PERIODIC REVIEW REPORT (PRR)

(Reporting Period 4/1/2018 to 4/30/2021)

for

363 BOND STREET
Brooklyn, New York

Block 452, Lot 1
NYSDEC Site No. C224173

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TABLE OF CONTENTS

Page No.

LIST OF FIGURES

APPENDICES

1.0 INTRODUCTION

1.1 General

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) has prepared this Periodic Review Report for the 2018 to 2021 reporting period in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan (SMP), dated September 2015. The 2018 to 2021 reporting period includes 1 April 2018 to 30 April 2021. A periodic review of all institutional controls and engineering controls (IC/EC), and monitoring results is a requirement for fulfillment of the remedial action at 363 Bond Street (which includes former address 388 Carroll Street) (hereafter referred to as the site) under the New York State Brownfield Cleanup Program (NYSBCP), administered by the NYSDEC. As stated in an email from the NYSDEC dated 16 December 2019, the reporting period was changed from annually to a three-year period starting on 1 April 2018 and ending 31 March 2021.

1.2 Site Background

The site is located in Brooklyn, County of Kings, New York and is identified as Block 452 and Lot 1 on the New York City Tax Map. A map showing the site location and boundaries of this 1.3-acre site is provided as Figure 1. The site has an extensive industrial and manufacturing history which dates back over 100 years. Historical uses of the former Lot 1/363 Bond Street property (the southern portion of the current Lot 1 extents, stretching from Bond Street to the Gowanus Canal) included asphalt and cement works, a paint manufacturer, a garage and automotive repair shop with two 550-gallon underground gasoline tanks on the western portion of the site, a radio parts manufacturer and an automotive spray paint booth. Prior to demolition, the building formerly located on the western portion of the property (closest to Bond Street) was used as a wholesale grocery warehouse and, most recently, the property was used for the light assembly and storage of baby clothing. The former building was demolished in preparation for site remediation and redevelopment.

Historical uses of the former Lot 15/388 Carroll Street property (the northern portion of the current Lot 1) included an oil terminal, an automotive salvage yard, a timber yard, and a marine equipment storage yard. The property

contained five large diameter secondary containment vessels that were associated with former above-ground oil storage tanks for the previous oil terminal operations and a residential dwelling. The former buildings and former containment vessels were demolished in preparation for site remediation and redevelopment.

Langan and others conducted numerous subsurface investigations throughout the site between October 1997 and November 2014. These investigations were documented in the Remedial Investigation Report (RIR) dated November 2014 and the Supplemental Remedial Investigation (SRI) Letter Report dated December 2014 (submitted to the United States Environmental Protection Agency [USEPA] and NYSDEC). Based on the results of the investigations:

- Light non-aqueous phase liquid (LNAPL) impacts were observed in groundwater in monitoring wells installed in two areas of concern (AOC-3 and AOC-5);

- Six hotspot areas (AOC-1, AOC-2, AOC-3, AOC-5, AOC-6, and SB-3) were identified as soil impacted by residual petroleum contamination including the presence of LNAPL and/or characterized by the presence of petroleum related compounds benzene, toluene, ethylbenzene and xylenes (collectively referred to as BTEX);

- Three additional areas (EPA-9, EPA-10, and EPA-11) were identified as soil impacted by LNAPL and/or anomalously high concentrations of semi-volatile organic compounds (SVOCs);

- Soil vapor was impacted by petroleum-related volatile organic compounds (VOCs) and/or chlorinated VOCs (CVOCs) at locations throughout the site.

To address these impacts a Track 4: Restricted Residential Use remediation was completed at the site (current Lot 1) in accordance with 6 NYCRR Part 375 Environmental Remediation Programs (2006), DER 10 (2010), the November 2014 Interim Remedial Measures Work Plan (IRMWP), March 2015 Remedial Action Work Plan (RAWP), and the March 2015 Decision Document, as described in the September 2015 Final Engineering Report (FER). The remedial measures under these plans were conducted in conjunction with development activities. Implementation of the remedial activities commenced in April 2014, and were

completed in July 2015. Remedial measures that allowed for the completion of a Track 4 cleanup includedremoval of 11,675 tons of petroleum-impacted soil, 7,700 gallons of petroleum-impacted groundwater, and installation of a sub-membrane piping network for an active sub-membrane depressurization system (SMDS) beneath the first floor (at sidewalk grade) of the new building, and installation of a groundwater treatment system infrastructure for a contingent groundwater remedy, a composite cover system, and a steel sheet pile bulkhead. See Section 2.2 for further information on the remedial program.

The site was redeveloped as a five to twelve-story mixed-use commercial/residential building with a partial basement, a waterfront esplanade, a pedestrian walkway, and the northern portion of the new First Street roadway and sidewalk. The new building foundation was constructed concurrently with implementation of the RAWP. Current features of the site redevelopment are shown on Figure 2.

The RAWP required implementation of institutional controls/engineering controls (IC/ECs) at the Site to prevent exposure to remaining contamination. ECs included construction of a composite cover system and installation of a contingent groundwater treatment system and a sub-membrane depressurization system. The SMP specifies quarterly groundwater monitoring and one round of indoor air and soil vapor monitoring in addition to annual composite cover system and site wide inspections to assess the effectiveness of the remedy. ICs included Groundwater Use Restriction, Soil Management Plan, Monitoring Plan, Land Use Restriction, SMP, IC/EC Plan, and O&M Plan, as specified in the SMP and Environmental Easement (provided in Appendix A).

Following issuance of the Certificate of Completion in 2015, on behalf of Atlantic Realty Development Corporation, Langan submitted a 60-Day Advance Notification of Site Change of Use to the NYSDEC on 9 June 2020 noting that a portion of the ground floor would be converted to a children's day care facility within the northeastern portion of the existing building. The children's day care is expected to be operational in 2021.

1.3 Effectiveness of the Remedial Program

The remedial actions at the Site were implemented to remove gross contamination within the identified AOCs and eliminate potential human exposure with any remaining residual impacts present in soil, groundwater,

and soil vapor via the IC/ECs. The IC/ECs for the 2018 to 2021 reporting period continue to meet the remedial objectives for the site.

1.4 Compliance

All IC/ECs have remained fully in place at the site for the 2018 to 2021 reporting period and remain effective. Repairs and system modifications were made to the SMDS during the 2018 to 2021 reporting period. Details regarding these activities are provided in Section 3.0 below.

1.5 Recommendations

We recommend the SMP be amended to document completion of the permanent esplanade, SMDS, and groundwater treatment system infrastructure, and to identify a decrease in the groundwater monitoring frequency to annual, and increase the reporting frequency to three years upon approval of this PRR by NYSDEC and NYSDOH. The amended SMP will include documentation of the additional construction activities completed following submission of the September 2015 SMP through the 2018 to 2021 reporting period, revised descriptions of the engineering and institutional controls, revised site survey and as-built drawings, revised site use description, and revised inspection forms.

