

Huxley Envelope Industrial Site

BROOKLYN, NEW YORK

2025 Periodic Review Report

July 1, 2024 through July 1, 2025

NYSDEC Site Number: C224147

AKRF Project Number: 210163

Prepared for:

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

Prepared by:

akrf

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

JULY 2025

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P.E. CERTIFICATION

I, Rebecca Kinal, 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 (as revised in 2020) 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);
- 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.



Signature



NYS PE Stamp

7/14/2025

Date

EXECUTIVE SUMMARY

This Periodic Review Report (PRR) was prepared by AKRF, Inc. (AKRF) 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”), and The Greenpoint Condominium 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 Greenpoint Condominium is the condominium’s owners’ association, which operates the Site’s buildings and assumes all responsibilities under the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan (SMP). This change was submitted to NYSDEC in a 60-day notification dated June 18, 2021. 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 is shown on Figure 2.

Investigation and remedial activities at the Site were completed between 2012 and 2016 under the 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 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 SMP was revised in July 2020 and approved by NYSDEC on October 20, 2020. The reporting period for this PRR is July 1, 2024 through July 1, 2025.

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 5, 2025.
- The Site cover system remains intact and protective of the Site. The following Site cover findings were documented during the reporting period:
 - No Site cover intrusive construction work was conducted in Buildings A or B, or the Park.
 - Minor surficial cracking was observed in the Building B basement-level floor slab, which appeared to have been patched and sealed. Based on a visual observation, none of the surficial cracks breached the Site cover, and as such, no corrective measures are recommended at this time.
 - Some standing rainwater was observed on the Building B basement concrete slab. The rainwater is not expected to have any impacts on the Site cover system, nor was it reflective of any issues with the integrity of the cover system.
- 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 inaccessible. The riser pipe and exhaust stack located on the Building A fourth floor mechanical roof were observed to be in good condition. The rain cap on the exhaust stack was replaced during the annual Site inspection.

- In accordance with the NYSDEC-approved July 2020 revision to the SMP, AKRF screened the sample port on the exhaust stack using a photoionization detector (PID). PID readings collected from the effluent stack were non-detect.

1.0 INTRODUCTION

This Periodic Review Report (PRR) was prepared by AKRF, Inc. (AKRF) 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”), and The Greenpoint Condominium 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 is 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 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 (EE) 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 and July 2020 revision to the SMP. The SMP provides detailed descriptions of all procedures required to manage known and potential residual contamination.

A Notification of Site Change of Use was submitted to the NYSDEC with the 2021 PRR to transfer responsibility for the ongoing Site management activities performed under the SMP to The Greenpoint Condominium, which is the condominium owner’s association entity that operates the Site. As the Site buildings are comprised of discrete condominium units with multiple property owners, The Greenpoint Condominium has assumed all inspection and reporting obligations as required by the December 2016 SMP and July 2020 revision to the SMP.

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, respectively, and later redefined them as Lots 7501, 7502, and 8, respectively. 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 waterfront bulkhead, which was constructed further east (inland) of the prior bulkhead line, reducing the area of Lot 8 accordingly. 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. Former Lot 55 was most recently utilized by a seafood distribution facility until approximately 2011. Former 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 NYSDEC-approved material cap in the Park. An 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 long-term management of residual contamination allowing for Restricted Residential use of the Site and includes 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 passive 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 was inspected as part of the annual Site cover system inspection and annual Site-wide inspection performed on May 5, 2025.

The cover system in the Track 4 Park Area comprises a demarcation layer indicating the extent of remedial soil excavation and top of remaining contamination, overlain by a minimum of 2 feet of approved on-site reuse material and/or approved imported stone. 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, to which the vapor barrier is adhered.

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.

The Site Remedial Cover System Inspection Form is provided in Appendix A, and the Site-Wide Inspection Form is provided in Appendix B. Site photographs taken during the inspection are provided in Appendix C.

2.2 Site Cover Inspection

The inspections within Buildings A and B consisted of observing the concrete building slabs (and, in Building B, the basement concrete sidewalls) for any evidence of significant cracking and/or signs of damage.

