,000**	**120,000**	**117,000**	**24,800**	**90,000**
Chromium	**50**	ND	ND	0.80	ND	ND	ND	ND	ND	2.7	ND	2.1	ND	ND	ND	ND	ND	5.3	ND	0.80	ND	ND	ND	ND	ND
Cobalt	**5**	2.2	2.4 J	3.3	3.0J	ND	ND	ND	ND	1.1	2.0 J	1.7	ND	ND	ND	1.5	ND	ND	ND	3.2	ND	ND	ND	ND	ND
Copper	**200**	ND	ND	1.8	ND	ND	ND	ND	3.0 J	5.7	ND	2.8	ND	ND	ND	ND	3.9 J	ND	ND	1.8	ND	ND	ND	7.1	7.0 J
Iron	**300***	65.9	ND	29	92	ND	53 J	ND	ND	64	ND	29	ND	ND	ND	ND	ND	44.3	44.3	29	ND	ND	ND	120	ND
Lead	**25**	ND	ND	2.6	ND	ND	ND	ND	ND	ND	ND	2.6	ND	ND	ND	ND	ND	ND	ND	2.6	ND	ND	ND	ND	ND
Magnesium	**35,000**	**64,000**	**62,600**	**487,000**	**73,600**	**74,800**	**70,800**	**43,400**	**64,200**	**39,600**	**52,800**	**44,500**	**37,200**	34,800	**36,300**	**61,600**	32,800	**38,800**	**52,000**	**77,600**	**46,300**	**46,200**	**44,400**	17,800	30,600
Manganese	**300***	**1,820**	**1,700**	250	**2,200**	**1,700**	**1,700**	ND	**1,800**	2.6	1.7 J	2.2	7.2J	ND	ND	**1,800**	ND	3.0	ND	**2,100**	ND	ND	ND	38	ND
Mercury	**0.7**	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Nickel	**100**	6.8	5.9 J	15	5.5J	4.8J	5.5 J	ND	5.1 J	2.4	3.6 J	2.7	ND	ND	ND	3.9	2.2 J	1.7	3.3 J	6.7	ND	2.1 J	2.2 J	5.0	1.6 J
Potassium	**NE**	39,200	37,301	44,300	38,700	38,700	37400	9,600	36,500	14,000	9,500	12,900	14,100	11,000	11,900	38,400	15,200	8,110	9,300	39,300	9,300	9,400	9600	19,200	11,400
Selenium	**10**	ND	8.5 J	6.9	ND	ND	ND	4.7	ND	ND	**13 J**	**11**	**11J**	ND	ND	ND	3.3 J	ND	**16 J**	4.0	ND	ND	ND	ND	ND
Silver	**50**	ND	ND	0.40	ND	ND	ND	ND	ND	ND	ND	0.40	ND	ND	ND	ND	ND	ND	ND	0.40	ND	ND	ND	ND	ND
Sodium	**20,000**	**119,000**	**105,001**	**312,000**	**111,000**	**111,000**	**105,000**	**46,500**	**95,900**	**54,300**	**64,900**	**52,500**	**79,500**	**45,100**	**50,300**	**95,900**	**76,100**	**91,600**	**91,600**	**112,000**	**73,300**	**74,700**	**84,300**	**114,000**	**60,600**
Thallium	**0.5**	ND	**21 J**	**6.6**	ND	ND	ND	ND	ND	ND	**17 J**	**5.0**	ND	ND	ND	ND	ND	ND	**11 J**	**5.7**	ND	ND	ND	ND	ND
Vanadium	**14**	ND	ND	0.80	ND	ND	ND	ND	ND	ND	ND	0.80	ND	ND	ND	ND	ND	ND	ND	0.80	ND	ND	ND	ND	ND
Zinc	**2,000**	ND	ND	9.5	ND	ND	ND	ND	ND	ND	ND	9.5	ND	ND	ND	ND	ND	ND	ND	9.5	ND	ND	ND	31	ND

Notes:

Guidance levels based on NYSDEC Division of Water TOGS 1.1.1

J = estimated concentration

ND = Not Detected NE = Not Established * = Guidance level for total of iron and manganese is 500

APPENDIX C

VES Systems & Barrier Layer Inspection Checklists

Vapor Extraction System and Barrier Layer Inspection/Monitoring Checklist
BCP Site C203014
Parkview Commons Site

Vapor Extraction System Component	Condition	No	Yes	N/A	Describe Deficiency	Describe Corrective Action
HVAC System	Operational and maintained?			☑		See Note 1 Below
Building Floor Slab	Holes, cracks or other physical deficiencies?	☒				
Riser Pipes (above roofline)	Holes, cracks, or other physical deficiencies?	☒				
Fan #1 (See attached map for fan location)	Operational?		☒			
	Physical Damage?	☒				
	Excessive Noise?	☒				
Fan#2 (See attached map for fan location)	Operational?		☒			
	Physical Damage?	☒				
	Excessive Noise?	☒				
Fan#3 (See attached map for fan location)	Operational?		☒			
	Physical Damage?	☒				
	Excessive Noise?	☒				
Barrier Layer - asphalt parking areas	Is asphalt intact?		☒			
	Substantial cracks?	☒				
Barrier Layer - sidewalk/walkways (on-site only)	Are sidewalks intact?		☒			
	Substantial cracks?	☒				
Barrier layer - landscaped area	Any subsidence?	☒				
	Substantial cracks?	☒				

Note 1: Each residential unit has its own HVAC system. These units have no effect on the Site's VES.

