Huxley Envelope Industrial Site

BROOKLYN, NEW YORK

2020 Periodic Review Report

June 1, 2019 through May 31, 2020

NYSDEC Site Number: C224147

AKRF Project Number: 11884

Prepared for:

MP 145 WS Lessee LLC, 10 Huron FS Condo LLC,
19 India Fee Owner LLC, MP 145 WS Lessee LLC,
MP 145 WS Owner LLC
% Mack Real Estate Group,
& 145 West Street, LLC
60 Columbus Circle, 20th Floor
New York, NY 10023

Prepared by:

AKRF, Inc.
440 Park Avenue South
New York, NY 10016
212-696-0670

JULY 2020

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P.E. CERTIFICATION

I, Michelle Lapin, am currently a registered professional engineer licensed by the State of New York. I had primary direct responsibility for implementation of the December 2016 Site Management Plan protocols, and I certify that the documentation of site management activities is accurately presented in this Periodic Review Report for the Huxley Envelope Industrial Site located in Brooklyn, New York [New York State Department of Environmental Conservation (NYSDEC) Site # C224147].

For each institutional or engineering control identified for the Site, I certify that all of the following statements are true:

a) The institutional control and engineering controls employed at this Site are unchanged from the date the control was put in place, or last approved by the New York State Department of Environmental Conservation (NYSDEC) Division of Environmental Remediation (DER), with the exceptions cited in this Periodic Review Report;
b) Nothing has occurred that would impair the ability of such institutional control and engineering control to protect public health and the environment;
c) Nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control; and
d) 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.

7/1/2020

NYS Professional Engineer #073934-1 Date

EXECUTIVE SUMMARY

This Periodic Review Report (PRR) was prepared on behalf of 145 West Street, LLC, 10 Huron FS Condo LLC, 19 India Fee Owner LLC, MP 145 WS Lessee LLC, MP 145 WS Owner LLC (collectively referred to as the "Volunteers") by AKRF, Inc. (AKRF) to document post-remediation activities conducted at the Huxley Envelope Industrial Site located in the Greenpoint section of Brooklyn, New York (hereinafter referred to as the "Site"). The 2.65-acre Site is identified as Block 2530, Lots 7501 (former Lot 1), 7502 (former Lot 7), and 8, and includes the addresses 19 and 23 India Street (Lot 7501), 21 India Street and 10 Huron Street (Lot 7502), and 143 India Street (Lot 8). A Site location map is provided as Figure 1, and the Site layout and grid plan are shown on Figure 2.

Investigation and remedial activities at the Site were completed between 2012 and 2016 under the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP). The Site was remediated in accordance with Brownfield Cleanup Agreement (BCA) Index No. C224147-05-11, Site No. C224147, which was executed on June 6, 2011.

The purpose of this PRR is to document the Site management activities associated with the Site's Engineering and Institutional Controls and to certify that the controls are being implemented in accordance with the December 2016 Site Management Plan (SMP), approved by NYSDEC on December 27, 2016, in portions of the Site where Track 1 was not achieved (i.e., the "Controlled Property"). The reporting period is June 1, 2019 through May 31, 2020.

In summary, the remedy remains effective and protective of human health and the environment with continued implementation of the SMP. Periodic inspections, including annual Site-wide and composite cover inspections, were performed to document Site conditions. The SMP and all associated institutional and engineering controls were complied with throughout the reporting period.

Site Cover System

- Site cover inspection was conducted on May 29, 2020.
- The Site cover system remains intact and protective of the Site. The following Site cover construction and findings were documented during the reporting period:
    - Though no Site cover construction work was conducted in Buildings A or B, some surficial cracks were observed in the concrete floor slab and sidewalls in Building B. None of the surficial cracks breached the Site cover and as such, no corrective measures are recommended at this time. Repairs will be conducted as part of routine building maintenance.

The permanent Site cover system was otherwise present, undisturbed, and in good condition throughout all remaining portions of the Controlled Property.

Sub-Slab Venting System

- Portions of the aboveground piping for the sub-slab venting system in Building A are enclosed behind sheetrock walls and are inaccessible. The riser pipe and exhaust stack located on the Building A Fourth Floor mechanical roof was observed to be in good condition, with no visible deficiencies requiring repair.
- In the July 2019 PRR, AKRF requested installation of a single sample port at the effluent stack located on the Building A Fourth Floor mechanical roof, in lieu of replacing the soil vapor monitoring points, which were permanently covered or damaged. This request was approved by NYSDEC in a letter dated October 22, 2019. Monitoring points MP-1 and MP-3 were successfully decommissioned, and monitoring point MP-2 was determined to be sealed underneath floor tiles, effectively sealing the monitoring point in place. In accordance with the NYSDEC approval, a permanent sample port was

installed in the effluent stack and screened with a photoionization detector (PID). No PID reading was detected from the effluent stack above background concentrations, which confirms that there were no elevated vapors below the building slab.

Site Management Plan Modifications

- The replacement of the sub-slab venting system monitoring points with a permanent sampling port on the effluent stack, and the associated adjustments to the routine site monitoring requirements will be documented in proposed revisions to the Site Management Plan. The revised SMP will be submitted to NYSDEC for review and approval, and the final revised document will replace the previous SMP in the document repository.

