



Former G & C Services

255 East 138th Street
Bronx, New York 10451

PREPARED FOR

East 138th Street LLC c/o
Urban Builders
Collaborative LLC
336 East 110th Street
New York, NY 10029

PREPARED BY



One Penn Plaza
Suite 715
New York, NY 10119
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May 28, 2025

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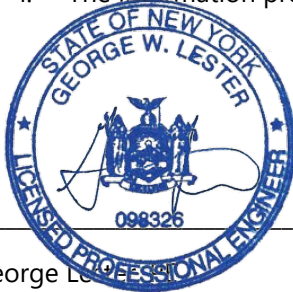
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Certification

For each institutional or engineering control identified for the Site, I, George Lester, PE, certify that the following statements are true:

- a. The inspection of the Site to confirm the effectiveness of the Institutional and Engineering Controls required by the remedial program was performed under my direction;
- b. The Institutional Control(s) and/or Engineering Control(s) employed at this Site is unchanged from the date the control was put in place, or last approved by Division of Environmental Remediation (DER);
- c. Nothing has occurred that would impair the ability of such control to protect public health and the environment;
- d. Nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control;
- e. Access to the Site will continue to be provided to DER to evaluate the remedy, including access to evaluate the continued maintenance of this control;
- f. Use of the Site is compliant with the Environmental Easement;
- g. The Engineering Control system(s) are performing as designed and are effective;
- h. 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
- i. The information presented in this report is accurate and complete.



George Lester

State of New York PE License No. 98326

____5/28/25____

Date



Executive Summary

This Periodic Review Report was prepared by VHB on behalf of East 138th Street LLC c/o Urban Builders Collaborative LLC for the Former G & C Services Site located at 255 East 138th Street, Bronx, Bronx County, New York. The Site, identified as Bronx Block 2333, Lot 1 on the New York City Tax Map, has a history of use including two gas stations, an auto repair shop, a stone yard, and a machine shop, which resulted in petroleum contamination to the soil and groundwater.

East 138th Street LLC entered into a Brownfield Cleanup Agreement with the New York State Department of Environmental Conservation on May 19, 2011, to investigate and remediate the approximately 0.46-acre property. Remedial activities were completed in 2015 and 2016 in accordance with the October 2013 Remedial Action Work Plan to address soil and groundwater contamination. Following site remediation, a Final Engineering Report and Site Management Plan were prepared and submitted to NYSDEC in December 2016. A Certificate of Completion was issued by NYSDEC on December 29, 2016.

This Periodic Review Report presents results of monitoring activities conducted during April 29, 2022, through April 29, 2025. The remedial program has been successful in meeting the Remedial Action Objectives set forth in the Decision Document. VHB performed site-wide inspections in 2023, 2024, and 2025 and confirmed that the Institutional and Engineering Controls remain intact and functional.



1

Introduction

VHB prepared this Periodic Review Report (PRR) on behalf of East 138th Street LLC c/o Urban Builders Collaborative LLC for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C203057 (Site). The Site is located at 255 East 138th Street in the Bronx, Bronx County, New York (**Figure 1**). The Site is identified as Block 2333, Lot 1 on the New York City Tax Map (**Figure 2**). The Site encompasses approximately 0.46-acres of land and is bounded by commercial buildings to the north, East 138th Street and mixed-use commercial and residential apartments to the south, Morris Avenue and a senior residential building to the east, and commercial properties to the west. The Site is currently developed with a multi-family residential building with commercial tenant spaces at the ground-floor level.

Historical site use included two gas stations, an auto repair shop, a stone yard, and machine shop. Past use of the Site resulted in petroleum contamination to the soil and groundwater. The property was remediated to restricted-residential use.

The Site was investigated and remediated under the BCP. Site remediation was completed in 2015 and 2016 in accordance with the October 2013 Remedial Action Plan (RAWP) and the June 2016 Chemical Injection Plan. Site remediation activities were necessary to address soil and groundwater contamination at the Site. In December 2016, a Final Engineering Report (FER) and Site Management Plan (SMP) were submitted to NYSDEC for review and approval. The FER documented the implemented remediation activities and the SMP outlines the ongoing site management activities to confirm compliance with the Institutional and Engineering Controls (IC/EC) for the Site. A Certificate of Completion (COC) was issued by the NYSDEC on December 29, 2016. On June 10, 2019, NYSDEC approved a reduction in SMP PRR submittal frequency from every year to once every three years (**Appendix A**).

This PRR presents results of monitoring activities outlined in the SMP for the three-year reporting period of April 29, 2022 to April 29, 2025.

1.1 Summary of Site Contamination

Findings of site contamination established in the RAWP are as follows:

Soils:

- › A remedial investigation was conducted according to the NYSDEC approved Remedial Investigation Workplan, prepared by Brinkerhoff Environmental Services, Inc (Brinkerhoff), dated October 27, 2011. The results of the remedial Investigation were summarized in the Remedial Investigation Report, prepared by Brinkerhoff, dated May 2013. According to the NYSDEC-approved Remedial Investigation Report, several volatile organic compounds (VOCs) were detected at concentrations exceeding NYSDECs Residential Soil Cleanup Objectives (SCOs) in the vicinity of the former Underground Storage Tanks (USTs) and former dispenser island. Additional investigations conducted in 2011 and 2013 reported VOCs below the NYSDEC's Restricted Residential Use SCOs, but exceeding the CP-51 Soil Cleanup Levels for Gasoline Contaminated Soil. Compounds including benzene, ethylbenzene, xylenes, and isopropylbenzene exceeded the soil cleanup levels; chlorinated VOCs were not detected in the soil samples. The laboratory also reported elevated concentrations of SVOCs, specifically, polynuclear aromatic hydrocarbons (PAHs), and various metals, including lead, chromium, copper, and mercury, at concentrations exceeding the NYSDEC Restricted Residential Use SCOs.

Groundwater:

- › The 2002 Phase II Site Investigation indicated that VOCs were detected at concentrations exceeding NYSDEC's Class GA Water Quality Standards (GWQS) in the temporary monitoring wells installed at the base of the UST excavation and from the south sidewall. Samples collected from two permanent wells on the subject property indicated that VOCs were detected at concentrations less than the applicable standards. Further Investigations in 2011 and 2013 reported that gasoline-related compounds benzene, toluene, ethylbenzene, xylenes, 1,4,5-trimethylbenzene, and 1,2,4-trimethylbenzene exceeded their applicable GWQS in 10 groundwater samples collected on-Site. In 2015, prior to on-site construction, groundwater samples were collected from a temporary off-site well on an adjacent sidewalk, and downgradient of the site. Samples collected revealed gasoline-related compounds above GWQS.
- › As part of the NYSDEC approved June 2016 Chemical Injection Plan, prior to the chemical injection program, groundwater samples collected from two permanent wells (one on-site and another located on the adjoining sidewalk, downgradient from the Site) on October 18, 2016. One VOC, n-propylbenzene, was detected above GWQS, at the downgradient well.

Soil Vapor:

- › Eight soil vapor samples were collected from implants installed across the Site during the 2012 Remedial Investigation. Site-wide detections of tetrachloroethylene (PCE) were reported at levels requiring monitoring and/or mitigation pursuant to the New York State Department of Health (NYSDOH) guidance document.

1.2 Remedial Elements

The NYSDEC approved October 2013 RAWP and June 2016 Chemical Injection Plan were implemented at the Site and included the following components:

- › Excavation and off-site disposal of soil/fill exceeding NYSDEC Track 2 SCOs.
- › On-Site treatment of dewatering liquids and the application of Oxygen Releasing Compound (ORC) Advanced® Pellets into the open excavation within the western portion of the Site to enhance natural attenuation of contamination that might remain in groundwater.
- › Installation of permanent and temporary groundwater monitoring wells.
- › Placement of an engineered composite cover system across the Track 4 Remedial Area, shown on **Figure 3**.