Graciela Florimon
Name of Inspector (Print)

Signature of Inspector

4/17/2015
Date of Inspection

Vapor Extraction System and Barrier Layer Inspection/Monitoring Checklist
BCP Site C203014
Parkview Commons Site

Vapor Extraction System Component	Condition	No	Yes	N/A	Describe Deficiency	Describe Corrective Action
HVAC System	Operational and maintained?			☑		See Note 1 Below
Building Floor Slab	Holes, cracks or other physical deficiencies?	☒				
Riser Pipes (above roofline)	Holes, cracks, or other physical deficiencies?	☒				
Fan #1 (See attached map for fan location)	Operational?		☒			
	Physical Damage?	☒				
	Excessive Noise?	☒				
Fan#2 (See attached map for fan location)	Operational?		☒			
	Physical Damage?	☒				
	Excessive Noise?	☒				
Fan#3 (See attached map for fan location)	Operational?		☒			
	Physical Damage?	☒				
	Excessive Noise?	☒				
Barrier Layer - asphalt parking areas	Is asphalt intact?		☒			
	Substantial cracks?	☒				
Barrier Layer - sidewalk/walkways (on-site only)	Are sidewalks intact?		☒			
	Substantial cracks?	☒				
Barrier layer - landscaped area	Any subsidence?	☒				
	Substantial cracks?	☒				

Note 1: Each residential unit has its own HVAC system. These units have no effect on the Site's VES.

Graciela Florimon
Name of Inspector (Print)

1/16/2015
Date of Inspection

Signature of Inspector

Vapor Extraction System and Barrier Layer Inspection/Monitoring Checklist
BCP Site C203014
Parkview Commons Site

Vapor Extraction System Component	Condition	No	Yes	N/A	Describe Deficiency	Describe Corrective Action
HVAC System	Operational and maintained?			☑		See Note 1 Below
Building Floor Slab	Holes, cracks or other physical deficiencies?	☒				
Riser Pipes (above roofline)	Holes, cracks, or other physical deficiencies?	☒				
Fan #1 (See attached map for fan location)	Operational?		☒			
	Physical Damage?	☒				
	Excessive Noise?	☒				
Fan#2 (See attached map for fan location)	Operational?		☒			
	Physical Damage?	☒				
	Excessive Noise?	☒				
Fan#3 (See attached map for fan location)	Operational?		☒			
	Physical Damage?	☒				
	Excessive Noise?	☒				
Barrier Layer - asphalt parking areas	Is asphalt intact?		☒			
	Substantial cracks?	☒				
Barrier Layer - sidewalk/walkways (on-site only)	Are sidewalks intact?		☒			
	Substantial cracks?	☒				
Barrier layer - landscaped area	Any subsidence?	☒				
	Substantial cracks?	☒				

Note 1: Each residential unit has its own HVAC system. These units have no effect on the Site's VES.

Graciela Florimon
Name of Inspector (Print)

10/17/2014
Date of Inspection

Signature of Inspector

Vapor Extraction System and Barrier Layer Inspection/Monitoring Checklist
BCP Site C203014
Parkview Commons Site

Vapor Extraction System Component	Condition	No	Yes	N/A	Describe Deficiency	Describe Corrective Action
HVAC System	Operational and maintained?			☑		See Note 1 Below
Building Floor Slab	Holes, cracks or other physical deficiencies?	☒				
Riser Pipes (above roofline)	Holes, cracks, or other physical deficiencies?	☒				
Fan #1 (See attached map for fan location)	Operational?		☒			
	Physical Damage?	☒				
	Excessive Noise?	☒				
Fan#2 (See attached map for fan location)	Operational?		☒			
	Physical Damage?	☒				
	Excessive Noise?	☒				
Fan#3 (See attached map for fan location)	Operational?		☒			
	Physical Damage?	☒				
	Excessive Noise?	☒				
Barrier Layer - asphalt parking areas	Is asphalt intact?		☒			
	Substantial cracks?	☒				
Barrier Layer - sidewalk/walkways (on-site only)	Are sidewalks intact?		☒			
	Substantial cracks?	☒				
Barrier layer - landscaped area	Any subsidence?	☒				
	Substantial cracks?	☒				

Note 1: Each residential unit has its own HVAC system. These units have no effect on the Site's VES.