1.0 INTRODUCTION

This Periodic Review Report (PRR) was prepared on behalf of 145 West Street LLC, 10 Huron FS Condo LLC, 19 India Fee Owner LLC, MP 145 WS Lessee LLC, MP 145 WS Owner LLC (collectively referred to as the "Volunteers") by AKRF, Inc. (AKRF) to document pertinent post-remediation activities at the Huxley Envelope Industrial Site located in the Greenpoint section of Brooklyn, New York (hereinafter referred to as the "Site"). The 2.65-acre Site is identified as Block 2530, Lots 7501 (former Lot 1), 7502 (former Lot 7), and 8, and includes the addresses 23 India Street (Lot 7501, a.k.a. 19 India Street or Building C), 21 India Street (Lot 7502, a.k.a. 10 Huron Street, or Buildings A and B), and 143 India Street (Lot 8, a.k.a. the Park). A Site location map is provided as Figure 1, and the Site layout and grid plan are shown on Figure 2. The Site is bounded by: Huron Street to the north; West Street to the east; India Street to the south; and the East River to the west. The Site comprises multi-story, mixed-use residential and commercial buildings and a public park along the western waterfront.

The Remedial Investigations (RIs) and Supplemental Remedial Investigation (SRI) performed between June 2012 and February 2015 identified subsurface soil with elevated concentrations of the metals arsenic, barium, copper, lead, mercury, and zinc, and polycyclic aromatic hydrocarbons (PAHs). Petroleum-contaminated "hotspot" areas were identified up to approximately 25 feet below grade. The Controlled Property portions of the Site, which are subject to the requirements set forth in the Site Management Plan (SMP) and Environmental Easement include: Building A and the Park (remediated to Track 4 Restricted Residential Use); and Building B, (remediated to a Track 2 Restricted Residential Use). Lot 7501 (Building C) was remediated to Track 1 Unrestricted Use and, therefore, is not subject to either the SMP or Environmental Easement requirements.

A Final Engineering Report (FER) detailing Site remedial activities was submitted to and approved by the New York State Department of Environmental Conservation (NYSDEC) in December 2016, which resulted in the recording of two Notices for Certificates of Completion (COCs) of the two Controlled Property portions of the Site dated January 5, 2017. Ongoing Site management activities are being performed in accordance with the NYSDEC-approved December 2016 SMP. The SMP provides detailed descriptions of all procedures required to manage known and potential residual contamination.

1.1 Site History

The Site formerly comprised Tax Block 2530, Lots 1, 55, and 56; however, the New York City Department of Finance issued a tax lot apportionment in March 2016 that redefined the lot boundaries and numbers as Lots 1, 7, and 8, and later redefined them as Lots 7501, 7502, and 8. The size of the Site was also slightly reduced from 2.8 acres as described in the original Brownfield Cleanup Agreement (BCA) to 2.65 acres following the construction of the new bulkhead, which was constructed further east of the prior bulkhead line. Historic documents indicate that Former Lot 1, which occupied a majority of the Site, was initially developed as a lumberyard and shipyard, with various carpentry and woodworking facilities as early as 1887 through approximately 1965. In approximately 1970, this portion of the Site consisted of a warehouse building for Huxley Envelope Corporation and later as an ornament factory until approximately 2006.

Former Lots 55 and 56, located in the northeastern corner of the Site, were historically developed with residences, stores, and partial lumber storage between approximately 1905 and 1942. Lot 55 was most recently utilized by a seafood distribution facility until approximately 2011. Lot 56 was utilized as an office, apartment, and garage. By 2015, all former Site buildings and associated features were demolished in preparation for the remediation and redevelopment of the Site.

1.2 Site Remedy

The Site was remediated between 2015 and 2016 in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP), the March 2014 Decision Document, and March 2015 Minor Change to the Decision Document. The remedy included: excavation of soil and fill material to depths ranging from 2 feet to 20 feet below grade and collection of documentation and confirmatory soil endpoint samples to satisfy Tracks 1, 2, or 4 remedy requirements; removal and closure of one registered 20,000-gallon underground storage tank (UST), two approximately 550-gallon USTs, one approximately 1,080-gallon UST, and one approximately 50-gallon UST; installation of a vapor barrier/waterproofing system beneath the Site buildings; installation of a passive sub-slab venting system beneath Building A; and construction of a Site-wide remedial cover system, including a 2-foot approved material cap in the Park. A Final Engineering Report (FER) detailing Site remedial activities was prepared by AKRF and approved by NYSDEC in December 2016.

1.3 Post-Remediation Operations and Maintenance

Ongoing Site management activities are performed in accordance with the NYSDEC-approved SMP dated December 2016 on the Controlled Property. AKRF revised the SMP in July 2020 to document the modifications to the sub-slab venting system and future monitoring requirements. The SMP provides measures for longterm management of residual contamination allowing for Restricted Residential use of the Site and included an Excavation Work Plan, Health and Safety Plan (HASP), and Community Air Monitoring Plan (CAMP). Post-remediation activities required at the Site include annual Site cover system and Site-wide inspections, including a visual evaluation of the Site cover system, and sub-slab venting system effluent stack.

2.0 SITE COVER OPERATION AND MAINTENANCE

2.1 Cover System Overview

Exposure to residual contaminated soil/fill is prevented by an engineered composite cover system, which is inspected as part of the annual Site cover system inspection and annual Site-wide inspection. Site-wide and cover system inspections were performed on May 29, 2020.

The cover system in the Track 4 Park Area comprises a demarcation layer indicating the extent of remedial soil excavation and remaining contamination, overlain by a minimum of 2 feet of approved on-site reuse material and/or approved imported soil. The Building A cover system comprises a demarcation layer consisting of non-woven geotextile fabric, overlain by a minimum 6-inch thick layer of permeable aggregate, slotted PVC pipe (for the passive sub-slab venting system), Grace Florprufe® (vapor barrier), and the concrete building slab, which the vapor barrier is adhered to.