- › Construction and maintenance of a vapor barrier system across the Track 2 and Track 4 Remedial Areas as shown on **Figure 3**.
- › Monitored natural attenuation of groundwater. Off-site and on-site groundwater monitoring activities to assess natural attenuation quarterly for two years.
- › Development and Implementation of a SMP which includes plans for: (1) Institutional and Engineering Controls, (2) Monitoring, (3) Operation and Maintenance, (4) Reporting.
- › Execution and recording of an Environmental Easement to restrict land use to restricted residential, commercial, or industrial use in the Track 2 and 4 Remedial Areas; prohibiting groundwater used underlying the Site without necessary treatment and approval by NYSDOH and maintaining compliance with the SMP, including, inspection, operation, and maintenance of the IC/EC Control Plan.

1.3 Remedial Action Objectives

The Remedial Action Objectives (RAOs) for the Site as listed in the NYSDEC-issued October 2013 Decision Document are as follows:

Groundwater:

RAOs for Public Health Protection

- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Remove the source of ground or surface water contamination.

Soil:

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure to contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor:

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

1.4 Criteria for Completion of Remediation/Termination of Remedial Systems

Generally, remedial processes are considered completed when monitoring indicates that the remedy has achieved the RAOs identified by the Decision Document. The framework for determining when remedial processes are complete is provided in Section 6.4 of NYSDEC DER-10 and briefly described below:

- › The composite cover system is a permanent control and the quality and integrity of this system will be inspected by a professional engineer or person working under their supervision at defined, regular intervals in accordance with the SMP in perpetuity.
- › The vapor barrier is a permanent control in the Track 2 and 4 Remedial Areas and the quality and integrity of this system will be inspected by a professional engineer or person working under their supervision at defined, regular intervals in accordance with the SMP in perpetuity.



2

Evaluation of Remedy Performance, Effectiveness and Protectiveness

This section provides an evaluation of the extent to which the implemented remedy meets the remedial objective to reduce or eliminate exposure pathways or significant risks to the public or the environment under the conditions of the contemplated use of the Site (i.e., restricted residential, commercial, or industrial in the Track 2 and Track 4 remediation areas.).

2.1 Performance

The potential migration of, and exposure to, remaining contaminated media are prevented by the Site's composite cover system and the vapor barrier system. Both systems are continuing to perform as designed and continue to be protective of human health and the environment. The IC/EC Plan as presented in the SMP is in place and the certification of IC/ECs was completed and included in **Appendix B**.

2.2 Effectiveness

The selected remedy is an effective short-term and long-term remedial measure. The selected remedy immediately eliminated the potential for human and environmental exposure to impacted Site media. There are no known risks to workers, the community, or the environment from the selected remedy. No areas of non-compliance with the SMP were identified.

The IC/EC Plan as presented in the SMP remains effective, as discussed herein.

2.3 Protectiveness

As indicated in the Site-wide inspection checklists (**Appendix C**), the composite cover system and vapor barrier system were observed to be intact and competent. Therefore, the implemented remedy currently achieves the Site RAOs.



3

IC/EC Compliance Report

3.1 Institutional Controls

A series of Institutional Controls (ICs) is required by the Decision Document to: (1) implement, maintain and monitor EC systems; (2) prevent future exposure to remaining contamination; and, (3) limit the use and development of the Site to restricted residential, commercial and industrial uses only. Adherence to these ICs on the Site is required by the Environmental Easement (EE) and are implemented under the SMP. The EE for the property that outlines the use restrictions was executed by the Department on September 12, 2016 and filed with the Kings County Clerk on January 6, 2017. The County Recording Identifier number for this filing is 2017-011200839001. The ICs are listed as:

- › The property may be used for: restricted residential, commercial and industrial uses;
- › All ECs must be operated and maintained as specified in the SMP;
- › All ECs must be inspected at a frequency and in a manner defined in the SMP.
- › The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.
- › All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- › Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
- › Operation, maintenance, monitoring, inspection, and reporting of any groundwater well or other physical component of the remedy, such as the vapor barrier and cover system shall be performed as defined in the SMP;
- › Access to the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the EE.
- › The potential for vapor intrusion must be evaluated for any new buildings developed in the area within the IC boundaries noted on Figure 11, and any potential impacts that are identified must be monitored or mitigated; and
- › Vegetable gardens and farming on the Site are prohibited.

The EE prohibits the use of the Site for anything other than restricted residential, commercial, or industrial use. The EE requires compliance with the SMP including: Ground Water Use Restriction; Soil Management Plan; Landuse Restriction Monitoring Plan; IC/EC Plan; and periodic reporting. Engineering Controls

As indicated in the Site-wide inspection checklists (**Appendix C**), the Site was observed to be in compliance with the ICs.

3.2 Engineering Controls

3.2.1 Composite Cover System

The composite cover system was completed at the Site in December 2016.

Since complete excavation was not possible without jeopardizing the structural integrity of the adjacent building foundations, an engineered composite cover system was placed in the Track 4 Remedial Area to prevent human exposure to the residual soil. The composite cover system consists of a 4-6 inch thick concrete foundation slab and approximately 1-2 foot thick layer of recycled concrete aggregate and/or virgin quarry stone.

During the 2023 SMP inspection, surficial concrete damage was observed within the foundation slab of the parking garage. VHB documented the concrete foundation repair and is documented in the Site-wide inspection checklists (**Appendix C**) and the photograph logs (**Appendix D**). The damaged concrete was surficial and did not affect the composite cover system; nonetheless, VHB recommended the chipped concrete be repaired to prevent future damage to the composite cover system. During the 2025 inspection, the concrete was observed to be repaired.

As indicated in the 2025 Site-wide inspection checklist (**Appendix C**), the composite cover system was observed to be intact and competent.

3.2.2 Vapor Barrier System

The vapor barrier system was installed at the Site in December 2016.

The vapor barrier system was installed in the Track 2 and Track 4 Remedial Areas of the Site to prevent the soil vapor intrusion pathway. The vapor barrier system consists of a Preprufe 300R waterproofing/vapor barrier membrane at the base of the excavation and along the exterior portions of the sidewalls. The as-built composite cover system locations and cross-sectional details are shown on **Figure 3**.

As indicated in the Site-wide inspection checklists (**Appendix C**), the vapor barrier system was observed to be intact and competent.

3.3 Corrective Measures

The Site IC/ECs are in place and effective. Therefore, no corrective measures are proposed at this time.

3.4 IC/EC Certification

The NYSDEC IC/EC Certification Form is provided as **Appendix B**.



4

Monitoring Plan Compliance Report

4.1 Components of the Monitoring Plan

Components of the monitoring plan are summarized below.

Engineering Controls:	1. Composite Cover System
	2. Vapor Barrier System
Inspections:	Frequency:
1. Cover System	Annually
2. Vapor Barrier	Upon Installation
3. Site-Wide Inspection	Annually
Maintenance:	
1. As Needed	As needed per results of the annual inspection.
Reporting:	
1. Periodic Review Report	Triennial

4.2 Monitoring Performed

VHB was retained by East 138th Street LLC c/o Urban Builders Collaborative LLC to conduct the comprehensive site-wide inspections in 2023, 2024, and 2025 in accordance with the SMP. Based on the annual inspections conducted on May 11, 2023, May 20, 2024 and March 31, 2025, the composite cover system remains in good condition and has not been breached, as indicated in the Site-wide inspection checklists (**Appendix C**).

The composite cover system encompasses the entire property and consists of the building foundation slab and sub-grade sidewalls. The building foundation slab and sidewalls were inspected, and all components were observed to be intact and in good condition. At the time of Site inspections, no evidence of a breach in the system was observed. However, during the 2023 SMP inspection, chipped concrete was observed within the foundation slab of the parking garage and repaired immediately. No construction activities occurred at the time of the site

inspections. The vapor barrier was installed as a component of the composite cover system and is overlain by the foundation slab. No damage to the foundation slab or evidence of new sub-slab penetration were observed.