2.0 SITE OVERVIEW

2.1 Site Location

The site is located in Brooklyn, County of Kings, New York and is identified as Block 452 and Lot 1 on the New York City Tax Map. Former Lot 1 (363 Bond Street) and Former Lot 15 (388 Carroll Street) were merged effective 22 June 2015 according to records maintained online by the New York City Department of Finance. Lot 1 is an approximately 1.3-acre parcel bounded by a one-story building and associated parking that is operated by the City of New York as an EMS station and Carroll Street to the north, First Street to the south, the Gowanus Canal to the east, and Bond Street to the west.

2.2 Remedial Summary

Implementation of the remedial activities commenced in April 2014, and remedial activities were completed in July 2015. The components of the selected remedy included:

- Installation of four recovery wells in the western portion of the 363 Bond Street parcel and direct extraction of LNAPL and groundwater using high vacuum extraction (HVE) prior to excavation;
- Excavation and offsite disposal of soil impacted by residual petroleum contamination that resulted in localized area of LNAPL and characterized by the presence of petroleum related compounds (BTEX) in six hotspot areas (AOC-1, AOC-2, AOC-3, AOC-5, AOC-6, and SB-3), in accordance with the RAWP.
- Excavation and offsite disposal of additional areas impacted by LNAPL and anomalously high concentrations of SVOCs as identified during the SRI and in accordance with the RAWP and Supplemental Remedial Measures Plan (SRMP) (EPA-9, EPA-10, and EPA-11);
- Excavation and offsite disposal of soils were saturated with free phase petroleum (within the vadose zone) outside of specified AOCs, in addition to excess contaminated soils which were not suitable for onsite reuse that were generated or encountered during re-grading and foundation construction activities;
- Decommissioning of three underground storage tanks (USTs) discovered during excavation associated with the site redevelopment, in accordance with all applicable federal, state and local regulations;
- Decommissioning of two aboveground storage tanks (ASTs) in the basement of the former building in accordance with all applicable federal, state and local regulations;
- Construction of ECs including a composite cover system, a sub-membrane piping network for an active SMDS beneath the at sidewalk-grade level portion of the new building, and installation of groundwater treatment system infrastructure for a contingent groundwater remedy;
- Completion of four quarterly groundwater monitoring events;
- Recording an environmental easement (provided in Appendix A) with ICs; and,
- Development of an SMP for implementation of the IC/ECs.

Historic fill material impacted by polycyclic aromatic hydrocarbons (PAHs), SVOCs, and metals at concentrations typical of historic urban fill, remains present at the site beneath the composite cover system. Groundwater at the site is impacted with concentrations of VOCs, SVOCs, and metals in exceedance of the Groundwater Quality Standards (GQS). Historical and post-remediation soil vapor analytical results revealed petroleum related and CVOCs impacts were historically and remain at the site.

As-built drawings of the sub-membrane components of the active SMDS and groundwater treatment infrastructure were provided in the FER and SMP.

Three ECs, the waterfront esplanade portion of the composite cover system, limited above grade portions of the groundwater treatment system infrastructure, and the above grade portions of the active SMDS, remained under-construction through the FER reporting period, and the issuance of the COC. Additional construction activities associated with these three ECs were completed during the 2017 reporting period, and were documented in the June 2018 PRR. Repairs and system modifications were made to the SMDS during the 2018 to 2021 reporting period. Details regarding these activities are discussed below in Section 3.0.

The IC/ECs continue to be implemented at the site.

3.0 CONSTRUCTION ACTIVITIES

3.1 Active SMDS Repairs and System Modifications

As of September 2015 when the draft SMP was submitted, the sub-membrane portions of the active SMDS had been constructed beneath the footprint of the sidewalk-grade level portion of the building. As documented in the 2017 PRR, during the completion of the construction of the building, 4-inch cast iron riser pipes connecting the sub-membrane components were installed during superstructure construction. At riser V1, the riser pipes were installed to a discharge point on the seventh floor roof. At riser V2, the riser pipe was installed to a discharge point on the 14th floor roof. At riser V3, the riser pipe was installed to a discharge point on the eighth floor roof. As documented in the 2018 PRR, regenerative blowers were installed during the 2017 reporting period to complete the system as an active vapor recovery system and convey the collected vapor to the roof. Specifically, 3

three- horse power Ametrek Rotron regenerative blowers and associated skids were installed at the three (V1, V2, and V3) rooftop stack locations.

As in detail in Section 5.2.2, inspection of all SMDS components and field screening of the sub-membrane soil vapor and indoor air was conducted during the monitoring and sampling events on 4 and 6 February 2020 and 21 April 2021. During the February 2020 event, two of the regenerative blowers, V2 and V3, were inactive. As requested and to allow for the change of use discussed in Section 1.2, Langan prepared the 27 August 2020 Soil Vapor and Indoor Air Monitoring Report – Year 3 which summarized the findings of the February 2020 SMDS inspection and soil vapor/indoor air sampling event in accordance with the 2015 SMP.

Based on the results of this investigation as identified in the August 2020 Soil Vapor and Indoor Air Monitoring Report and the subsequent review by the NYSDEC and the NYSDOH, it was requested that all blowers be confirmed as operational. On 6 October 2020 Langan completed a system evaluation (including an on-site inspection), and during the inspection of the V1 and V2 riser location blowers water was observed in system components which resulted in damage to the motor impellers. System performance was evaluated with only the V3 blower operational using a TSI 9515 VelociCalc to obtain vacuum readings at each vacuum monitoring point (VMP-1 through VMP-9) in the subgrade parking area. Vacuum readings at the vacuum monitoring points ranged from 0.022 inches water to 0.148 inches water at eight of the nine VMPs, and a pressure reading of 0.054 inches water was detected at VMP-4. It should be noted that a pressure condition was also previously detected at VMP-4 during the Year 3 sampling event completed in February 2020. Prior to that, a vacuum condition was detected in February 2018. As such, VMP-4 was likely damaged sometime between 2018 and 2020 and its associated pressure results should not be considered for evaluation of system effectiveness. Although it was determined that operation of only the V3 blower would be sufficient to induce a vacuum condition across the site, replacement of the two inoperable blowers was completed.

On 8 October 2020, under Langan's oversight, AWT Environmental Services, Inc. (AWT) installed two Obar GBR 76 UD 120-volt fans to replace the Ametrek Rotron regenerative blowers at V1 and V2. System performance was evaluated on 8 October 2020 using a TSI 9515 VelociCalc which obtained

vacuum readings at each vacuum monitoring point (VMP-1 through VMP-9) in the subgrade parking area. Vacuum readings at the vacuum monitoring points ranged from 0.055 inches water to 0.309 inches water.

On 23 March 2021, it was observed that the V3 Ametrek Rotron regenerative blower was not operational. Langan completed an inspection of the V3 riser location blower on 24 March 2021 and AWT accessed the site on 25 May 2021, during which it was determined that the motor impeller had seized. On 30 March 2021, under Langan's oversight, AWT installed an Obar GBR 76 UD 120-volt fan to replace the Ametrek Rotron regenerative blowers at V3. System performance was evaluated using a TSI 9515 VelociCalc which obtained vacuum readings at each vacuum monitoring point (VMP-1 through VMP-9) in the subgrade parking area upon system restart and stabilization. Vacuum readings ranged from 0.011 inches water to 0.159 inches water at eight of the nine VMPs, and a pressure reading of 0.303 inches water was detected at VMP-4. As noted above, VMP-4 is likely to have been damaged and its associated pressure results should not be considered for evaluation of system effectiveness.