The Building B cover system comprises Grace Preprufe 300R® and 160R® (vapor barrier/waterproofing), which serves as a demarcation layer, and the concrete building basement slab and sidewalls to prevent exposure to remaining contamination and potential future contamination beneath the Track 2 remediation area.

Though excluded from the Environmental Easements Controlled Property and related Site management requirements, the Track 1 remediation area was also constructed with Grace Preprufe 300R® and 160R® (vapor barrier/waterproofing), and concrete building slab and sidewalls to prevent exposure to potential future subsurface contamination in the Track 1 area, as the Building C basement is constructed beneath the water table and, therefore, within the zone of influence of potential future groundwater contamination.

The Site Remedial Cover System Inspection Forms are provided in Appendix A, and the Site-Wide Inspection Forms are provided as Appendix B. Site photos are provided in Appendix C.

2.1.1 Buildings A and B

At the time of the inspections, aboveground interior construction work was being conducted within Buildings A and B retail and commercial spaces, comprising architectural and interior finishing work. The inspections within Buildings A and B consisted of observing the concrete building slabs and below-grade sidewalls for evidence of significant cracking and/or signs of damage. No significant cracking in the concrete slab-on-grade was observed at Building A.

During the inspection, some surficial cracks were noted in the Building B floor slabs, which were being repaired with concrete or grout. None of the surficial cracks breached the Site cover and, as such, no corrective measures are recommended at this time. Repairs of the identified cracks are expected to be completed as part of ongoing building maintenance.

3.0 ENGINEERING CONTROL MONITORING AND MAINTENANCE

3.1 Sub-Slab Venting System Overview

A sub-slab venting system was installed underneath the Building A floor slab to minimize the potential for soil vapor intrusion into the Site building by sealing potential vapor entry points through the slab and providing a preferred pathway for any sub-slab vapor to vent above the roof. The system layout is shown on Figure 3.

The major components of the sub-slab venting system installed during implementation of the remedy include:

- A vapor barrier underneath the Building A first floor slab-on-grade;
- Four slotted 4-inch PVC horizontal pipes embedded in a gas-permeable aggregate (¾-inch stone) layer above the compacted subgrade;
- One 6-inch cast iron riser pipe located within a first floor commercial property, and extending through the second, third, and fourth floor residential spaces;
- An exhaust stack consisting of a 6-inch cast iron riser pipe extending from the first floor to the northwestern corner of the fourth floor mechanical room and through the roof, terminating approximately 10 feet from the top of the building's roof (and 25 feet from any adjoining or adjacent buildings, operable windows, heating, ventilating and air conditioning (HVAC) intakes, or any other air inlets); and
- Three sub-slab vacuum monitoring points located throughout the first floor of Building A.

3.1.1 2020 Sub-Slab Venting System Modifications

During the 2019 site-wide and cover system inspections, the three sub-slab vacuum monitoring points in Building A (MP-1, MP-2, and MP-3) were observed to be either damaged or permanently covered with building materials. In the 2019 PRR, AKRF requested installation of a single sample port at the effluent stack located on the Building A Fourth Floor mechanical roof, in lieu of replacing the soil vapor monitoring points. The single sample port would be screened annually for total volatile organic compound (VOC) concentrations using a photoionization detector (PID). This would allow for the screening and assessment of composite sub-slab soil vapor, which would be representative of soil

vapor concentrations from the three former monitoring points. This request was approved by NYSDEC in a letter dated October 22, 2019, which is included in Appendix D.

During the May 29, 2020 inspection, AKRF successfully located and decommissioned monitoring points MP-1 and MP-3. AKRF filled the PVC pipe and interior of the flush-mounted 6-inch cleanout with cement grout to surface grade of monitoring points MP-1 and MP-3. Monitoring point MP-2 was determined to be permanently covered by floor tiles, and is effectively sealed in place.

AKRF personnel drilled into the effluent stack using hand tools and installed a permanent sample port approximately 4 feet above the fourth floor roof slab.

3.2 Sub-Slab Venting System Inspection Methodology

As indicated in the December 2016 SMP, the sub-slab venting system and monitoring points are inspected annually and as necessary in accordance with the SMP and comprise the following activities:

- Visual assessment of aboveground piping; and
- Recording PID readings from the three monitoring points in the first floor of Building A.

During the 2019 to 2020 reporting period, the three monitoring points were decommissioned and a sample port was installed in the fourth floor exhaust stack. The annual inspection as part of the 2020 PRR and future inspections will include recording PID readings from the Building A fourth floor exhaust stack.

3.3 Sub-Slab Venting System Inspection Findings

Aboveground portions of the sub-slab venting system, including the manifold, are enclosed behind drywall and were inaccessible. The exhaust stack located on the fourth floor roof of Building A appeared to be in good condition, with no visible issues or deficiencies. The newly installed sample port was screened for VOCs using a PID, and no readings above background concentrations were detected. This sample port will continue to be screened for VOCs on an annual basis.

The annual inspection forms are provided as Appendix D.

4.0 SITE-WIDE INSPECTION

A Site-wide inspection was conducted at the same time as the Site cover inspection on May 29, 2020. The Site-wide inspection confirmed that the remedy remains in-place, and protective of human health and the environment with continued implementation of the SMP. A copy of the Site-wide Inspection Form is included in Appendix B.

5.0 INSTITUTIONAL AND ENGINEERING CONTROL COMPLIANCE

The Site-wide inspection was conducted on May 29, 2020, as specified in the SMP, to ensure that all aspects of the remedy were in-place and effective. Copies of the Site-Wide Inspection forms are included in Appendix B. The completed Institutional Control/Engineering Control (IC/EC) Certification form, based on the Site-wide inspection summarized in this report, is provided in Appendix E.