4.3 Monitoring Limitations

Tenant storage spaces in the basement were partially filled at the time of the Site inspections and limited VHB's ability to observe portions of the composite cover system; however, the on-site superintendent confirmed there are no breaches to the foundation slab in these areas. Photographs of the 2023, 2024 and 2025 SMP inspections are included as **Appendix D**.



5

Overall PRR Conclusions and Recommendations

5.1 Compliance with SMP

All requirements of the SMP (i.e., site inspection, monitoring, and IC/EC certification) have been complied with for the reporting period.

5.2 Performance and Effectiveness of the Remedy

The results of the Site-wide inspections suggest that Site engineering controls are effectively achieving RAOs.

5.3 Future PRR Submittals

The submittal frequency of future PRRs will remain on a triennial basis with on-site inspections conducted once a year.

5.4 Recommendations

Based on VHB's annual inspections conducted in 2023, 2024 and 2025, a change to reduce the SMP on-site inspections to once every three years is recommended.

Figures

21662.00 | Bronx, New York



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

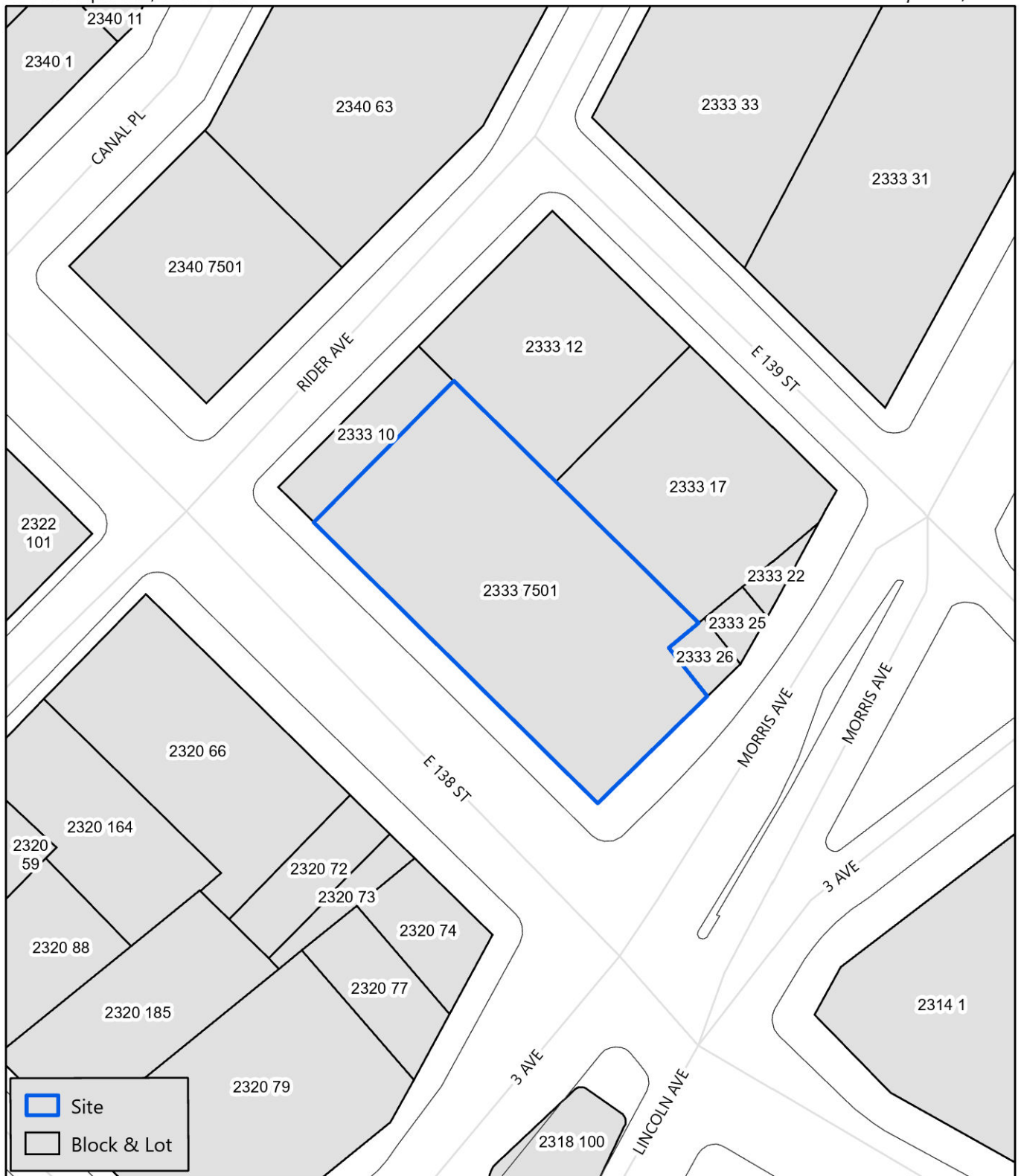
255 East 138th Street
Block 2333, Lot 1
Bronx, New York

Figure 2 - Parcel Map

21662.00 | Bronx, New York



April 17, 2025

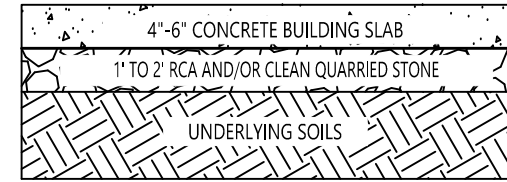


Path: \\vhb.com\gis\proj\Manasquan\21662.00 Urban Builders Bronx\Project\fig 2 - parcel map.aprx (jhappy, 4/17/2025)



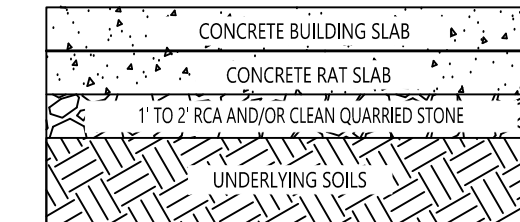
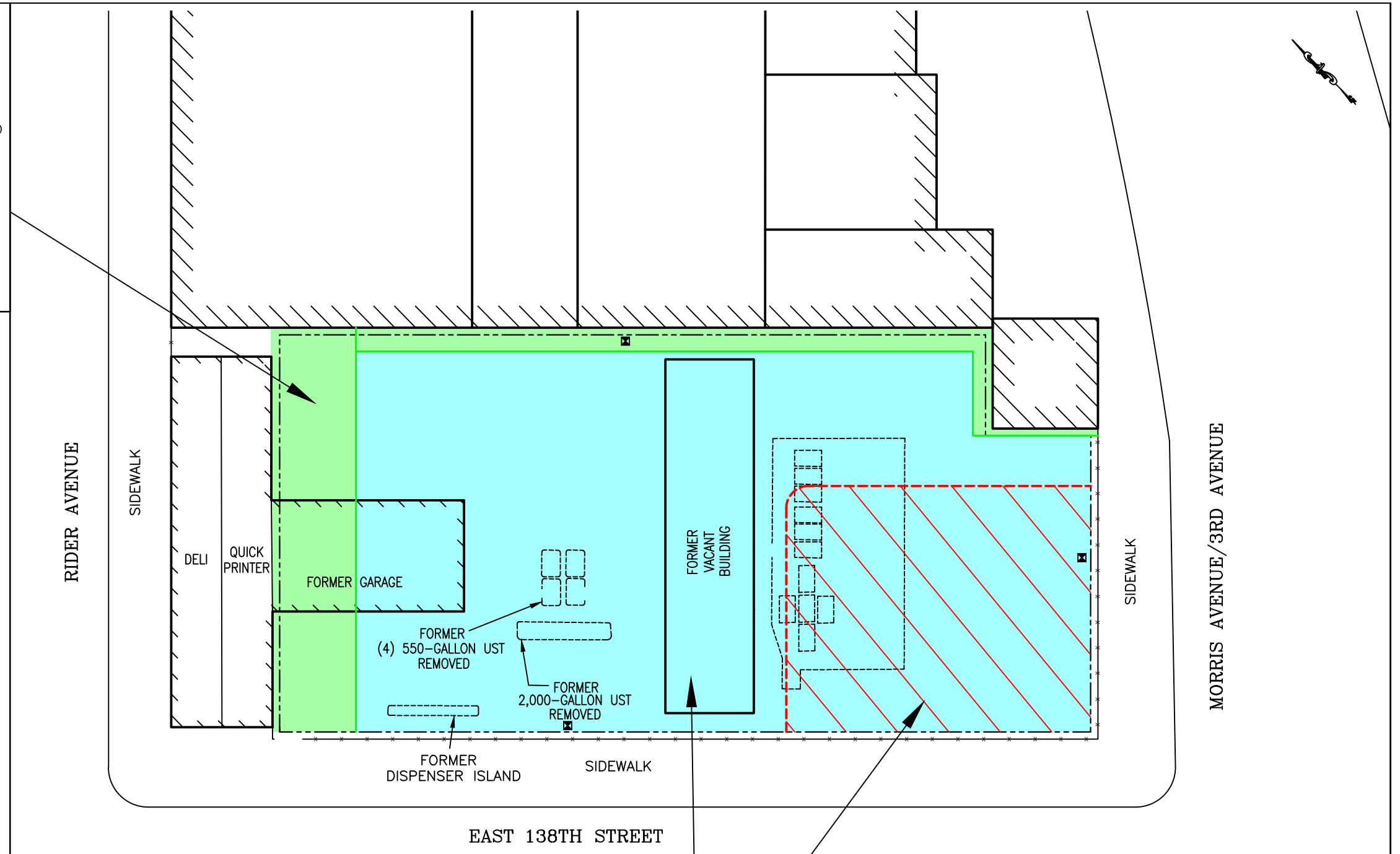
0 100 200 300 Feet