On 15 April 2021, it was observed that the V3 Obar GBR 76 UD 120-volt fan was not operational. Langan completed an inspection of the V3 riser location blower and determined that the breaker had tripped within the fan housing unit. The breaker was reset and the fan was operational. On 19 April 2021, it was again observed that the V3 Obar GBR 76 UD 120-volt fan was not operational due to a fuse tripped within the fan housing unit. To prevent the fuse from tripping again, the vacuum was reduced to decrease the electrical demand on the circuit. The fan was checked on periodically throughout the day and was determined to be operating normally. As discussed in Section 5.2.2, all system components were operational during the SMDS inspection on 21 April 2021.

Continued monitoring will occur to confirm the effectiveness of the system and protection of building occupants in accordance with the SMP. As-built conditions and the fan cut sheets will be provided in the amended SMP. Photos documenting the installation of the permanent fans at the V1, V2, and V3 locations are provided in Appendix B.

4.0 IC/EC PLAN COMPLIANCE REPORT

4.1 IC/EC Components

A summary of the IC/ECs implemented at the site per the RAWP, FER, and SMP are as follows:

- Maintenance of a composite cover system to prevent human exposure to residual contaminated soils remaining under the site;
- Installation of an active SMDS to prevent vapor migration into the building;
- Installation of groundwater treatment system infrastructure for the contingent AS/SVE and MPE systems;
- Quarterly groundwater sampling of onsite permanent monitoring wells;
- An environmental easement with ICs to prevent future exposure to any contamination remaining at the site (a copy of the environmental easement is provided in Appendix A); and,
- A SMP for implementation of the IC/ECs.

Refer to Figures 3 and 4 and the as-built drawings provided in the FER and SMP for the locations of the ECs and on-site groundwater monitoring wells.

4.2 Goal Status and Corrective Measures

Deviations of the IC/ECs observed during the 2018 to 2021 reporting period include periodically inconsistent blower operation and damage to groundwater monitoring wells.

Periodically inconsistent blower operation included the seized blower impellers identified in October 2020 at the V1 and V2 locations and in March 2021 at the V3 location. Corrective measures included installation of Obar GBR 76 UD 120-volt fans at each of the locations as discussed in Section 3.1. No further corrective measures are required at this time.

Inadvertent destruction or damage of three of the permanent groundwater monitoring wells (PMW-1, PMW-9, and PMW-10) included in the groundwater monitoring program is also noted as a deviation of the IC/ECs.

As reported in the 2017 PRR, during the first quarterly groundwater sampling event in December 2015, PMW-10, which was installed in the sidewalk along First Street, was destroyed during construction activities. During the second quarterly groundwater sampling event in March 2016, it was observed that PMW-1, which was installed in the sidewalk along Bond Street, had also been destroyed during construction activities.

During the fifth quarterly groundwater sampling event in March 2017, a dent approximately 2-feet below the top of the stainless steel casing was observed at PMW-9 that was likely the result of esplanade construction activities. Although dented, PMW-9 was still sufficiently intact to allow sampling during the fifth and sixth quarterly sampling events. During the seventh quarterly groundwater sampling event Langan used an oil/water interface probe to measure the depth to the bottom of the well prior to sampling. The measured depth of approximately 7.6-feet below top of casing was significantly less than the installed depth to bottom measurement of 15.0-feet below top of casing. Based on the depth to bottom measurements collected it was determined that the screened interval of the well has either been silted in or was inadvertently filled with landscaping materials during esplanade construction/maintenance activities. Attempts to remove the material observed to be within the screened interval were unsuccessful using conventional pumping and surging techniques. As such, PMW-1, PMW-9 and PMW-10 were unable to be sampled as part of the ongoing groundwater monitoring activities. No corrective measures associated with the replacement of PMW-1 and PMW-10 are proposed at this time as PMW-1 and PMW-10 are located upgradient and crossgradent of the former remediation areas, respectively. No corrective measures associated with the replacement of PMW-9 are proposed at this time either as PMW-9 is one of three downgradient wells and as will be discussed in further detail in Section 5.3, concentrations of the contaminants of concern have generally not been or were detected at most marginally above the criteria in the remaining downgradient wells that were sampled during this reporting period. No corrective measures for the groundwater treatment system infrastructure are required at this time.

4.3 Conclusions and Recommendations

In addition to the corrective measures identified above, an amendment to the SMP is recommended to document the completion of the permanent esplanade, SMDS, and groundwater treatment system infrastructure, decrease the groundwater monitoring frequency to annual, and increase the reporting frequency to three years following approval of this PRR by NYSDEC and NYSDOH.

5.0 MONITORING PLAN COMPLIANCE REPORT

5.1 Monitoring Plan Components

The components of the Monitoring Plan during the 2018 to 2021 reporting period are as follows:

- Quarterly groundwater sampling of 7 onsite permanent monitoring wells (PMW-2 through PMW-8);
- Periodic vapor mitigation system monitoring;
- Annual indoor air and sub-slab air monitoring;
- An annual composite cover system inspection; and,
- An annual site-wide inspection.

It should be noted that an additional indoor air and sub-slab soil vapor monitoring sampling event was performed in October 2020 at the request of NYSDEC and NYSDOH in response to the June 2020 change of use request, as identified in the 6 November 2020 Soil Vapor and Indoor Air Monitoring Report. This report and analytical results are not associated with the periodic vapor mitigation system monitoring activities detailed in the SMP, although the report and its associated work plan are included in Appendix E in reference.

5.2 Summary of Monitoring Completed

5.2.1 Quarterly Groundwater Sampling

Quarterly groundwater sampling events occurred in August 2019, November 2019, February 2020, and May 2020. Groundwater samples were collected from 7 of the monitoring wells during the sampling events.

All samples were analyzed for VOCs via EPA method 8260, SVOCs via EPA method 8270, and target analyte list (TAL) metals via EPA methods 6010 and 7473 by York Analytical Laboratories Inc. (York) (a NYSDOH ELAP-accredited laboratory) of Stratford, Connecticut. Groundwater Monitoring Reports were prepared documenting the concentrations of contaminants of concern in the groundwater and are included as Appendix D.

Purge water was containerized during each monitoring event in a 55-gallon drum.

On 14 November 2019 and 5 February 2020, waste characterization sampling of the purge water was conducted by Langan. The waste characterization samples were analyzed for Resource Conservation and Recovery Act (RCRA) hazardous characteristics. Two drums of purge water were subsequently disposed of on 25 November 2019 at Northland Environmental, LLC under the purge water characterization conducted in November 2019 and one drum of purge water was disposed of on both 6 February 2020 and 8 May 2020 to Dale Transfer Corp. under the purge water characterization conducted in November 2019 and February 2020. Drums were transported to Northland Environmental, LLC by Capitol Environmental Services, Inc. and to Dale Transfer Corp. by AARCO Environmental Services, Corp. Disposal documentation of the purge water is provided in Appendix C.