6.0 CONCLUSIONS AND RECOMMENDATIONS

In summary, the remedy remains effective and protective of human health and the environment with continued implementation of the SMP. Periodic inspections, including annual Site-wide and composite cover inspections, were performed to document Site conditions. The SMP and all associated institutional and engineering controls were complied with throughout the reporting period.

Site Cover System

- Site cover inspection was conducted on May 29, 2020.
- The Site cover system remains intact and protective of the Site. The following Site cover construction and findings were documented during the reporting period:
    - Though no Site cover construction work was conducted in Buildings A or B, some surficial cracks were observed in the concrete floor slab and sidewalls in Building B. None of the surficial cracks breached the Site cover and as such, no corrective measures are recommended at this time. Repairs will be conducted as part of routine building maintenance.

The permanent Site cover system was present, undisturbed, and in good condition throughout all remaining portions of the Controlled Property.

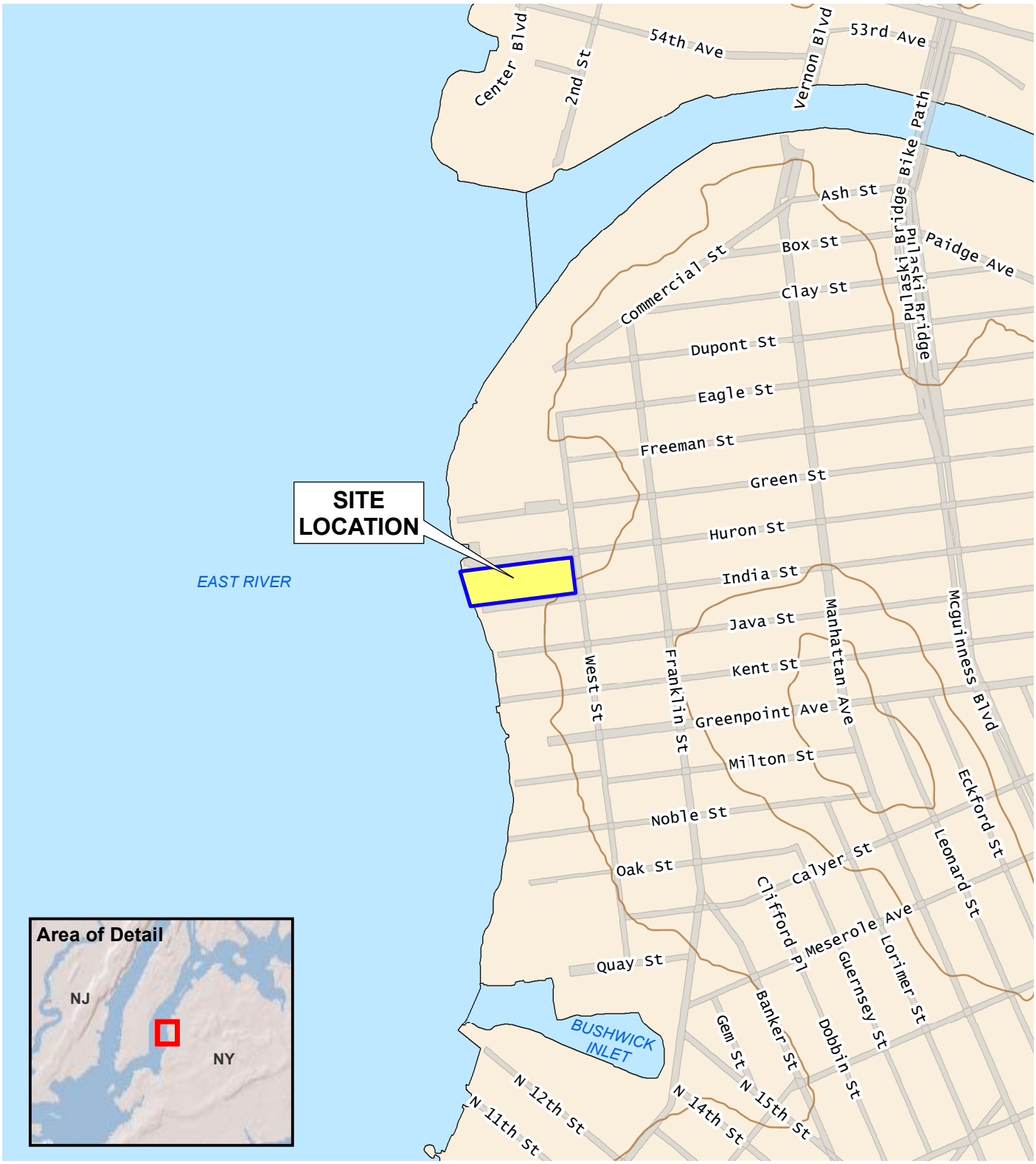
Sub-Slab Venting System

- Portions of the aboveground piping for the sub-slab venting system in Building A are enclosed behind sheetrock walls and are inaccessible. The riser pipe and exhaust stack located on the Building A Fourth Floor mechanical roof was observed to be in good condition, with no visible deficiencies requiring repair.
- In the July 2019 PRR, AKRF requested installation of a single sample port at the effluent stack located on the Building A fourth floor mechanical roof, in lieu of replacing the soil vapor monitoring points, which were permanently covered or damaged. This request was approved by NYSDEC in a letter dated October 22, 2019. Monitoring points MP-1 and MP-3 were successfully decommissioned, and monitoring point MP-2 was determined to be sealed underneath floor tiles, effectively sealing the monitoring point in place. In accordance with the NYSDEC approval, a permanent sample port was installed in the effluent stack and screened with a PID. No PID readings were detected above background concentrations at the effluent stack, which confirms that there were no elevated vapors below the building slab.