255 East 138th Street
Block 2333, Lot 1
Bronx, New York



PREPRUFE 300R
VAPOR BARRIER AND
WATERPROOFING
MEMBRANE

TRACK 4 REMEDIAL AREA COMPOSITE COVER DETAIL
NTS



PREPRUFE 300R
VAPOR BARRIER AND
WATERPROOFING
MEMBRANE

TRACK 1 AND 2 REMEDIAL AREA COMPOSITE COVER DETAIL
NTS

- LEGEND**
- - PROPERTY BOUNDARY
 - ▨ - TRACK 1 REMEDIAL AREA
 - - TRACK 2 REMEDIAL AREA
 - - TRACK 4 REMEDIAL AREA

0' 15' 30'
SCALE: 1" = 30'



FIGURE 3 - COMPOSITE COVER SYSTEM
AND CROSS-SECTIONAL DETAILS
255 EAST 138TH STREET
BLOCK 2333, LOT 1
BRONX, NEW YORK

DATE: 4/17/25	JOB NO.: 21662.00	SCALE: 1" = 30'
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Appendix A: NYSDEC SMP PRR Response Letters

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 2
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4995
www.dec.ny.gov

July 10, 2019

Roger Pinè
East 138th Street LLC
c/o Lettire Construction Corp.
334-336 East 110th Street
New York, NY 10029

Re: Site Management (SM) Periodic Review Report (PRR) Response Letter
Former G & C Services, Bronx
Bronx County, Site No.: C203057

Dear Mr. Roger Pinè (as the Certifying Party):

The Department has reviewed your Periodic Review Report (PRR) and IC/EC Certification for following period: April 29, 2018 to April 29, 2019.

The Department hereby accepts the PRR and associated Certification. The frequency of Periodic Reviews for this site is 3 year(s), your next PRR is due on May 29, 2022. You will receive a reminder letter and updated certification form 45-days prior to the due date. Regardless of receipt or not, of the reminder notice, the next PRR including the signed certification from, is till due on the date specified above.

Please note you must still conduct and retain documentation of annual inspections of the cover system. If deficiencies are observed a Corrective Measures Work plan must be submitted to the Department for review and approval. All inspections and corrective Measures (if any) must be documented in the next PRR.

If you have any questions, or need additional forms, please contact me at 718-482-4905 or e-mail: yukyin.wong@dec.ny.gov

Sincerely,

Bryan Wong
Project Manager

ec: Jane O'Connell, Nigel Crawford – NYSDEC
Justin Deming, Stephen Lawrence – NYSDOH
Robert Hazard – Brinkerhoff
Ira N. Pierce, P.E.



Department of
Environmental
Conservation

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 2
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4995
www.dec.ny.gov

September 29, 2022

Matthew Gross
East 138th Street LLC
c/o Lettire Construction Corp.
336 East 110th Street
New York, NY 10029

Re: Site Management (SM) Periodic Review Report (PRR) Response Letter
Former G & C Services, Bronx
Bronx County, Site No.: C203057

Dear Mr. Matthew Gross (as the Certifying Party):

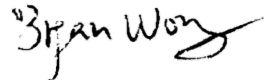
The Department has reviewed your Periodic Review Report (PRR) and IC/EC Certification for following period: April 29, 2019 to April 29, 2022.

The Department hereby accepts the PRR and associated Certification. The frequency of Periodic Reviews for this site is 3 years, your next PRR is due on May 29, 2025. You will receive a reminder letter and updated certification form 45-days prior to the due date. Regardless of receipt or not, of the reminder notice, the next PRR including the signed certification from, is till due on the date specified above.

Please note you must still conduct and retain documentation of annual inspections of the cover system. if deficiencies are observed a Corrective Measures Work plan must be submitted to the Department for review and approval. All inspections and corrective Measures (if any) must be documented in the next PRR.

If you have any questions, or need additional forms, please contact me at 718-482-4905 or e-mail: yukyin.wong@dec.ny.gov

Sincerely,



Bryan Wong
Project Manager

cc: Jane O'Connell, Cris-Sandra Maycock – NYSDEC
Scarlett McLaughlin, Stephen Lawrence – NYSDOH
Rachael Barr – VHB Engineering, Survey, Landscape Architecture and Geology, P.C.



Department of
Environmental
Conservation

Appendix B: NYSDEC Institutional and Engineering Controls Certification Form



3/18/2025

Matthew Gross
East 138th Street LLC c/o Lettire Construction
Lettire Construction Corp
334-336 East 110th Street
New York, NY 10029
mgross@lettire.com

Re: Reminder Notice: Site Management Periodic Review Report and IC/EC Certification Submittal

Site Name: Former G & C Services

Site No.: C203057

Site Address: 255 East 138th Street
Bronx, NY 10451

Dear Matthew Gross:

This letter serves as a reminder that sites in active Site Management (SM) require the submittal of a periodic progress report. This report, referred to as the Periodic Review Report (PRR), must document the implementation of, and compliance with, site-specific SM requirements. Section 6.3(b) of DER-10 *Technical Guidance for Site Investigation and Remediation* (available online at <http://www.dec.ny.gov/regulations/67386.html>) provides guidance regarding the information that must be included in the PRR. Further, if the site is comprised of multiple parcels, then you as the Certifying Party must arrange to submit one PRR for all parcels that comprise the site. The PRR must be received by the Department no later than **May 29, 2025**. Guidance on the content of a PRR is enclosed.

Site Management is defined in regulation (6 NYCRR 375-1.2(at)) and in Chapter 6 of DER-10. Depending on when the remedial program for your site was completed, SM may be governed by multiple documents (e.g., Operation, Maintenance, and Monitoring Plan; Soil Management Plan) or one comprehensive Site Management Plan.

A Site Management Plan (SMP) may contain one or all of the following elements, as applicable to the site: a plan to maintain institutional controls and/or engineering controls ("IC/EC Plan"); a plan for monitoring the performance and effectiveness of the selected remedy ("Monitoring Plan"); and/or a plan for the operation and maintenance of the selected remedy ("O&M Plan"). Additionally, the technical requirements for SM are stated in the decision document (e.g., Record of Decision) and, in some cases, the legal agreement directing the remediation of the site (e.g., order on consent, voluntary agreement, etc.).