No significant cracking in the concrete foundation slabs was observed in Buildings A or B. Minor surficial cracking was noted in the Building B basement-level floor slab; however, all visible cracks were observed to be repaired with concrete or grout. Though parked vehicles throughout the below-grade garage limited visibility in some areas during the inspection, none of the identified surficial cracks breached the Site cover and, as such, no corrective measures are recommended at this time. Standing rainwater was observed on the Building B concrete slab. The rainwater is not expected to have any impacts on the Site cover system, nor was it reflective of any issues with the integrity of the cover system. As such, no corrective measures are recommended at this time.

3.0 ENGINEERING CONTROL MONITORING AND MAINTENANCE

3.1 Sub-Slab Venting System Overview

During implementation of the RAWP, a passive sub-slab venting system was installed beneath the Building A ground floor slab to minimize the potential for soil vapor intrusion into the Site building by 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 passive sub-slab venting system installed during implementation of the remedy included:

- A vapor barrier underneath the Building A first floor slab-on-grade;
- Four slotted 4-inch diameter PVC horizontal pipes embedded in a gas-permeable aggregate ($\frac{3}{4}$ -inch stone) layer above the compacted subgrade;
- An exhaust stack consisting of a 6-inch diameter 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 monitoring points located throughout the first floor of Building A.

As documented in the 2020 PRR, AKRF decommissioned two of the monitoring points (MP-1 and MP-3). Monitoring point MP-2 was not decommissioned as it was permanently covered by floor tiles. In lieu of monitoring ports in riser pipe on lower floors, AKRF installed a sample port in the exhaust stack located on the Building A fourth floor mechanical roof to allow for field screening of total volatile organic compound (VOC) concentrations in the composite venting system effluent using a photoionization detector (PID). These modifications to the sub-slab venting system were documented in the SMP and approved by NYSDEC on October 20, 2020.

3.2 Sub-Slab Venting System Inspection Methodology

As indicated in the July 2020 revision to the SMP, the sub-slab venting system is inspected annually and at other times, if necessary, based on Site conditions. Inspections comprise the following activities:

- Visual assessment of observable aboveground piping; and
- Recording PID readings from the Building A exhaust stack sample port.

3.3 Sub-Slab Venting System Inspection Findings

Aboveground portions of the sub-slab venting system, including the manifold, are enclosed behind drywall and inaccessible. During the annual inspection, the exhaust stack located on the fourth-floor roof of Building A appeared to be in good condition, and a rain cap was installed. The exhaust stack sample port was screened for VOCs using a calibrated PID. PID readings collected from the effluent stack were non-detect. This sample port will continue to be screened for VOCs on an annual basis in accordance with the SMP.

The annual cover system and site-wide inspection forms are provided as Appendix A and B, respectively.

4.0 SITE-WIDE INSPECTION

A Site-wide inspection was conducted at the same time as the Site cover inspection on May 5, 2025. 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 5, 2025, as specified in the SMP, to ensure that all aspects of the remedy were in-place and effective. A copy of the Site-Wide Inspection form is 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 D.

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.