5.2.2 Periodic Vapor Mitigation System Monitoring and Soil Vapor and Indoor Air Sampling

Periodic inspections of the system components were completed throughout the 2018 to 2021 reporting period during system repair activities, as discussed in Section 3.1.

Inspection of all system components and field screening of the sub-membrane soil vapor and indoor air was conducted during the monitoring and sampling events on 4 and 6 February 2020 and 21 April 2021. Two of the former regenerative blowers, V2 and V3, were inactive during the 2020 inspection due to seized impellers. The results of the periodic vacuum monitoring completed at the site confirm while under the operation of the blower associated with V1 only, that the system was operating within the vacuum specifications of the design. V1 and V2 blowers were replaced in October 2020 and the V3 blower was replaced in March 2021. All three blowers were operational during the 2021 inspection.

System performance was also evaluated by collecting vacuum and flow readings at the vacuum gauges and flowmeters, respectively, on the inlet side of the active regenerative blowers and collecting vacuum readings using a TSI 9515 VelociCalc to obtain vacuum readings at each vacuum monitoring point (VMP-1 through VMP-9). Soil vapor samples were collected from the three roof-top sample ports during both inspections and indoor air samples were collected from three non-residential spaces during the February 2020 inspection and from five common areas during the April 2021 inspection on the first floor of the building. The two additional indoor air samples beyond the requirements of the SMP were requested by NYSDEC and NYSDOH in November 2020, as identified in the 8 April 2021 Sub-Membrane Soil Vapor and Indoor Air Sampling Work Plan. This work plan is not associated with the periodic vapor mitigation system monitoring activities detailed in the SMP, although it is included in Appendix E for reference.

All samples were analyzed for VOCs via the EPA TO-15 Method by York. Soil Vapor and Indoor Air Monitoring Reports were prepared documenting the concentrations of contaminants of concern in the soil vapor and indoor air and are included in Appendix E.

5.2.3 Annual Composite Cover System Inspection

Annual visual inspections of the site composite cover system were completed on 6 February 2020 and 21 April 2021. For the permanent esplanade, inspections are conducted to confirm that the composite

cover system has not been breached and that the demarcation layer and underlying material has not been exposed. Conditions of the onsite subgrade parking area slab, foundation walls, first floor concrete slab, outdoor paving/sidewalks, and landscaped areas were inspected for quality and integrity.

Breaches of the subgrade foundation walls and first floor slab were observed during the annual inspection events. Two approximately 6-inch diameter breach, likely associated with the installation of subgrade utilities, were observed along the southern foundation wall in the subgrade parking area, through which the recycled concrete aggregate (RCA) subgrade and vapor collection layer that had been previously placed below the first floor concrete slab was exposed. Additionally, a breach was observed in the first floor concrete slab in a mechanical room in the southeast portion of the site within a 30-inch manhole surrounding the 18-inch sump that had been installed as part of the contingent groundwater treatment system. The previously installed 15-mil Stego Wrap Vapor Barrier was visible but appeared to be intact. These breaches will be repaired and the repairs will be documented in the PRR for the next reporting period.

No other damages and/or breaches to the remaining portions of the composite cover system including the subgrade parking area slab, outdoor paving/sidewalks or the esplanade area were identified during the annual inspection events. In addition, the visual inspections of the landscaped areas of the esplanade revealed that the demarcation layer had not been exposed in any area and appeared to be in good condition.

The detailed composite cover system inspection reports are included in Appendix F.

5.2.4 Annual Site-Wide Inspection

Annual site-wide inspections were conducted on 6 February 2020 and 21 April 2021 per the requirements of the SMP. In addition to the soil cover system discussed above, the inspections consisted of spot inspections of all ECs including the groundwater monitoring well network and the aboveground portions of the groundwater treatment

system infrastructure and SMDS. All IC/EC components inspected were in compliance with the SMP with the following exceptions:

- As discussed in Section 4.2, PMW-1, PMW-9, and PMW-10 were damaged during construction activities.
- As discussed in Section 5.2.2, the original regenerative blowers were inoperable due to seized impellers. V1 and V2 blowers were replaced in October 2020 and the V3 blower was replaced in March 2021, and the April 2021 inspection confirmed that all SMDS components are operational.

No other deviations or discrepancies were observed. The completed site-wide inspection form is included in Appendix F.

5.3 Comparisons with Remedial Objectives

Remedial action objectives (RAOs) were identified in the RAWP for the protection and public health and the environmental. Soil RAOs are being addressed via the presence of the composite cover system including the building slab and foundation walls and permanent esplanade. RAOs for soil vapor are being addressed via the presence of a vapor barrier beneath the building slab and on the exterior of the foundation walls and an active sub-membrane depressurization system. RAOs for groundwater were addressed by the excavation of contamination sources during the remedial action and continue to be via institutional controls preventing use of groundwater as a source for potable water and quarterly groundwater monitoring during the 2017 reporting period.

As described in Section 5.2.2 above and in the Year 3 and 4 Soil Vapor and Indoor Air Monitoring Reports (included as Appendix E), the vacuum being produced by the SMDS is sufficient to effectively mitigate potential vapor intrusion concerns at the site. During the inspections, a vacuum condition was observed at either eight of the nine or all of the vacuum monitoring points. However, as noted above, VMP-4 is likely to have been damaged and its associated pressure results should not be considered for evaluation of system effectiveness.

With the exception of trichloroethylene (TCE) at two sample locations during the 2020 sampling event and methylene chloride at two sample locations during the 2021 sampling event, the soil vapor and indoor air concentrations at each of the collocated sample pairs were detected below the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices A, B, and C thresholds requiring further mitigation. The TCE results detected in sub-membrane soil vapor samples V2 and V3 during the 2020 sampling event would require mitigation; however, TCE was only marginally detected in collocated indoor air samples, indicating that the SMDS is an effective mitigation measure.

The methylene chloride concentration detected in indoor air samples IA-2 and IA-3 during the 2021 sampling event would require either identifying the source and resampling or mitigation; however, methylene chloride was not detected in the collocated sub-membrane soil vapor sample V2 and was not detected above the lowest Matrix B threshold value at V3 and concentrations in soil vapor were all below their corresponding indoor air sample results. Methylene chloride has also historically either not been detected in groundwater or detected only at concentrations minimally above the laboratory reporting limit. Based on these findings, methylene chloride in indoor air is attributed to an unspecified indoor source. Goof Off and Goo Gone, two of the commercial products found in the cleaning supply room near the IA-2 sampling location, do not contain methylene chloride; however, the presence of these products provide evidence of paint or adhesive stripping activities onsite and if similar products which may contain methylene chloride were also used and may have acted as a source to indoor air. Based on these findings, continued operation of the active SMDS is sufficient to mitigate any potential impacts to the building indoor air quality.