Site Management Plan Modifications

- The replacement of the sub-slab venting system monitoring points with a permanent sampling port on the effluent stack, and the associated adjustments to the routine site monitoring requirements will be documented in proposed revisions to the Site Management Plan. The revised SMP will be submitted to NYSDEC for review and approval, and the final revised document will replace the previous SMP in the document repository.

FIGURES



AKRF

440 Park Avenue South, New York, NY 10016

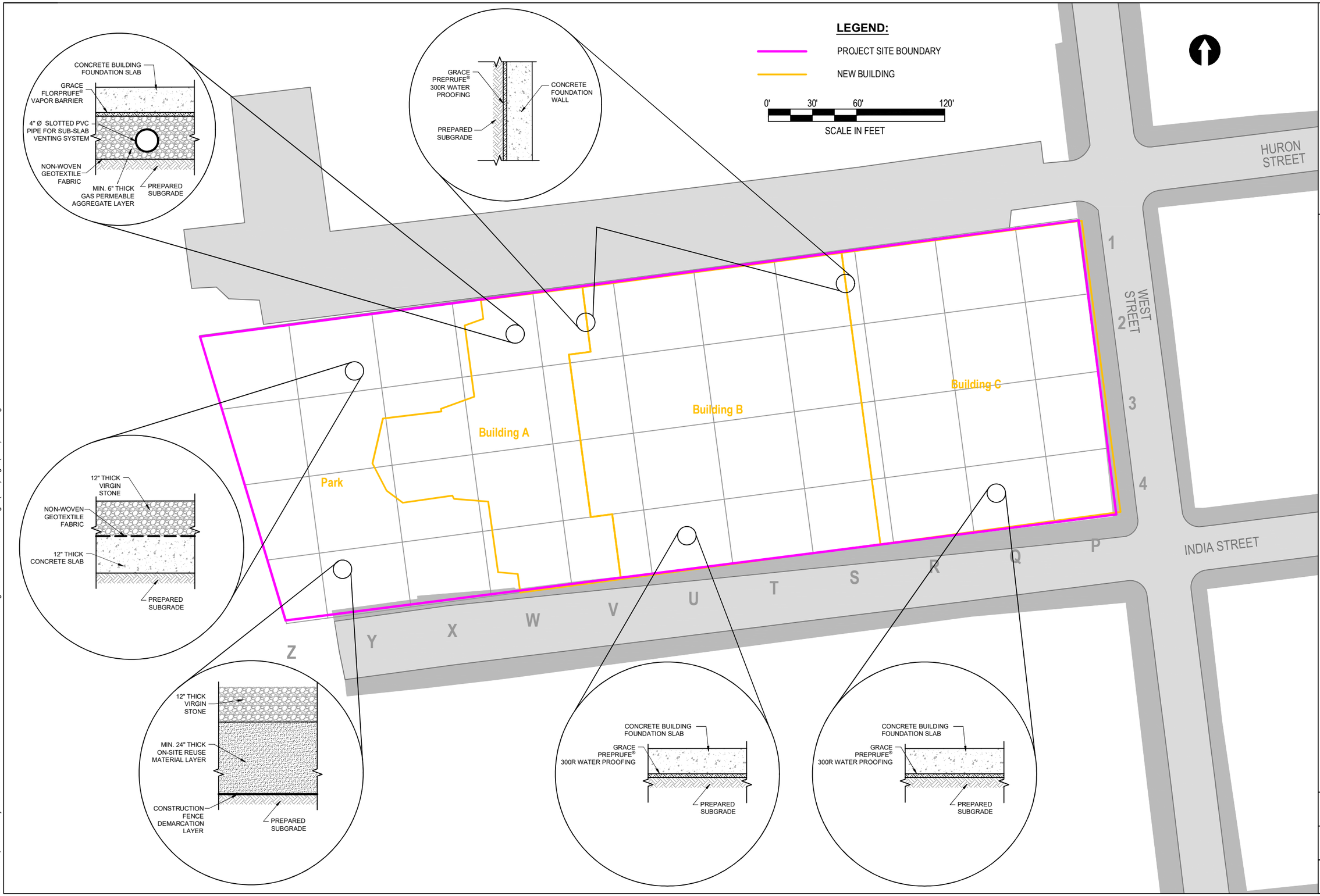
Huxley Envelope Industrial Site
145 West Street
Brooklyn, New York