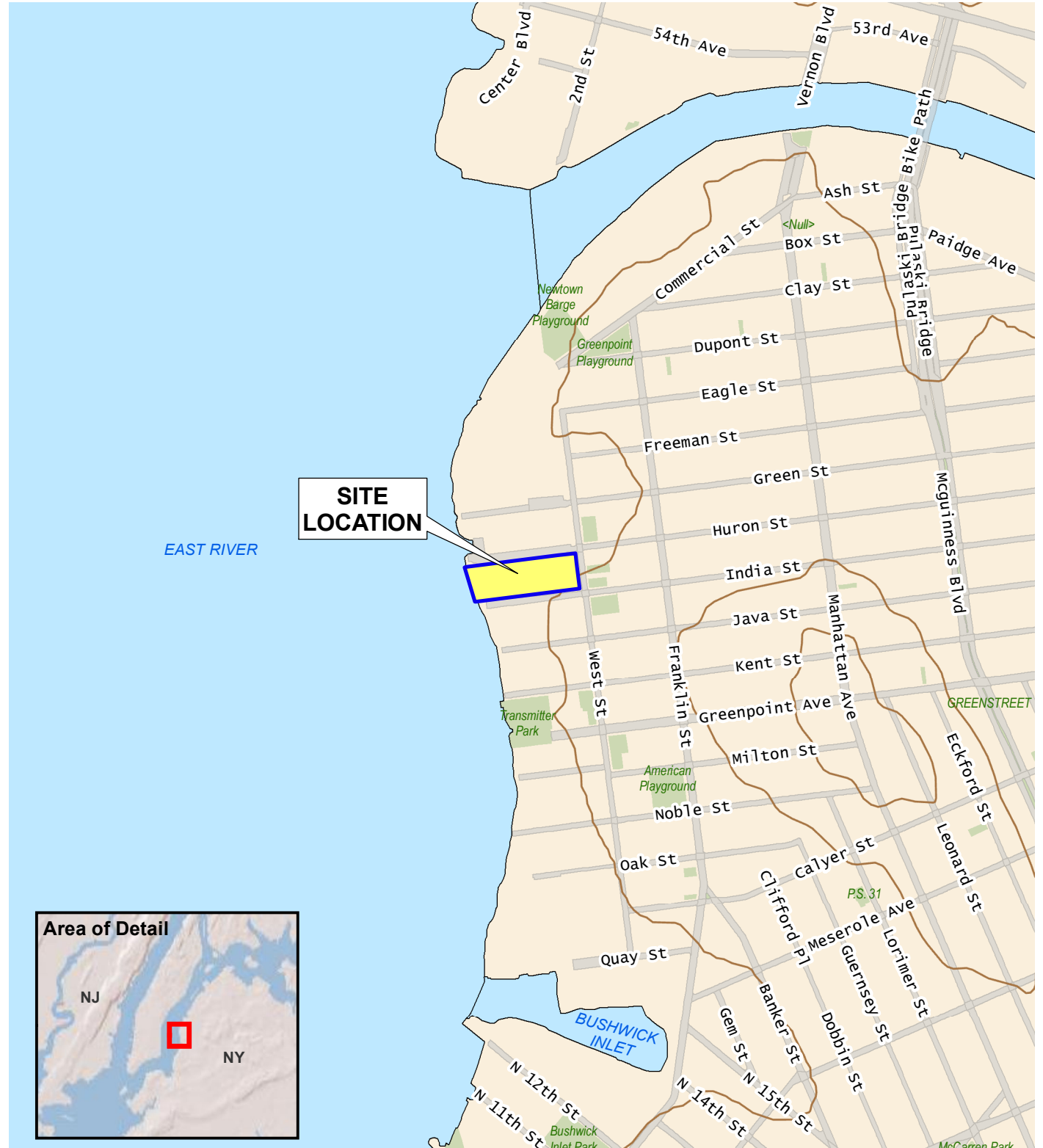
Site Cover System

- Site cover inspection was conducted on May 5, 2025.
- The Site cover system remains intact and protective of the Site. The following Site cover findings were documented during the reporting period:
 - No Site cover intrusive construction work was conducted in Buildings A or B, or the Park.
 - Minor surficial cracking was observed in the Building B basement-level floor slab, which appeared to have been patched and sealed. Based on a visual observation, none of the surficial cracks breached the Site cover, and as such, no corrective measures are recommended at this time.
 - Some standing rainwater was observed on the Building B basement concrete slab. The rainwater is not expected to have any impacts on the Site cover system, nor was it reflective of any issues with the integrity of the cover system.
- The permanent Site cover system was present, undisturbed, and in good condition throughout all remaining portions of the Controlled Property.