As described in Section 5.2.3, breaches of the composite cover system were observed in the southern foundation wall and in the southeast corner of the first floor concrete slab. Two minor breaches of the concrete cover were observed in the southern foundation wall in the subgrade parking area associated with the installation of subgrade utilities, through which the RCA subgrade and vapor collection layer (beneath the 15-mil Stego Wrap Vapor Barrier) that had been previously placed below the first floor concrete slab was exposed. A breach of the concrete slab was also observed in a mechanical room in the southeast corner of the first floor concrete slab

associated with the installation of a 30-inch manhole cover for the 18-inch sump associated with the contingent groundwater treatment system. The previously installed 15-mil Stego Wrap Vapor Barrier was visible through the breached concrete but appeared to be intact. These breaches therefore do not affect the performance of the SMDS as the vapor barrier was observed to be intact at both locations. However, they will be repaired and the repairs will be documented in the PRR for the next reporting period.

As described in the Twelfth Quarter Groundwater Monitoring Report (included in Appendix D), the ninth through twelfth quarter groundwater monitoring analytical results revealed the continued presence of residual petroleum impacts in groundwater at the site at concentrations well below those identified pre-remediation. In the twelfth quarter, VOCs commonly associated with gasoline impacts were detected above the GWQS throughout the site including wells located within the remediation areas (PMW-3 through PMW-6) and in the downgradient PMW-8 well location. SVOCs commonly associated with the presence of petroleum impacts and/or historic fill were detected during the twelfth quarter above the GWQS in wells located within the western and central portions of the remediation areas (PMW-2 through PMW-6) and in the downgradient PMW-7 and PMW-8 wells.

The implemented remedy effectively removed the sources of petroleum impacts. The concentrations of VOCs and SVOCs commonly associated with gasoline impacts (specifically, BTEX and naphthalene) remain above the GWQS; however, concentrations have reduced substantially to within less than two orders of magnitude of the GWQS. LNAPL was not observed in onsite wells during any of the sampling events.

Figures 6, 7, and 8 present the naphthalene, BTEX, and chlorinated VOC concentrations (respectively) in site-wide groundwater since the March 2015 post-remediation sampling event. As shown in Figure 6, naphthalene concentrations peaked in June 2016 at PMW-3 but have otherwise remained below 35 ug/l site-wide across the sampling events. In the twelfth quarter, where detected, naphthalene concentrations ranged from 0.0541 ug/l in downgradient monitoring well PMW-7 to 92.2 ug/l in source area monitoring well PMW-3.

As shown in Figure 7, BTEX concentrations peaked in September 2016 at PMW-5 and in February 2020 at PMW-3 but have otherwise remained below 50 ug/l across the sampling events. In the twelfth quarter event, where detected, BTEX concentrations ranged from 17.94 ug/l in source area monitoring well PMW-5 to 56.54 ug/l in source area monitoring well PMW-3. BTEX was not detected in downgradient wells PMW-7 and PMW-8.

As shown in Figure 8, the concentrations of chlorinated VOCs initially increased following the completion of remedial excavation activities and remain elevated at PMW-3 and PMW-6, indicating that these impacts may be the result of offsite sources. In the twelfth quarter, where detected and with exception of PMW-3, total chlorinated VOC concentrations ranged from 4.76 ug/l in monitoring well PMW-4 to 12.88 ug/l in monitoring well PMW-6. Chlorinated VOCs were detected in PMW-3 at a concentration of 276.3 ug/l and, in particular, vinyl chloride (a daughter product of PCE and TCE) was detected at a concentration of 159 ug/l. PMW-3 is located in the vicinity of the site boundary and is immediately hydraulically downgradient of the adjoining property to the northwest. As such, the elevated concentrations of daughter products in PMW-3 indicate that chlorinated VOCs are degrading and are likely the result of offsite sources.

Residual contamination in groundwater remains at the site and is attributed to the remaining presence of dissolved phase impacts. Based on the analytical results for the monitoring wells present at the site, groundwater contamination is stable and the need for reinstallation of the destroyed monitoring wells to further evaluate that stable trend is not recommended. Groundwater monitoring will continue at PMW-2 through PMW-8 to assess trends in remaining groundwater concentrations at a reduced frequency (i.e. annually) as required by NYSDEC.

5.4 Monitoring Deficiencies

Monitoring activities for the 2018 to 2021 reporting period fully complied with the SMP Monitoring Plan and NYSDEC's requests, with the exception that annual composite cover and site-wide inspections were not completed in 2019 and PMW-1, PMW-9, and PMW-10 were not sampled during any of the quarterly events, as discussed in Section 4.2. Groundwater sampling activities are described in the Quarterly Groundwater Monitoring Reports included as Appendix D.

5.5 Conclusions and Recommendations

An amendment to the SMP is recommended to document the completion of the permanent esplanade, SMDS, and groundwater treatment system infrastructure, decrease the groundwater monitoring frequency to annual, and increase the reporting frequency to three years following approval of this PRR by NYSDEC and NYSDOH.

6.0 O&M PLAN COMPLIANCE REPORT

6.1 O&M Plan Components

The components of the O&M Plan are as follows:

- Site composite cover system maintenance;
- Groundwater treatment system infrastructure equipment maintenance;
- Active SMDS start-up and testing;
- Continuous operation of the active SMDS.

6.2 Completed O&M Activities

6.2.1 Site Composite Cover System Maintenance

Per the SMP, if cracking and/or other damage is observed over greater than 25 percent of the paved areas, the area will be repaved with asphalt or concrete to restore a thickness of at least four inches. The visual inspections of the subgrade parking area and first floor slabs, foundation walls, and outdoor paving/sidewalks revealed no areas where greater than 25 percent of the surface is cracked or damaged. However, breaches were observed in the southern foundation wall in the subgrade parking area and in a mechanical room in the southeast corner of the first floor concrete slab that will be repaired. The repairs will be documented in the PRR for the next reporting period.

For the permanent esplanade landscaped areas, the visual inspections revealed that the cover has not been breached and that the demarcation layer has not been exposed.

No additional maintenance activities other than those discussed above are required at this time.

6.2.2 Groundwater Treatment System Infrastructure Equipment Maintenance

The eight remaining permanent groundwater monitoring wells as well as the aboveground components of the subgrade groundwater treatment system piping network were inspected. Three monitoring wells (PMW-1, PMW-9, and PMW-10) were damaged during construction activities. The remaining monitoring wells appeared to be in good condition. The groundwater treatment system piping stubs were accessible and in good condition. As discussed in Section 5.2.3, a 30-inch manhole cover had been installed above the 18-inch sump associated with the contingent groundwater treatment system which resulted in the removal of the concrete slab in the immediate area surrounding the sump. The previously-installed 15-mil Stego Wrap Vapor Barrier was visible and appeared to be intact. The breach of the composite cover system within the manhole will be repaired and the repairs will be documented in the PRR for the next reporting period. The aboveground manifolds and manifold closets appeared to be in good condition.