SITE LOCATION MAP

DATE
6/12/2020

PROJECT NO.
11884

FIGURE
1



AKRF
440 Park Avenue South, New York, NY 10016

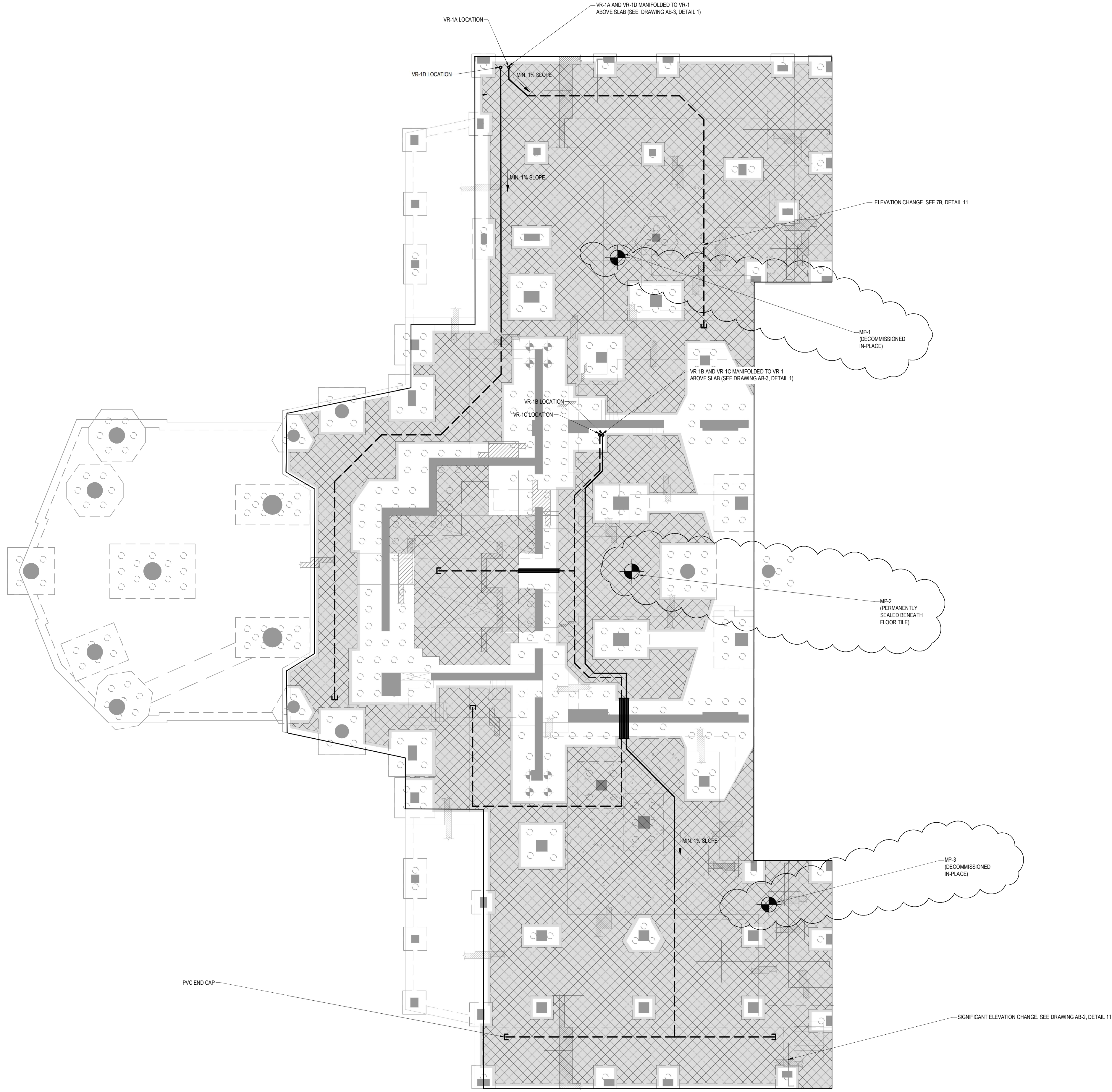
Huxley Envelope Industrial Site
145 West Street
Brooklyn, New York

LOCATION AND CROSS-SECTIONS OF REMEDIAL COVER SYSTEM TYPES

DATE
6/19/2020

PROJECT NO.
11884

FIGURE
2



LEGEND

SLOTTED 4" PVC PIPE BENEATH SLAB WITH ENDCAP

SOLID 4" PIPE BENEATH SLAB

VERTICAL RISER (SEE DRAWING AB-3 FOR RISER DETAILS)

VAPOR BARRIER INSTALLATION LOCATIONS. MINIMUM 6" OVERLAP OVER FOUNDATION MATS AND PILE CAPS

MINIMUM 6" GRAVEL LAYER BENEATH VAPOR BARRIER

EXTENT OF BUILDING A FIRST FLOOR

PIPE SLEEVE THROUGH FOUNDATION ELEMENT (SEE DRAWING AB-2, DETAILS 4 & 8)

MONITORING POINT LOCATION (SEE DRAWING AB-2, DETAIL 6)

NOTE: DRAWINGS AB-2 AND AB-3 ARE PROVIDED IN APPENDIX B OF THE SITE MANAGEMENT PLAN (SMP) PREPARED BY AKRF, INC., DATED DECEMBER 2016.

0' 5' 10' 20'
SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

Huxley Envelope Industrial Site
145 West Street
Brooklyn, New York

BUILDING A - VAPOR BARRIER AND SUBSLAB VENTING SYSTEM LAYOUT AND DESIGN DETAILS

DATE
6/19/2020

PROJECT NO.
11884

FIGURE
3

APPENDIX A

SITE REMEDIAL COVER SYSTEM INSPECTION FORMS

SITE REMEDIAL COVER INSPECTION FORM

Huxley Envelope Industrial Site

145 West Street, Brooklyn, New York

NAME: Evan Venice, AKRF	**DATE:** 5/29/2020
TIME: 8:00 AM – 1:00 PM	**WEATHER:** Mostly cloudy, 60-70 °F
Annual Inspection or Emergency Inspection (if emergency, specify nature)? Annual Inspection	

Park Area

Description of soil/landscaped area condition:

- No observed work or activities taking place within the park that would penetrate the cover system.
- Soil cover was in good condition.

Note any changes to or any unusual conditions of Site cover system component:

- No issues/unusual conditions observed.
- No changes observed since 2019 annual inspection.