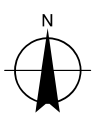
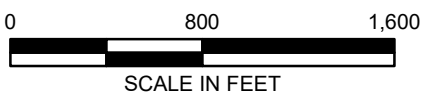
Sub-Slab Venting System

- Portions of the aboveground piping for the sub-slab venting system in Building A are enclosed behind sheetrock walls and inaccessible. The riser pipe and exhaust stack located on the Building A fourth floor mechanical roof were observed to be in good condition. The rain cap on the exhaust stack was replaced during the annual Site inspection.
- In accordance with the NYSDEC-approved July 2020 revision to the SMP, AKRF screened the sample port on the exhaust stack using a photoionization detector (PID). PID readings collected from the effluent stack were non-detect.

FIGURES



Service Layer Credits: USGS The National Map: 3d Elevation Program, Data Refreshed July, 2021



akrf
440 Park Avenue South, New York, NY 10016

Huxley Envelope Industrial Site
145 West Street
Brooklyn, New York

DATE	6/24/2025
PROJECT NO.	210163
FIGURE	1

SITE LOCATION MAP

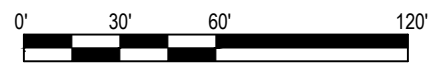
© 2025 AKRF Q:\Projects\210163 - 21 INDIA STREET\Technical\GIS and Graphics\Hazmat\210163 Fig 1 site loc map.mxd/24/2025 2:33:07 PM mveilleux

©2025 AKRF, Inc Q:\Projects\210163 - 21 INDIA STREET\Technical\Hazmat\CAD\210163 Fig 2 Location and Cross Sections Cover Types.dwg last save: mvilleux 6/24/2025 2:39 PM

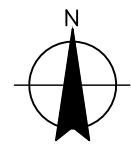


LEGEND

- PROJECT SITE BOUNDARY
- NEW BUILDING
- - - DEMARCATION LINE



SCALE IN FEET



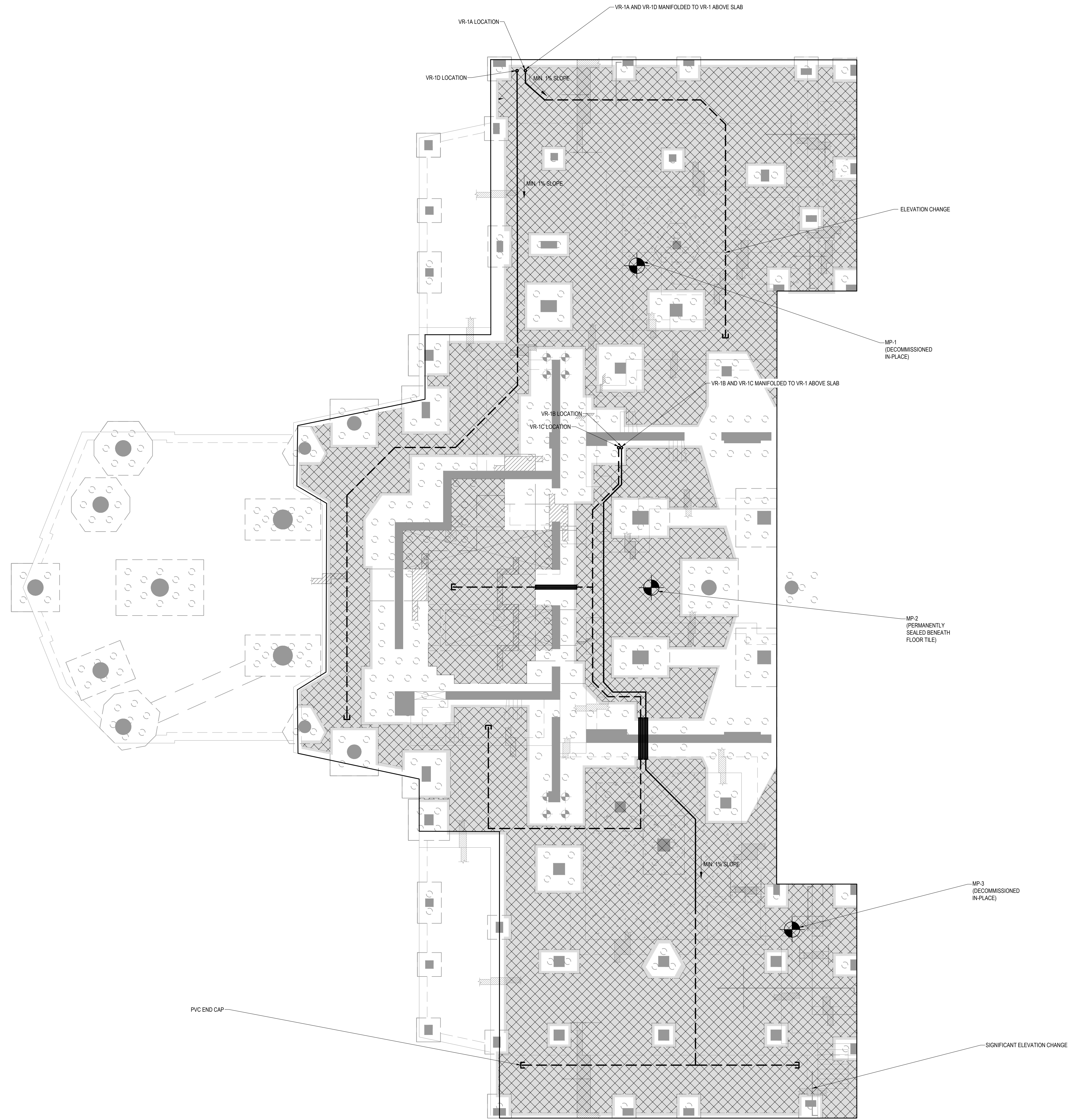
440 Park Avenue South, New York, NY 10016