6.2.3 Active SMDS Construction and Maintenance

The portions of the SMDS risers that were accessible for inspection appeared to be in good condition, with exception of the regenerative blowers at the V2 and V3 locations during the 2020 inspection. However, as discussed in Section 3.1, the results of the periodic vacuum monitoring completed at the site in 2020 indicated that the system had been operating within the specifications of the design while under the operation of only the V1 Blower. The V1 and V2 blowers were replaced in October 2020 and the V3 blower was replaced in March 2021. All three blowers were operational during the 2021 inspection.

6.3 O&M Deficiencies

Overall, as of 2021, the site composite cover system, active SMDS, and groundwater treatment system infrastructure appeared to be in good condition, with exception of three damaged monitoring wells. No additional maintenance is required at this time.

6.4 Conclusions and Recommendations

Recommendations are not proposed at this time.

7.0 OVERALL CONCLUSIONS AND RECOMMENDATIONS

7.1 SMP Compliance

Each component of the SMP, including the IC/EC Plan, Monitoring Plan, and O&M Plan, was in compliance for the 2018 to 2021 reporting period.

7.2 Remedy Performance Evaluation

7.2.1 Composite Cover System

Conditions of the onsite building foundations, sidewalks, and permanent esplanade landscaped areas were inspected for quality and integrity. The site-wide composite cover system was confirmed to be intact, except in the breaches of the concrete portion of the cover system observed in the southern foundation wall in the subgrade parking area and in the breached area observed in the mechanical room in southeast corner of the first floor concrete slab. As noted in Section 5.2.3, repairs will be completed and will be documented in the PRR for the next reporting period. The site-wide composite cover system continues to be effective in protecting public health and the environment.

7.2.2 Active SMDS

As discussed in Section 5.3, during the Year 3 and 4 sampling events, with the exception of TCE at two sample locations during the 2020 sampling event and methylene chloride at two sample locations during the 2021 sampling event, the soil vapor and indoor air concentrations at each of the collocated sample pairs were detected below the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices A, B, and C thresholds requiring further mitigation. The TCE results detected in sub-membrane soil vapor samples V2 and V3 during the 2020 sampling event would require mitigation; however, TCE was only marginally detected in collocated indoor air samples, indicating that the SMDS is an effective mitigation measure. The methylene chloride detected in indoor air samples IA-2 and IA-3 during the 2021 sampling event would require either identifying the source and resampling or mitigation; however, the methylene chloride results in the collocated sub-membrane soil vapor samples V2 and V3 indicate that the source of the methylene chloride is within the building and not in the subsurface. Regardless, mitigation is being addressed via

active SMDS operations. Additionally, a vacuum condition was observed at either eight of the nine or all of the vacuum monitoring points. Based on these findings, continued operation and maintenance of the active SMDS was deemed sufficient in order to mitigate any potential impacts to the building interior indoor air quality. Soil vapor and indoor air monitoring will continue annually in accordance with the SMP unless otherwise required by NYSDEC.

7.2.3 Groundwater Monitoring

Site-wide groundwater monitoring was implemented per the SMP. Based on the ninth through twelfth quarterly groundwater sampling results, residual contamination in groundwater remains at the site and is attributed to the disturbance of soil during the remedial action and subsequent contaminant mobilization during the remediation activities and the remaining presence of dissolved phase impacts. Due to the general low contaminant levels, activation of the groundwater treatment systems is not recommended at this time. Based on the analytical results for the monitoring wells present at the site and as shown on Figures 6, 7, and 8, concentrations of the primary contaminants of concern (naphthalene, BTEX, and chlorinated VOCs) in groundwater have remained consistent with prior reporting periods and the need for reinstallation of the destroyed monitoring wells to further evaluate that trend is not recommended. Groundwater monitoring will continue at PMW-2 through PMW-8 to assess trends in remaining groundwater concentrations at a reduced frequency (i.e. annually) as required by NYSDEC.

7.2.4 IC Components

All ICs were maintained during the 2018 to 2021 reporting period, and the environmental easement on the site remains in place.

7.3 Future Submittals

Groundwater sampling activities will be continued at an annual frequency. Groundwater sampling reports will continue to be submitted on a periodic basis.

Inspections/monitoring of the composite cover system and monitoring well network/aboveground groundwater treatment infrastructure will continue on an annual basis.

Inspections/monitoring of the active SMDS will be completed at the frequency identified in the SMP unless otherwise required by NYSDEC.

At the direction of NYSDEC, the contingent AS/SVE and MPE systems may be implemented. If the contingent groundwater remediation systems are implemented, operation and maintenance procedures will be provided in a revised SMP.

Following approval of this PRR by NYSDEC and NYSDOH, it is recommended that a revised SMP be submitted to NYSDEC to document the completion of the permanent esplanade, SMDS, and groundwater treatment system infrastructure, decrease the groundwater monitoring frequency to annual, and increase the reporting frequency to three years. Forms and other information generated during regular monitoring events and inspections will be submitted at the time of the annual Periodic Review Report, as specified in the Reporting Plan of the NYSDEC-approved SMP.

8.0 CERTIFICATION OF IC/ECS

8.1 IC/EC Certification Form

The completed IC/EC Certification Form is presented in Appendix G.

8.2 IC/EC Certification

I, Ronald Boyer, am currently a registered professional engineer licensed by the State of New York. I had primary direct responsibility for implementation of the remedial program for the 363 Bond Street and 388 Carrol Street site (NYSDEC Site No. C224173).

I certify that the ICs/ECs are in place and effective and are performing as designed.

I certify that nothing has occurred that would impair the ability of the controls to protect the public health and environment and that nothing has occurred that would constitute a violation or failure to comply with any operation and maintenance plan for such controls.