When you submit the PRR (by the due date above), include the enclosed forms documenting that all SM requirements are being met. The Institutional Controls (ICs) portion of the form (Box 6) must be signed by you or your designated representative. The Engineering Controls (ECs) portion of the form (Box 7) must be signed by a Professional Engineer (PE). If you cannot certify that all SM requirements are being met, you must submit a Corrective Measures Work Plan that identifies the actions to be taken to restore compliance. The work plan must include a schedule to be approved by the Department. The Periodic Review process will not be considered complete until all necessary corrective measures are completed and all required controls are certified. Instructions for completing the certifications are enclosed.

All site-related documents and data, including the PRR, must be submitted in electronic format to the Department of Environmental Conservation. The required format for documents is an Adobe PDF file with optical character recognition and no password protection. Data must be submitted as an electronic data deliverable (EDD) according to the instructions on the following webpage:

<https://www.dec.ny.gov/chemical/62440.html>

Documents may be submitted to the project manager either through electronic mail or by using the Department's file transfer service at the following webpage:

<https://fts.dec.state.ny.us/fts/>

The Department will not approve the PRR unless all documents and data generated in support of the PRR have been submitted using the required formats and protocols.

You may contact Nour Haredy, the Project Manager, at 718-482-6333 or nour.haredy@dec.ny.gov with any questions or concerns about the site. Please notify the project manager before conducting inspections or field work. You may also write to the project manager at the following address:

New York State Department of Environmental Conservation
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101

Enclosures

PRR General Guidance
Certification Form Instructions
Certification Forms

ec: w/ enclosures

East 138Th Street, LLC - mgross@lettire.com

ec: w/ enclosures

Nour Haredy, Project Manager

Andre Obligado, Chief, Region 2 Remediation Section C

Jane O'Connell, Hazardous Waste Remediation Supervisor, Region 2

Brinkerhoff Environmental Services, Inc. - [rachael Barr - rbarr@vhb.com](mailto:rachael.Barr@vhb.com)

Enclosure 1

Certification Instructions

I. Verification of Site Details (Box 1 and Box 2):

Answer the three questions in the Verification of Site Details Section. The Owner and/or Qualified Environmental Professional (QEP) may include handwritten changes and/or other supporting documentation, as necessary.

II. Certification of Institutional Controls/ Engineering Controls (IC/ECs)(Boxes 3, 4, and 5)

1.1.1. Review the listed IC/ECs, confirming that all existing controls are listed, and that all existing controls are still applicable. If there is a control that is no longer applicable the Owner / Remedial Party should petition the Department separately to request approval to remove the control.

2. In Box 5, complete certifications for all Plan components, as applicable, by checking the corresponding checkbox.

3. If you cannot certify "YES" for each Control listed in Box 3 & Box 4, sign and date the form in Box 5. Attach supporting documentation that explains why the **Certification** cannot be rendered, as well as a plan of proposed corrective measures, and an associated schedule for completing the corrective measures. Note that this **Certification** form must be submitted even if an IC or EC cannot be certified; however, the certification process will not be considered complete until corrective action is completed.

If the Department concurs with the explanation, the proposed corrective measures, and the proposed schedule, a letter authorizing the implementation of those corrective measures will be issued by the Department's Project Manager. Once the corrective measures are complete, a new Periodic Review Report (with IC/EC Certification) must be submitted within 45 days to the Department. If the Department has any questions or concerns regarding the PRR and/or completion of the IC/EC Certification, the Project Manager will contact you.

III. IC/EC Certification by Signature (Box 6 and Box 7):

If you certified "YES" for each Control, please complete and sign the IC/EC Certifications page as follows:

- For the Institutional Controls on the use of the property, the certification statement in Box 6 shall be completed and may be made by the property owner or designated representative.
- For the Engineering Controls, the certification statement in Box 7 must be completed by a Professional Engineer or Qualified Environmental Professional, as noted on the 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. **C203057**

Site Name **Former G & C Services**

Site Address: 255 East 138th Street Zip Code: 10451
City/Town: Bronx
County: Bronx
Site Acreage: 0.468

Reporting Period: April 29, 2022 to April 29, 2025

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?

☒ ☐

7. Are all ICs 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?

☐ ☒

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

9. Are the assumptions in the Qualitative Exposure Assessment still valid?
(The Qualitative Exposure Assessment must be certified every five years)

☒ ☐

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. C203057**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**2333-1**

East 138th Street, LLC

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

- compliance with the Environmental Easement and the approved SMP;
- restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH or county DOH;
- land use Restriction

Box 4**Description of Engineering Controls**ParcelEngineering Control**2333-1**

Cover System

For Track 2 cleanup area:

- vapor barrier/waterproofing membrane
- monitored natural attenuation

For Track 4 Area:

- cover system
- vapor barrier/waterproofing membrane
- monitored natural attenuation

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 Engineering Control 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 complete.

YES NO



2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The 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



**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. C203057

Box 6

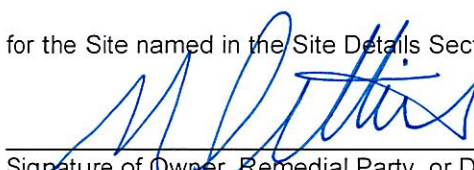
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

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 Nicholas Lettire at 336 East 110th Street, NY, NY 10029,
print name print business address

am certifying as Managing Memeber (Owner or Remedial Party)

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


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

5.20.25
Date

EC CERTIFICATIONS

Box 7

Professional Engineer 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 George Lester at VHB, One Penn Plaza, Suite 700, NY, NY,
print name print business address

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



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



Stamp
(Required for PE)

5/28/25
Date

Enclosure 3
Periodic Review Report (PRR) General Guidance

- I. Executive Summary: (1/2-page or less)
 - A. Provide a brief summary of site, nature and extent of contamination, and remedial history.
 - B. Effectiveness of the Remedial Program - Provide overall conclusions regarding;
 - 1. progress made during the reporting period toward meeting the remedial objectives for the site
 - 2. the ultimate ability of the remedial program to achieve the remedial objectives for the site.
 - C. Compliance
 - 1. Identify any areas of non-compliance regarding the major elements of the Site Management Plan (SMP, i.e., the Institutional/Engineering Control (IC/EC) Plan, the Monitoring Plan, and the Operation & Maintenance (O&M) Plan).
 - 2. Propose steps to be taken and a schedule to correct any areas of non-compliance.
 - D. Recommendations
 - 1. recommend whether any changes to the SMP are needed
 - 2. recommend any changes to the frequency for submittal of PRRs (increase, decrease)
 - 3. recommend whether the requirements for discontinuing site management have been met.
- II. Site Overview (one page or less)
 - A. Describe the site location, boundaries (figure), significant features, surrounding area, and the nature and extent of contamination prior to site remediation.
 - B. Describe the chronology of the main features of the remedial program for the site, the components of the selected remedy, cleanup goals, site closure criteria, and any significant changes to the selected remedy that have been made since remedy selection.
- III. Evaluate Remedy Performance, Effectiveness, and Protectiveness
Using tables, graphs, charts and bulleted text to the extent practicable, describe the effectiveness of the remedy in achieving the remedial goals for the site. Base findings, recommendations, and conclusions on objective data. Evaluations and should be presented simply and concisely.
- IV. IC/EC Plan Compliance Report (if applicable)
 - A. IC/EC Requirements and Compliance
 - 1. Describe each control, its objective, and how performance of the control is evaluated.
 - 2. Summarize the status of each goal (whether it is fully in place and its effectiveness).
 - 3. Corrective Measures: describe steps proposed to address any deficiencies in ICECs.
 - 4. Conclusions and recommendations for changes.
 - B. IC/EC Certification
 - 1. The certification must be complete (even if there are IC/EC deficiencies), and certified by the appropriate party as set forth in a Department-approved certification form(s).
- V. Monitoring Plan Compliance Report (if applicable)
 - A. Components of the Monitoring Plan (tabular presentations preferred) - Describe the requirements of the monitoring plan by media (i.e., soil, groundwater, sediment, etc.) and by any remedial technologies being used at the site.
 - B. Summary of Monitoring Completed During Reporting Period - Describe the monitoring tasks actually completed during this PRR reporting period. Tables and/or figures should be used to show all data.
 - C. Comparisons with Remedial Objectives - Compare the results of all monitoring with the remedial objectives for the site. Include trend analyses where possible.
 - D. Monitoring Deficiencies - Describe any ways in which monitoring did not fully comply with the monitoring plan.
 - E. Conclusions and Recommendations for Changes - Provide overall conclusions regarding the monitoring completed and the resulting evaluations regarding remedial effectiveness.
- VI. Operation & Maintenance (O&M) Plan Compliance Report (if applicable)
 - A. Components of O&M Plan - Describe the requirements of the O&M plan including required activities, frequencies, recordkeeping, etc.
 - B. Summary of O&M Completed During Reporting Period - Describe the O&M tasks actually completed during this PRR reporting period.
 - C. Evaluation of Remedial Systems - Based upon the results of the O&M activities completed, evaluated