Huxley Envelope Industrial Site
145 West Street
 Brooklyn, New York

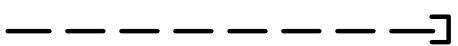
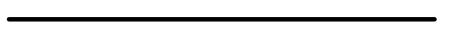



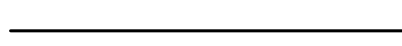

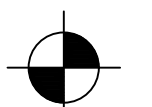
LOCATION AND CROSS-SECTIONS OF REMEDIAL COVER SYSTEM TYPES

DATE	6/24/2025
PROJECT NO.	210163
FIGURE	2

2025.0606, Inc. © Project 02/0163 - 27 W 54th Street Technical Drawing 02/0163 Fig. Building A Vapor Barrier & Subslab Venting System Building A 18 and 2025.04.04



LEGEND

-  SLOTTED 4" PVC PIPE BENEATH SLAB WITH ENDCAP
-  SOLID 4" PIPE BENEATH SLAB
-  VERTICAL RISER
-  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
-  MONITORING POINT LOCATION



Huxley Envelope Industrial Site
145 West Street
 Brooklyn, New York

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

DATE
6/24/2025

PROJECT NO.
210163

FIGURE
3

APPENDIX A
SITE REMEDIAL COVER SYSTEM INSPECTION FORM

SITE REMEDIAL COVER INSPECTION FORM

Huxley Envelope Industrial Site

145 West Street, Brooklyn, New York

NAME: Chad Walters, AKRF, Inc.	DATE: 5/5/2025
TIME: 9:00 AM – 10:00 AM	WEATHER: 59-65 °F, Cloudy with drizzle
Annual Inspection or Emergency Inspection (if emergency, specify nature)? Annual Inspection	

Park Area

Description of soil/landscaped area condition:

- No activities or work observed taking place within the Park that would penetrate the cover system.
- Soil and vegetation 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 the previous 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.
- Most areas of the slab were covered with ceramic tile or carpeting.

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 mechanical roof was inspected – no visual issues/deficiencies observed.
- A rain cap was installed on the riser pipe on the fourth-floor mechanical roof.
- Sample port on fourth-floor roof riser pipe was observed to be intact and in good condition.

Exhaust Stack PID reading: Non-detect

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

- No changes or unusual conditions observed. The exhaust stack rain cap was installed during the 2025 annual PRR inspection.