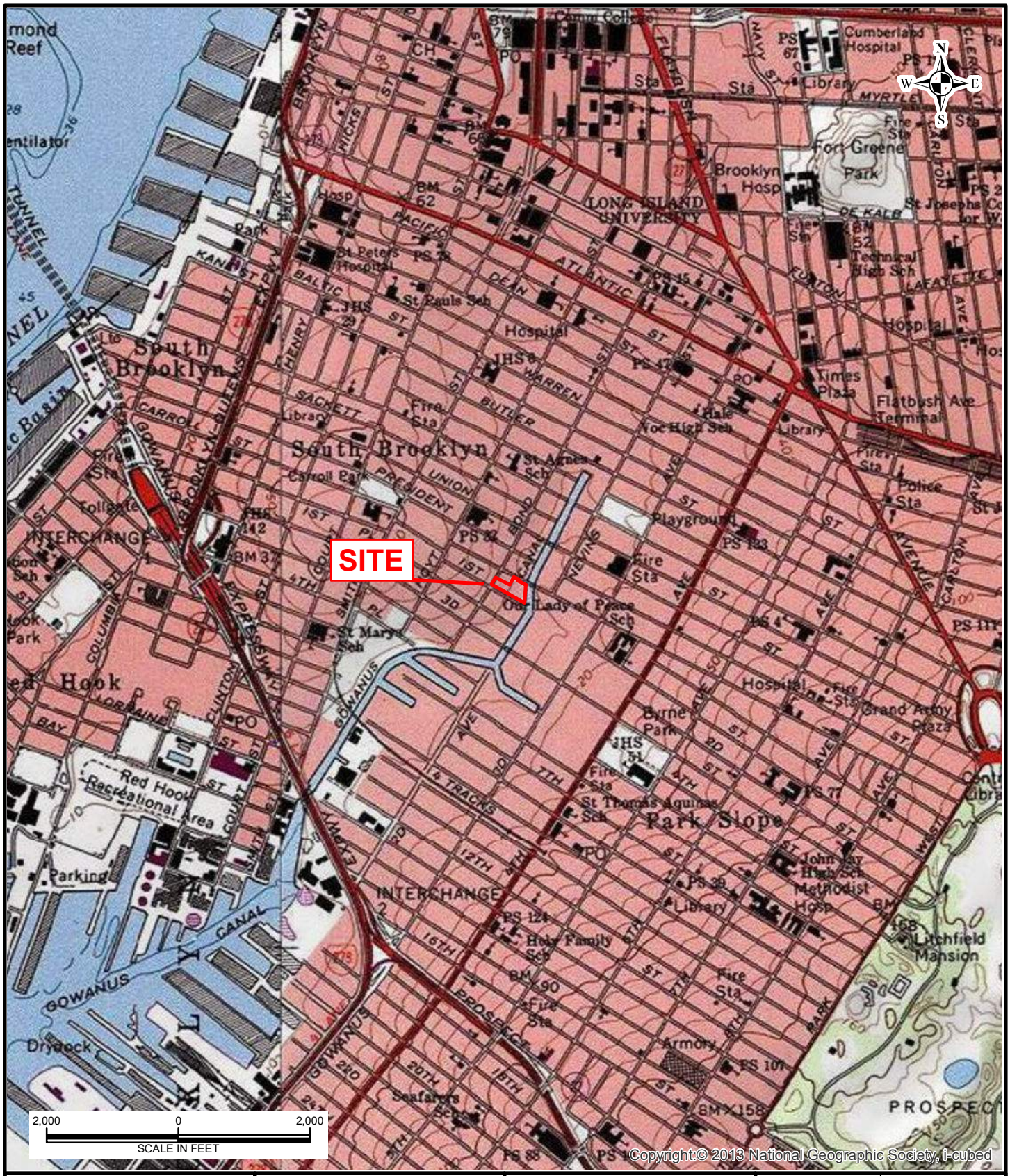
I certify that all use restrictions, institutional controls, engineering controls, and all operation and maintenance requirements applicable to the site are contained in an environmental easement created and recorded pursuant ECL 71-3605 and that all affected local governments, as defined in ECL 71-3603, have been notified that such easement has been recorded. A site Management Plan has been submitted by the applicant for the continual and proper operation, maintenance, and monitoring of all engineering controls employed at the site, including the proper maintenance of all remaining monitoring wells, and that such plan has been approved by the Department.

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

085831-1	6/18/2021	Ronald D. Boyer
New York State Professional Engineer No.	Date	Signature

It is a violation of Article 130 of New York State Education Law for any person to alter this document in any way without the express written verification of adoption by any New York State licensed engineer in accordance with Section 7209(2), Article 130, New York State Education Law.

FIGURES



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Langan International LLC
Collectively known as Langan

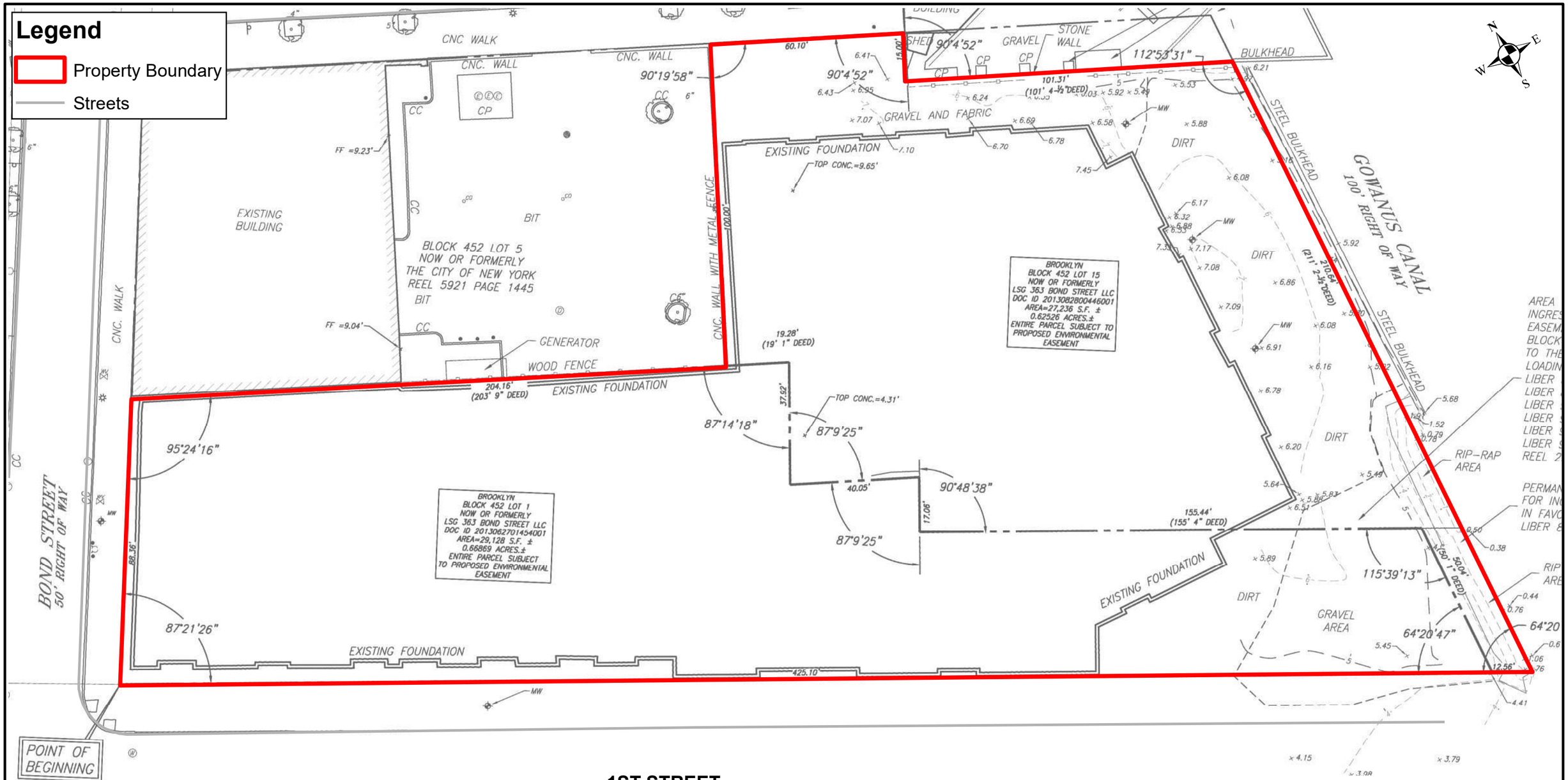
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
363 BOND STREET DEVELOPMENT
BLOCK No. 452, LOT No. 1
BROOKLYN
KINGS COUNTY NEW YORK

Drawing Title
SITE LOCATION MAP

Project No.	100287503
Date	10/19/2012
Scale	1"=2000'
Drawn By	amf
Last Revised	5/7/2021
Figure	1

Path: \\Langan.com\data\PAR\data5\100287501\ArcGIS\ArcMap_Documents\2021-05 - 363 Bond Street PRR\Figure 1 - Site Location Plan.mxd



Notes:
1. Site survey basemap from "CAP AS-BUILT," by Langan, dated 16 July 2015.
2. Final site survey will be provided in the forthcoming revised SMP.