the ability of each component of the remedy subject to O&M requirements to perform as designed/expected.

- D. O&M Deficiencies - Identify any deficiencies in complying with the O&M plan during this PRR reporting period.
- E. Conclusions and Recommendations for Improvements - Provide an overall conclusion regarding O&M for the site and identify any suggested improvements requiring changes in the O&M Plan.

VII. Overall PRR Conclusions and Recommendations

- A. Compliance with SMP - For each component of the SMP (i.e., IC/EC, monitoring, O&M), summarize;
 - 1. whether all requirements of each plan were met during the reporting period
 - 2. any requirements not met
 - 3. proposed plans and a schedule for coming into full compliance.
- B. Performance and Effectiveness of the Remedy - Based upon your evaluation of the components of the SMP, form conclusions about the performance of each component and the ability of the remedy to achieve the remedial objectives for the site.
- C. Future PRR Submittals
 - 1. Recommend, with supporting justification, whether the frequency of the submittal of PRRs should be changed (either increased or decreased).
 - 2. If the requirements for site closure have been achieved, contact the Departments Project Manager for the site to determine what, if any, additional documentation is needed to support a decision to discontinue site management.

VIII. Additional Guidance

Additional guidance regarding the preparation and submittal of an acceptable PRR can be obtained from the Departments Project Manager for the site.

Appendix C: Site Wide Inspection Checklists

SITE WIDE INSPECTION CHECKLIST

Site Name: 255 East 138th Street Location: 255 East 138th Street, Bronx, NY Project No: 21662.00

Inspector Name: Isabel Mielczarek Date: May 11, 2023 Weather Conditions: Sunny; 65°F

-

Reason for Inspection (i.e. routine, severe condition, etc.): Routine (2022 - 2025 Certification Period)

Check one of the following: **Y:** Yes **N:** No **NA:** Not Applicable

		Y	N	NA	Normal Situation	Remarks
	General					
1	What are the current site conditions?				-	Good housekeeping observed and site uses remain the same as last year.
2	Are all applicable site records (e.g. documentation of construction activity, SSD, or HVAC system maintenance and repair, etc.) complete and up to date?	X			Y	
	Easement					
3	Has site use (restricted residential and lesser uses such as commercial and industrial) remained the same?	X			Y	
4	Does it appear that all environmental easement restrictions have been followed?	X			Y	
	Track 4 Composite Cover System					
5	Are there indications of a breach in the track 4 composite cover system at the time of this inspection?		X		N	
6	Are there any cracks in the building foundation slab?		X		N	
7	Are there any cracks in the building foundation sidewalls?		X		N	
8	Is there any construction activity, or indication of any construction activity within the past certification period (including tenant improvements), that included breaching the composite cover system, on-site at the time of this inspection?		X		N	
9	If yes to item #8, is there documentation that the SMP, HASP, and CAMP for the site were/are being followed?			X	NA if N to 8 Y if Y to 8	
	Track 2 and Track 4 Vapor Barrier System					

10	Are there indications of a breach in the vapor barrier system at the time of this inspection?		X		N	
11	Is there any construction activity, or indication of any construction activity within the past certification period (including tenant improvements), that included breaching the site-wide vapor barrier system at the time of this inspection?		X		N	
12	If yes to item #11, is there documentation that the SMP, HASP, and CAMP for the site were/are being followed?			X	NA if N to 11 Y if Y to 11	

***If the answer(s) to any of the above questions indicate non-compliance with any ECs/ICs for the site, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities.

Additional Remarks: Chipped concrete was observed in the parking garage foundation slab and should be repaired (see attached photograph log).

Minimum Inspection Schedule: Site-wide inspections will be routinely conducted every year, at a minimum. Additional inspections will also be conducted at times of severe condition events. All inspection events will utilize this checklist.

SITE WIDE INSPECTION CHECKLIST

Site Name: 255 East 138th Street Location: 255 East 138th Street, Bronx, NY Project No: 21662.00

Inspector Name: A. Brooks, I. Mielczarek Date: 5/8/2024 Weather Conditions: 68-82°, partly cloudy

Reason for Inspection (i.e. routine, severe condition, etc.): Routine Annual (2023 – 2024) Period

Check one of the following: **Y:** Yes **N:** No **NA:** Not Applicable

		Y	N	NA	Normal Situation	Remarks
	General					
1	What are the current site conditions?				-	Good housekeeping observed, some water damage observed. Site uses remain the same as previous inspection.
2	Are all applicable site records (e.g. documentation of construction activity, SSD, or HVAC system maintenance and repair, etc.) complete and up to date?	X			Y	
	Easement					
3	Has site use (restricted residential and lesser uses such as commercial and industrial) remained the same?	X			Y	
4	Does it appear that all environmental easement restrictions have been followed?	X			Y	
	Track 4 Composite Cover System					
5	Are there indications of a breach in the track 4 composite cover system at the time of this inspection?		X		N	
6	Are there any cracks in the building foundation slab?		X		N	
7	Are there any cracks in the building foundation sidewalls?		X		N	
8	Is there any construction activity, or indication of any construction activity within the past certification period (including tenant improvements), that included breaching the composite cover system, on-site at the time of this inspection?		X		N	
9	If yes to item #8, is there documentation that the SMP, HASP, and CAMP for the site were/are being followed?			X	NA if N to 8 Y if Y to 8	
	Track 2 and Track 4 Vapor Barrier					

	System				
10	Are there indications of a breach in the vapor barrier system at the time of this inspection?		X		N
11	Is there any construction activity, or indication of any construction activity within the past certification period (including tenant improvements), that included breaching the site-wide vapor barrier system at the time of this inspection?		X		N
12	If yes to item #11, is there documentation that the SMP, HASP, and CAMP for the site were/are being followed?			X	NA if N to 11 Y if Y to 11

***If the answer(s) to any of the above questions indicate non-compliance with any ECs/ICs for the site, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities.

Additional Remarks: Chipped concrete within the basement foundation slab was repaired in 2023. (see photograph log). Water from a rain event was observed in the basement.

Minimum Inspection Schedule: Site-wide inspections will be routinely conducted every year, at a minimum. Additional inspections will also be conducted at times of severe condition events. All inspection events will utilize this checklist.