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 slab. None of the surficial cracks breached the Site cover.
- Storage of building maintenance materials and parked vehicles covered portions of the floor slab.
- Some standing rainwater was observed on the Building B concrete slab. The rainwater is not expected to have any impacts on the Site cover system, nor was it reflective of any issues with the integrity of the cover system. As such, no corrective measures are recommended at this time.

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

- No issues/unusual conditions observed.

APPENDIX B
SITE-WIDE INSPECTION FORM

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)**
- 6) Site Documentation.**

1) General Site conditions at time of inspection:

NAME: Chad Walters, AKRF, Inc.	DATE: 5/5/2025
TIME: 9:00 AM – 10:00 AM	WEATHER: 59-65 °F, Cloudy with drizzle
Annual Inspection or Emergency Inspection (if emergency, specify nature)?	
Annual Inspection	

Notes:

- Site-wide inspection conducted for 2025 annual PRR

2) Any SMP-related site activities currently being conducted

Notes:

- None

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

Notes:

- No relevant activity since the previous PRR. Last SMP-related activity comprised the 2024 annual site-wide inspection.
- The next planned SMP-related task includes the 2026 annual site-wide and cover system inspections and preparation of the annual PRR.

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:

- No SMP-related tasks were observed to be conducted on-site.

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 2025 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 exhaust stack and sample port were observed on the fourth-floor roof and appeared to be in good operating condition, with no visible deficiencies requiring repair. A rain cap was installed on the exhaust stack during the annual inspection.
 - The exhaust stack sample port was screened for VOCs using a calibrated PID, and all readings were non-detect.
- Building B: Surficial concrete cracks were observed in Building B basement-level floor slab. Standing rainwater was observed on the Building B concrete slab. The rainwater is not expected to have any impacts on the Site cover system, nor was it reflective of any issues with the integrity of the cover system. None of the surficial cracks breached the Site cover. As such, no corrective measures are recommended at this time.
- 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.

Attachments:

- Cover System Inspection Form

Others:

- See additional notes in the 2025 PRR.

APPENDIX C
PHOTOGRAPHIC LOG



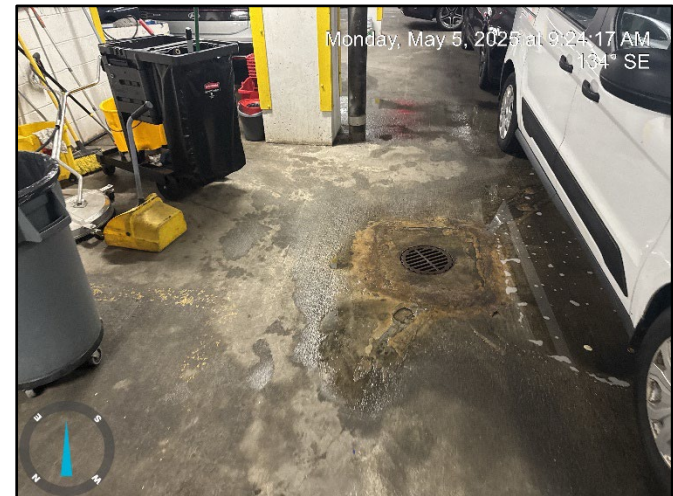
Photograph 1: Exhaust riser pipe sample port PID measurement.



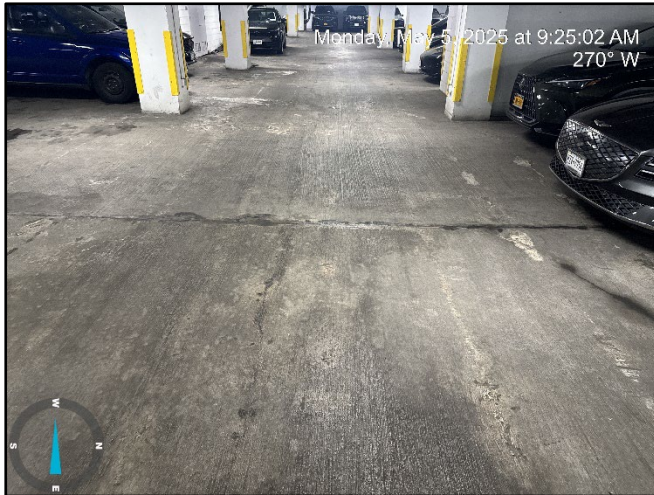
Photograph 2: Installed rain cap on fourth-floor exhaust riser pipe; view facing northwest.