Building A First Floor Concrete Slab

Description of floor condition:

- Concrete floor slab appeared in good condition, with no visible cracks or unusual conditions.
- Some areas of the slab were covered with ceramic tile or carpeting.
- Construction materials covered portions of the eastern floor surfaces (boxes, 5-gallon buckets, trash containers).

Note any changes to or any unusual conditions of Site cover system component:

- No issues/unusual conditions observed.

Building A Sub-Slab Venting System Abovegrade Components

Description of piping condition:

- Piping manifold was covered by drywall and not accessible for inspection.
- The exhaust stack on the fourth floor roof was inspected – no visual issues/deficiencies observed.
- A sample port was installed in the exhaust stack using hand tools and further described in the PRR.

Exhaust Stack PID reading:

0.2 parts per million (ppm)

Note any changes to or any unusual conditions of abovegrade piping components:

- Monitoring points MP-1 and MP-3 were decommissioned in place by backfilling the sample point and interior of the manhole with concrete (further discussed in the PRR). Monitoring point MP-2 was permanently sealed below floor tile.
- AKRF installed a sample port in the fourth floor exhaust stack to monitor composite sub-slab vapor conditions (further discussed in the PRR).

Building B Basement Floor Concrete Slab and Basement Sidewalls

Description of floor and sidewall conditions:

- Some surficial cracks were noted in the Building B floor slabs which were being repaired with concrete or grout. None of the surficial cracks breached the Site cover.
- Storage of construction materials and vehicles covered portions of the floor slab.

Note any changes to or any unusual conditions of Site cover system component:

- Concrete crack repair is ongoing as part of building construction and maintenance.

Building C Basement Floor Concrete Slab and Basement Sidewalls

Description of floor and sidewall conditions:

- Not applicable – Building C not part of Controlled Property subject to SMP.

Note any changes to or any unusual conditions of Site cover system component:

- Not applicable – Building C not part of Controlled Property subject to SMP.

Provide images to document conditions of each area and any unusual conditions.

Refer to the photo log provided as Appendix C.

APPENDIX B
SITE-WIDE INSPECTION FORMS

SITE-WIDE INSPECTION FORM

Huxley Envelope Industrial Site, Brooklyn, New York

Overview of Site-Wide Inspection requirements:

1) General Site conditions at time of inspection;

2) Any Site activities currently being conducted;

3) Last Site Management Plan (SMP)-related Site Activity conducted, upcoming SMP-related tasks;

4) Institutional Control Checklist (SMP with Excavation Work Plan (EWP) maintained on-Site, routine SMP tasks being conducted);

5) Evaluation of Engineering Controls (in office); and

6) Site Documentation.

---

1) General Site conditions at time of inspection:

NAME: Evan Venice, AKRF	**DATE:** 5/29/2020
TIME: 8:00 AM – 1:00 PM	**WEATHER:** Mostly cloudy, 60-70 °F
Annual Inspection or Emergency Inspection (if emergency, specify nature)? Annual Inspection	

Notes:

- Site-wide inspection conducted for third annual PRR
- Site buildings undergoing aboveground construction (interior work, façade improvements).

2) Any SMP-related site activities currently being conducted

Notes:

- Building B concrete repairs for surficial cracks. Work will continue as part of routine building maintenance.

3) Last SMP-related Site Activity conducted, next SMP-related task

Notes:

- Last SMP-related activity included oversight of soil import during Park construction work in April 2019.

4) IC Checklist (SMP with EWP maintained on-Site, routine SMP tasks being conducted)

Copy of SMP with EWP on-Site?	Yes

Routine SMP tasks being conducted?

Annual cover system monitoring: Yes

Notes:

- Modifications made to the sub-slab venting system and exhaust stack (further discussed below and in the PRR).

5) Evaluation of ECs

Remedial cover system, and vapor barrier and sub-slab venting system component summaries (details to be evaluated in office):

Notes:

- Park area: Park construction was completed in April 2019. During the 2020 inspection, no issues or activities were observed that would indicate deficiencies or impacts to the cover system.
- Building A: Aboveground piping for the sub-slab venting system in Building A was covered by drywall. The riser pipe was observed on the fourth floor roof and appeared to be in good operating condition, with no visible deficiencies requiring repair. Two of the three vacuum monitoring points (MP-1 and MP-3) were located and successfully decommissioned by backfilling with concrete. Monitoring point MP-2 was permanently sealed below floor tile. A sample port was installed in the fourth floor exhaust stack to monitor VOC conditions. No further issues or modifications noted.
- Building B: Surficial concrete cracks were observed in Building B. None of the surficial cracks breached the Site cover. Repairs are ongoing and will be conducted as part of routine building maintenance.
- No further issues noted.

6) Site documentation

Updates regarding new Site hazardous materials usage, notification to NYSDEC regarding any changes to Site conditions/operations, quarterly/annual hazardous waste tax/fee filings, routine reporting to NYSDEC.

Notes:

- No updates, with the exception of those items discussed in the 2020 PRR.

Attachments:

Cover System Inspection Form

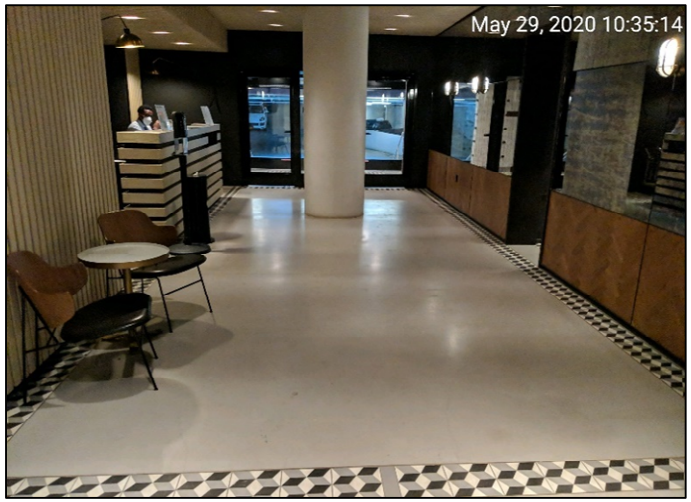
Others:

- See additional notes in the 2020 PRR.