SITE WIDE INSPECTION CHECKLIST

Site Name: 255 East 138th Street Location: 255 East 138th Street, Bronx, NY Project No: 21662.00

Inspector Name: A. Brooks Date: 3/31/2025 Weather Conditions: 44-69°, mostly cloudy

Reason for Inspection (i.e. routine, severe condition, etc.): Routine Annual (2024 – 2025) Period

Check one of the following: **Y:** Yes **N:** No **NA:** Not Applicable

		Y	N	NA	Normal Situation	Remarks
	General					
1	What are the current site conditions?				-	Good housekeeping observed, some water damage observed. Site uses remain the same as previous inspection.
2	Are all applicable site records (e.g. documentation of construction activity, SSD, or HVAC system maintenance and repair, etc.) complete and up to date?	X			Y	
	Easement					
3	Has site use (restricted residential and lesser uses such as commercial and industrial) remained the same?	X			Y	
4	Does it appear that all environmental easement restrictions have been followed?	X			Y	
	Track 4 Composite Cover System					
5	Are there indications of a breach in the track 4 composite cover system at the time of this inspection?		X		N	
6	Are there any cracks in the building foundation slab?		X		N	
7	Are there any cracks in the building foundation sidewalls?		X		N	
8	Is there any construction activity, or indication of any construction activity within the past certification period (including tenant improvements), that included breaching the composite cover system, on-site at the time of this inspection?		X		N	
9	If yes to item #8, is there documentation that the SMP, HASP, and CAMP for the site were/are being followed?			X	NA if N to 8 Y if Y to 8	
	Track 2 and Track 4 Vapor Barrier					

	System				
10	Are there indications of a breach in the vapor barrier system at the time of this inspection?		X		N
11	Is there any construction activity, or indication of any construction activity within the past certification period (including tenant improvements), that included breaching the site-wide vapor barrier system at the time of this inspection?		X		N
12	If yes to item #11, is there documentation that the SMP, HASP, and CAMP for the site were/are being followed?			X	NA if N to 11 Y if Y to 11

***If the answer(s) to any of the above questions indicate non-compliance with any ECs/ICs for the site, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities.

Additional Remarks: Water from a rain event was observed running down the parking garage ramp from East 138th Street.

Minimum Inspection Schedule: Site-wide inspections will be routinely conducted every year, at a minimum. Additional inspections will also be conducted at times of severe condition events. All inspection events will utilize this checklist.

Appendix D: Site Photographs

© VHB

Photography Log

PROJECT NUMBER

21662.00

CLIENT

East 138th Street LLC

334-336 East 110th Street

New York, NY 10029

LOCATION

255 East 138th Street

Bronx, NY 10451



Photograph No. 1: View of the sub-grade parking garage ramp and sidewalls, facing northeast. Note: The ramp is part of the composite cover system in the Track 4 Remedial Area. Water is from a recent rain event.



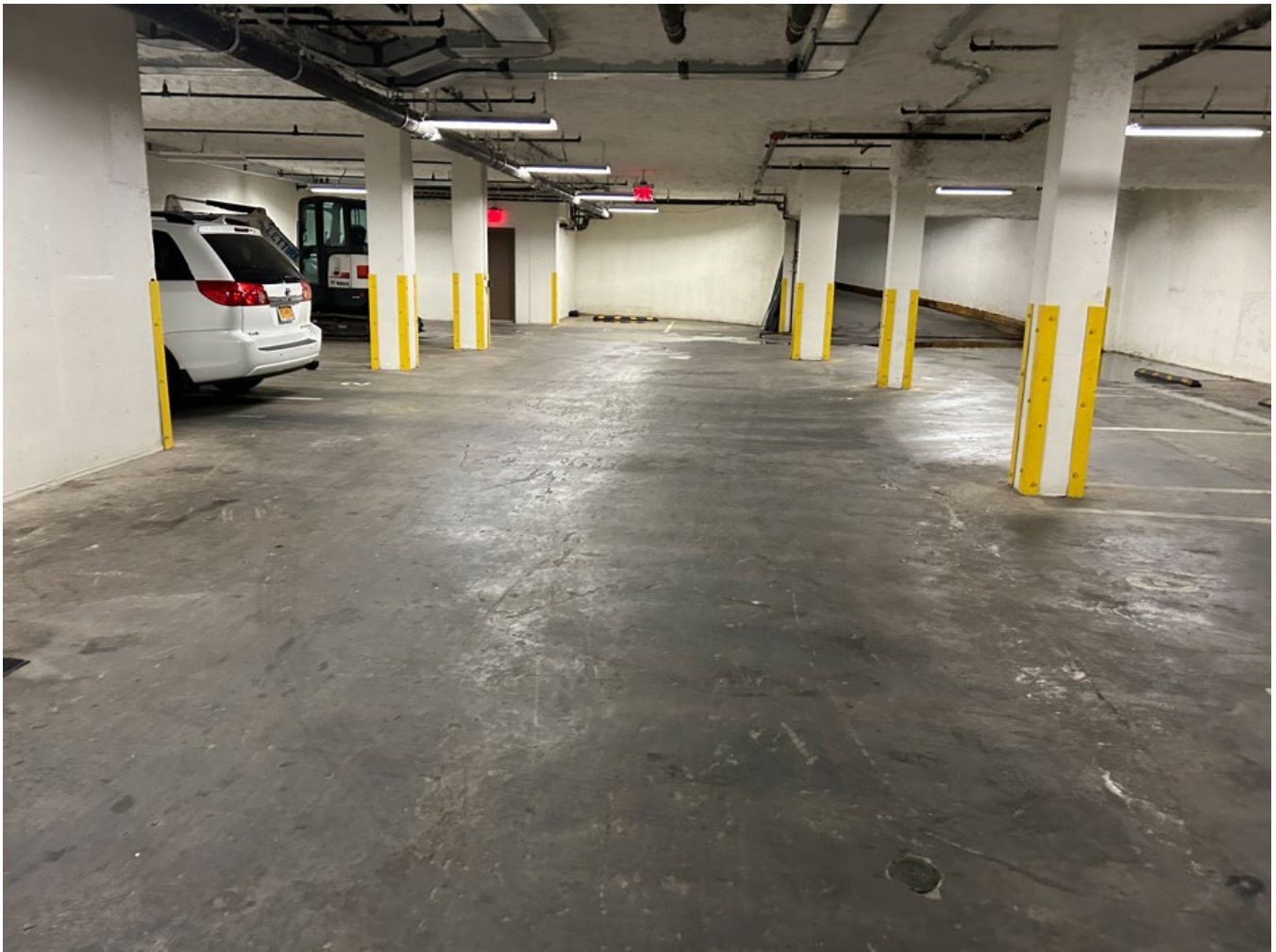
Photograph No. 2: View of the sub-grade parking garage ramp and sidewalls, facing northeast. Note: The ramp is part of the composite cover system in the Track 4 Remedial Area.



Photograph No. 3: View of the sub-grade parking garage and sidewalls, facing north. Note: The parking garage is part of the composite cover system in the Track 1 and 2 Remedial Areas.



Photograph No. 4: View of the sub-grade parking garage and sidewalls, facing northeast. Note: The parking garage is part of the composite cover system in the Track 1 and 2 Remedial Areas.



Photograph No. 5: View of the sub-grade parking garage and sidewalls, facing west. Note: The parking garage is part of the composite cover system in the Track 1 and 2 Remedial Areas.



Photograph No. 6: View of the composite cover system in the basement hallway, facing northwest. Note: The basement is part of the composite cover system in the Track 1 and 2 Remedial Areas.



Photograph No. 7: Close-up view of the composite cover system in the basement maintenance closet.



Photograph No. 8: View of the composite cover system in the tenant storage room, located in the basement.



Photograph No. 9: View of the composite cover system in the bike storage room, located in the basement.



Photograph No. 10: View of the composite cover system in the commercial tenant's storage room, located in the basement.



Photograph No. 11: View of the composite cover system in a utility room, located in the basement.



Photograph No. 12: View of the site along East 138th Street, facing northwest.



Photograph No. 13: View of the site along East 138th Street, facing northwest.