Graciela Florimon
Name of Inspector (Print)

7/18/2014
Date of Inspection

Signature of Inspector

Vapor Extraction System and Barrier Layer Inspection/Monitoring Checklist
BCP Site C203014
Parkview Commons Site

Vapor Extraction System Component	Condition	No	Yes	N/A	Describe Deficiency	Describe Corrective Action
HVAC System	Operational and maintained?			✓		See Note 1 Below
Building Floor Slab	Holes, cracks or other physical deficiencies?	✓				
Riser Pipes (above roofline)	Holes, cracks, or other physical deficiencies?	✓			U-manometer on Roof level full of water	Replace U-manometer and install protective cover
Fan #1 (See attached map for fan location)	Operational?		✓			
	Physical Damage?	✓				
	Excessive Noise?	✓				
Fan#2 (See attached map for fan location)	Operational?		✓			
	Physical Damage?	✓				
	Excessive Noise?	✓				
Fan#3 (See attached map for fan location)	Operational?		✓			
	Physical Damage?	✓				
	Excessive Noise?	✓				
Barrier Layer - asphalt parking areas	Is asphalt intact?		✓			
	Substantial cracks?	✓				
Barrier Layer - sidewalk/walkways (on-site only)	Are sidewalks intact?		✓			
	Substantial cracks?	✓				
Barrier layer - landscaped area	Any subsidence?	✓				
	Substantial cracks?	✓				

Note 1: Each residential unit has its own HVAC system. These units have no effect on the Site's VES.

Michelle Wisman
Name of Inspector (Print)

6/8/15
Date of Inspection

Michelle Wisman
Signature of Inspector

APPENDIX D

Engineering Controls Certification Form

Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. C203014

Site Name Parkview Commons

Site Address: 871 Elton Avenue Zip Code: 10451
City/Town: Bronx
County: Bronx
Site Acreage: 0.7

Reporting Period: May 30, 2014 to June 30, 2015

	YES	NO
1. Is the information above correct?	☒	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☒
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☒
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☒
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	☒

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	☒	☐
7. Are all ICs/ECs in place and functioning as designed?	☒	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____
Signature of Owner, Remedial Party or Designated Representative Date

Box 2A

	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	□	X

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

	YES	NO
9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	X	□

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C203014 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
9-2382-16	BX Parkview Associates, LLC	Soil Management Plan Landuse Restriction Ground Water Use Restriction

Engineering Control Components:

On-site environmental monitoring devices (groundwater monitor wells) will be protected and replaced as necessary to ensure continued functioning in the manner specified in the NYSDEC approved Groundwater Monitoring Plan. The purpose of groundwater monitoring wells is to facilitate documentation of changes in groundwater quality that may have a material effect on site usage.

All future soil disturbance activities, including building renovation/expansion, subgrade utility line repair/relocation, and new construction must be conducted in accordance with the NYSDEC approved Soil Management Plan to ensure contaminated media will be properly maintained.

Sub-slab soil vapor extraction (VES) system will be operated and maintained in a manner specified in the NYSDEC-approved Operation and Maintenance Plan. Annual inspection and reporting, including operational and monitoring data, will be performed in a manner specified in the NYSDEC-approved Site Management Plan. The purpose of the active VES system is to intercept vapors containing petroleum hydrocarbons that may accumulate under the building.

The barrier layer consisting of the asphalt in the parking area, impervious sidewalks/walkways, the soil cover in the courtyard area, and the building structures, must be maintained in accordance with the NYSDEC-approved Operation and Maintenance Plan. The purpose of the barrier layer is to provide sufficient distance between known contaminated soil and future users of the property.
Description of physical components of engineering controls are included on the Environmental Remediation Map.

Institution Control Components:

- Vegetable gardens are prohibited;
- The use of the groundwater underlying the Site is prohibited without treatment rendering it safe for intended purpose;
- Groundwater and other environmental or public health monitoring, and reporting of information thus obtained, will be performed in a manner specified in the NYSDEC approved Site Management Plan;
- If there is a proposed change of use, the NYSDEC will be notified;

Box 4

Description of Engineering Controls

Parcel	Engineering Control
9-2382-16	Vapor Mitigation Cover System

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
X	□

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

   (a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
X	□

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____

Signature of Owner, Remedial Party or Designated Representative — Date

IC CERTIFICATIONS
SITE NO. C203014

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Paul H. Ciminello (print name) at 24 Davis Avenue, Poughkeepsie, New York 12601, (print business address)

am certifying as Designated Representative (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Paul H. Ciminello — June 30, 2015

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification — Date

IC/EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Paul H. Ciminello (print name) at 24 Davis Avenue, Poughkeepsie, New York 12601 (print business address),

am certifying as a Qualified Environmental Professional for the Owner (Owner or Remedial Party)

Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification

Stamp (Required for PE)

June 30, 2015
Date