Photograph 3: Building B below-grade parking garage.



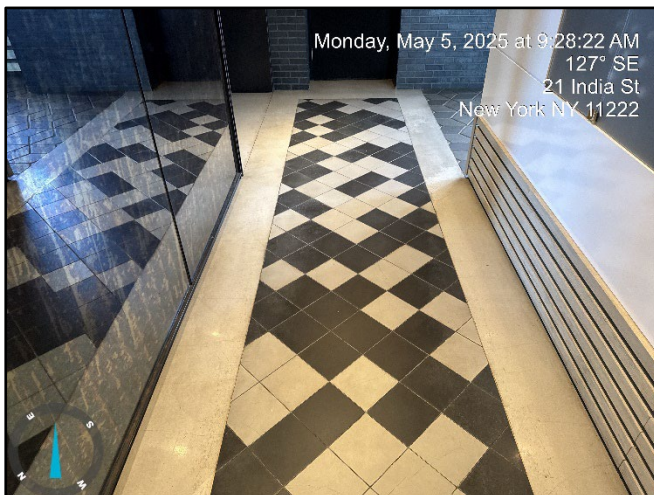
Photograph 4: Standing rainwater noted on Building B floor slab near floor drain.



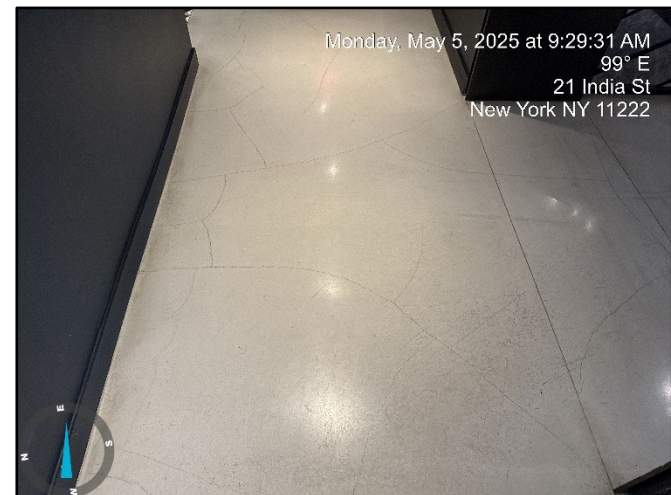
Photograph 5: Sealed surficial cracks observed in Building B floor slab.



Photograph 6: Sealed surficial cracks observed in Building B floor slab.



Photograph 7: Typical interior hallway on the first floor of Building A.



Photograph 8: Typical interior hallway on the first floor of Building A.



Photograph 9: Landscaping and hardscape areas in the Park; view facing south.



Photograph 10: Park landscaping and hardscape areas; view facing southwest.

APPENDIX D
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: July 01, 2024 to July 01, 2025			
		YES	NO
1. Is the information above correct?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Box 2	
	YES	NO
6. Is the current site use consistent with the use(s) listed below?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are all ICs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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

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

YES NO

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. C224147**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**9-2530-7502**

The Greenpoint Condominium

Ground Water Use Restriction
Site Management Plan
IC/EC Plan**9-2530-8**

19 India Fee Owner LLC

Ground Water Use Restriction
Site Management Plan
IC/EC Plan**Description of Engineering Controls****Box 4**ParcelEngineering Control**9-2530-7502**Cover System
Vapor Mitigation**9-2530-8**

Cover System

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. 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 Richard Mack at 60 Columbus Circle, 20th Fl,
New York, NY 10023,
print name print business address

am certifying as Authorized Signatory of Owner (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

July 11, 2025
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 Rebecca Kinal at AKRF, Inc., 440 Park Avenue South, 7th Flr, NY, NY 10016
print name print business address

I 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



7/14/25
Date