APPENDIX C
PHOTOGRAPHIC LOG

Photograph 1: Completed Park construction in the western portion of the Site.

Photograph 2: Topsoil and paver installation and landscaping in the Park.



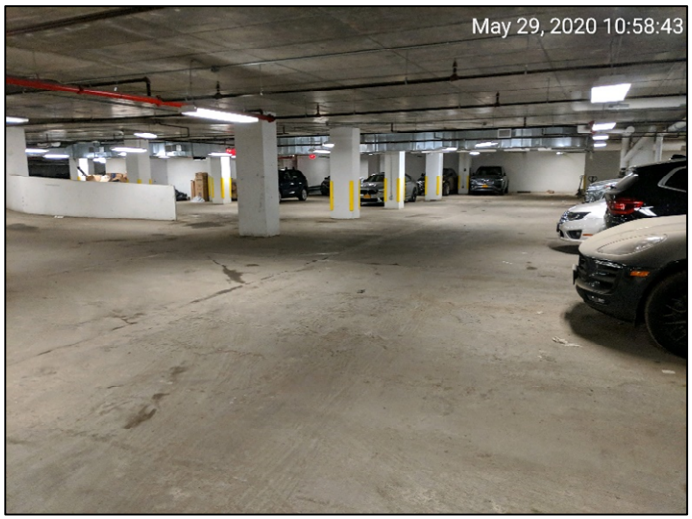
Photograph 3: Typical Building A finished floor conditions over first floor concrete slab-on-grade.

Photograph 4: Typical Building A first floor unfinished slab-on-grade.

Photograph 5: Sub-slab vacuum monitoring MP-1 following decommissioning with concrete.

Photograph 6: Sub-slab vacuum monitoring MP-3 following decommissioning with concrete.

Photograph 5: Sub-slab venting system exhaust stack with newly installed sample port.



Photograph 6: Typical Building B basement floor slab.

APPENDIX D

MONITORING POINT MODIFICATION APPROVAL BY NYSDEC

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau B
625 Broadway, 12th Floor, Albany, NY 12233-7016
P: (518) 402-9767 I F: (518) 402-9773
www.dec.ny.gov

October 22, 2019

Richard Mack
MP 145 WS Owner LLC
c/o Mack Real Estate Group
60 Columbus Circle, 20th Floor
New York, NY 10023

Re: Site Management (SM) Periodic Review Report (PRR) Response Letter
Huxley Envelope Industrial Site, Greenpoint
Kings County, Site No.: C224147

Dear Richard Mack (as the Certifying Party):

The Department has reviewed your Periodic Review Report (PRR) and IC/EC Certification for following period: April 28, 2018 to May 31, 2019.

The Department hereby accepts the PRR and associated Certification. The frequency of Periodic Reviews for this site is 1 year(s), your next PRR is due on July 01, 2020. You will receive a reminder letter and updated certification form 75-days prior to the due date. Regardless of receipt or not, of the reminder notice, the next PRR including the signed certification form, is still due on the date specified above.

In a separate note, the request to install a sample port at the effluent stack is hereby approved.

If you have any questions, or need additional forms, please contact me at 518-402-8172 or e-mail: javier.perez-maldonado@dec.ny.gov.

Sincerely,

Javier Perez-Maldonado
Project Manager

ec:
Javier Perez-Maldonado, Project Manager
John Grathwol, Section Chief
Stephanie Selmer, DOH Project Manager
Justin Deming, DOH Region Chief

Jane O'Connell, RHWRE
19 India Fee Owner LLC (rtorres@mackregroup.com)
10 Huron FS Condo LLC (rtorres@mackregroup.com)
MP 145 WS Lessee LLC (rmack@mackregroup.com

APPENDIX E

INSTITUTIONAL AND ENGINEERING CONTROL 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. **C224147**

Site Name Huxley Envelope Industrial Site

Site Address: 21, 23 and 143 India Street Zip Code: 11222
City/Town: Greenpoint
County: Kings
Site Acreage: 2.650

Reporting Period: April 27, 2019 to April 27, 2020

Reporting period was revised to June 1, 2019 to May 31, 2020 per John Grathwol email dated March 17, 2020.

	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/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?	☐	☒

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)	☒	☐

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. C224147 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
9-2530-7	10 Huron FS Condo LLC	Ground Water Use Restriction Site Management Plan IC/EC Plan
Lot 7 was revised to Lot 7502		
9-2530-8	19 India Fee Owner LLC	Ground Water Use Restriction Site Management Plan IC/EC Plan

Box 4

Description of Engineering Controls

Parcel	Engineering Control
9-2530-7	Cover System
Lot 7 was revised to Lot 7502	
9-2530-8	Cover System Vapor Mitigation

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. C224147

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 Randy Torres (print name) at c/o Mack Real Estate Group 60 Columbus Circle, 20th Floor, NY, NY 10023 (print business address),

am certifying as Authorized Signatory of Volunteers/Remedial Party (Owner or Remedial Party)

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

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

6/30/20
Date

IC/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 Michelle Lapin (print name) at 440 Park Avenue South, 7th Floor, New York, NY 10016 (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)	Date
		7/1/2020