Photography Log

PROJECT NUMBER

21662.00

CLIENT

East 138th Street LLC

334-336 East 110th Street

New York, NY 10029

LOCATION

255 East 138th Street

Bronx, NY 10451



Photograph No. 1: View of the sub-grade parking garage ramp and sidewalls, facing northeast. Note: The ramp is part of the composite cover system in the Track 4 Remedial Area.



Photograph No. 2: View of the sub-grade parking garage ramp and sidewalls, facing southeast. Note: The ramp is part of the composite cover system in the Track 4 Remedial Area.



Photograph No. 3: View of the sub-grade parking garage and sidewalls, facing north. Note: The parking garage is part of the composite cover system in the Track 1 and 2 Remedial Areas.



Photograph No. 4: Close-up view of an area in the basement where the slab was repaired in 2023.



Photograph No. 5: View of the sub-grade parking garage and sidewalls, facing west. Note: The parking garage is part of the composite cover system in the Track 1 and 2 Remedial Areas.



Photograph No. 6: View of the composite cover system in the basement hallway, facing northwest. Note: The basement is part of the composite cover system in the Track 1 and 2 Remedial Areas.



Photograph No. 7: Close-up view of the composite cover system in the basement maintenance closet.



Photograph No. 8: View of the composite cover system in the tenant storage room, located in the basement.



Photograph No. 9: View of the composite cover system in the bike storage room, located in the basement.



Photograph No. 10: View of the composite cover system in the commercial tenant's storage room, located in the basement.



Photograph No. 11: View of the composite cover system in a utility room, located in the basement.

Photography Log

PROJECT NUMBER

21662.00

CLIENT

East 138th Street LLC

334-336 East 110th Street

New York, NY 10029

LOCATION

255 East 138th Street

Bronx, NY 10451



Photograph No. 1: View of the sub-grade parking garage ramp and sidewalls, facing northeast. Note: The ramp is part of the composite cover system in the Track 4 Remedial Area.



Photograph No. 2: View of the sub-grade parking garage ramp and sidewalls, facing northwest. Note: The ramp is part of the composite cover system in the Track 4 Remedial Area.



Photograph No. 3: View of the sub-grade parking garage and sidewalls, facing north. Note: The parking garage is part of the composite cover system in the Track 1 and 2 Remedial Areas.



Photograph No. 4: Close-up of an area where concrete is chipped in parking garage.



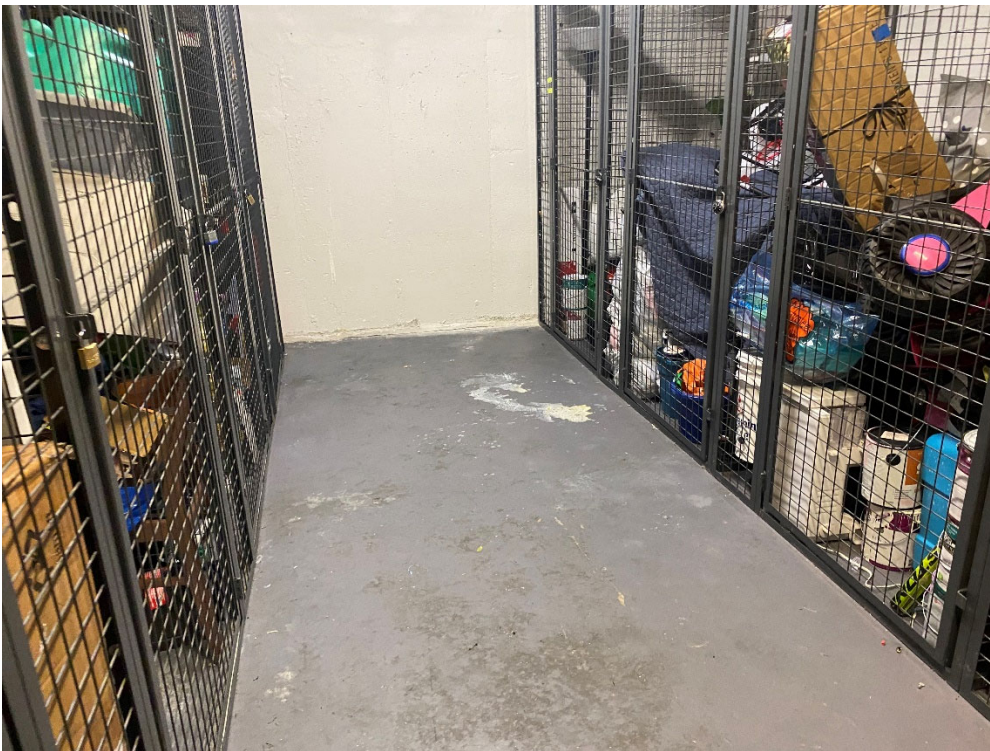
Photograph No. 5: View of the sub-grade parking garage and sidewalls, facing west. Note: The parking garage is part of the composite cover system in the Track 1 and 2 Remedial Areas.



Photograph No. 6: View of the composite cover system in the basement hallway, facing northwest. Note: The basement is part of the composite cover system in the Track 1 and 2 Remedial Areas.



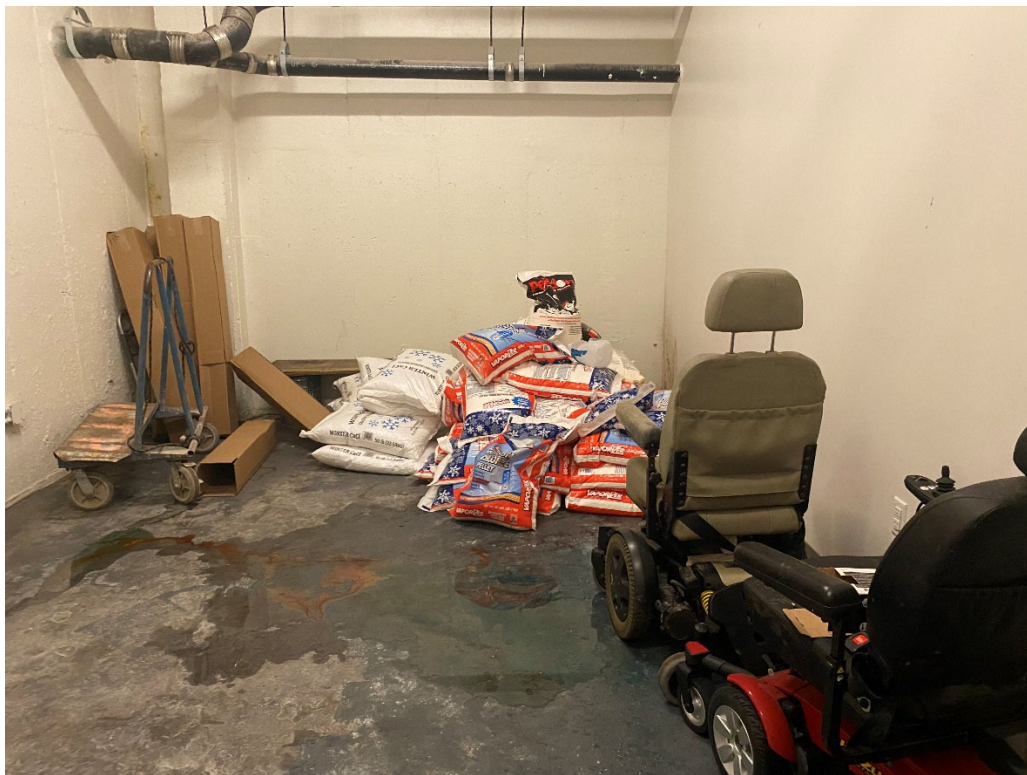
Photograph No. 7: Close-up view of the composite cover system in the basement maintenance closet.



Photograph No. 8: View of the composite cover system in the tenant storage room, located in the basement.



Photograph No. 9: View of the composite cover system in bike storage room, located in the basement.



Photograph No. 10: View of the composite cover system in the commercial tenant's storage room, located in the basement.



Photograph No. 11: View of the composite cover system in a utility room, located in the basement.