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Collectively known as Langan

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project	363 BOND STREET DEVELOPMENT BLOCK No. 452, LOT No. 1 BROOKLYN KINGS COUNTY NEW YORK
Drawing Title	SITE PLAN
Project No.	100287501
Date	3/2/2017
Scale	1"=30'
Drawn By	JR
Last Revised	5/7/2021
Figure	2

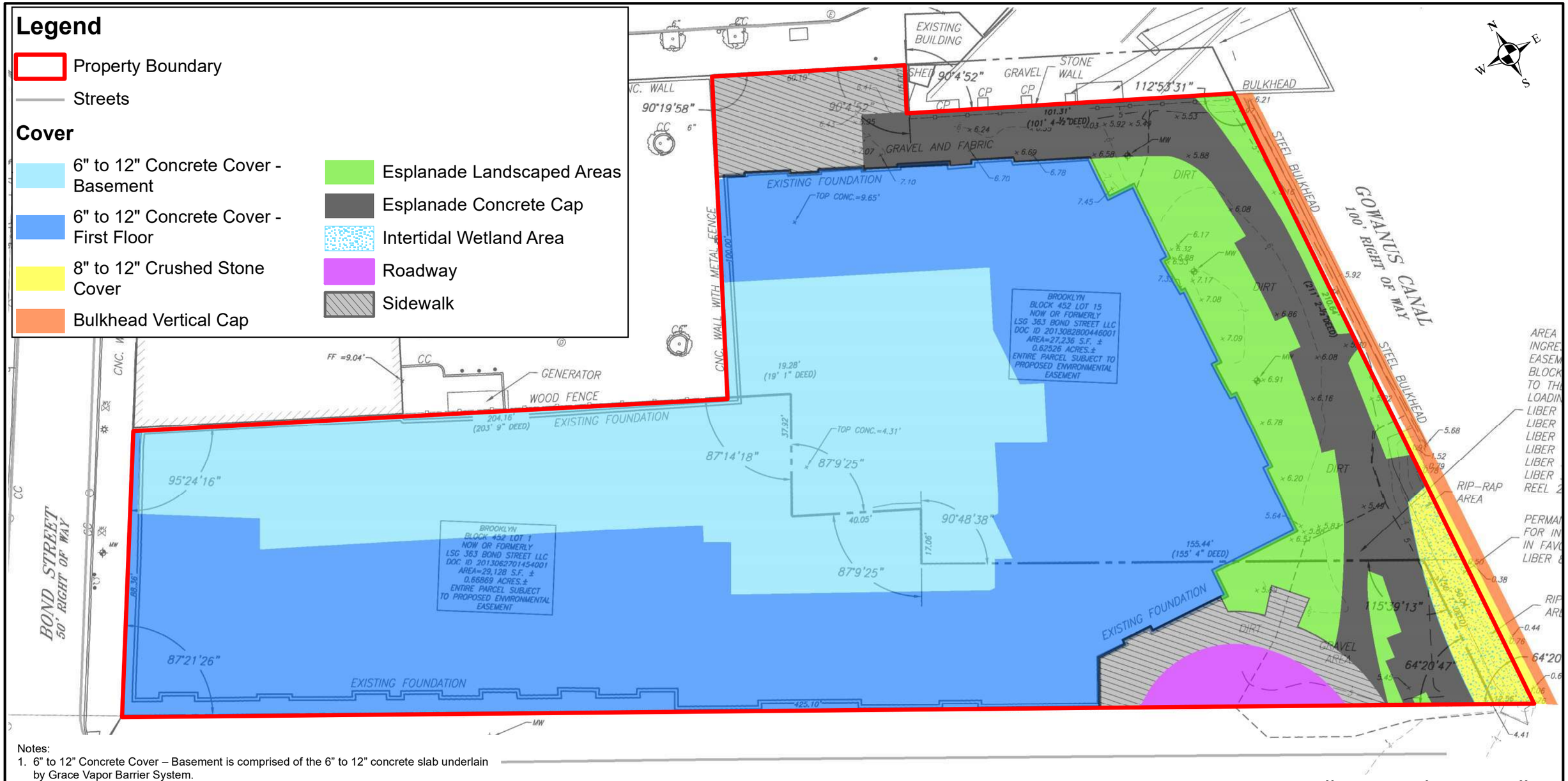
Path: \\Langan.com\data\PAR\data5\100287501\ArcGIS\ArcMap_Documents\2021-05 - 363 Bond Street PRR\Figure 2 - Site Plan.mxd

Legend

- Property Boundary
- Streets

Cover

- 6" to 12" Concrete Cover - Basement
- 6" to 12" Concrete Cover - First Floor
- 8" to 12" Crushed Stone Cover
- Bulkhead Vertical Cap
- Esplanade Landscaped Areas
- Esplanade Concrete Cap
- Intertidal Wetland Area
- Roadway
- Sidewalk



Notes:

1. 6" to 12" Concrete Cover – Basement is comprised of the 6" to 12" concrete slab underlain by Grace Vapor Barrier System.
2. 6" to 12" Concrete Cover – First Floor is comprised of the 6" to 12" concrete slab underlain by Stego 15-mil Vapor Barrier.
3. 8" to 12" Crushed Stone Cover is comprised of 8" to 12" crushed stone supplied by Tilcon New York, Inc. underlain by a demarcation layer.
4. Bulkhead Vertical Cap is comprised of AZ38-700N double sheets, AZ19-700 double sheets, and manufactured sand material supplied by Tilcon New York, Inc.
5. Esplanade Landscaped Areas are comprised of at least 2 feet of clean fill topsoil underlain by a demarcation layer.
6. Esplanade Pavement is comprised of the approximate 12" concrete pavement and asphaltic block pavers.
7. Esplanade features were constructed during the 2017 PRR Reporting Period. These layers were digitized from "Site Plan" by Goldstein, Hill & West Architects, LLP, dated 4 April 2014.
8. Site survey baseamp from "CAP AS-BUILT," by Langan, dated 16 July 2015.
9. Final site survey will be provided in the forthcoming revised SMP.

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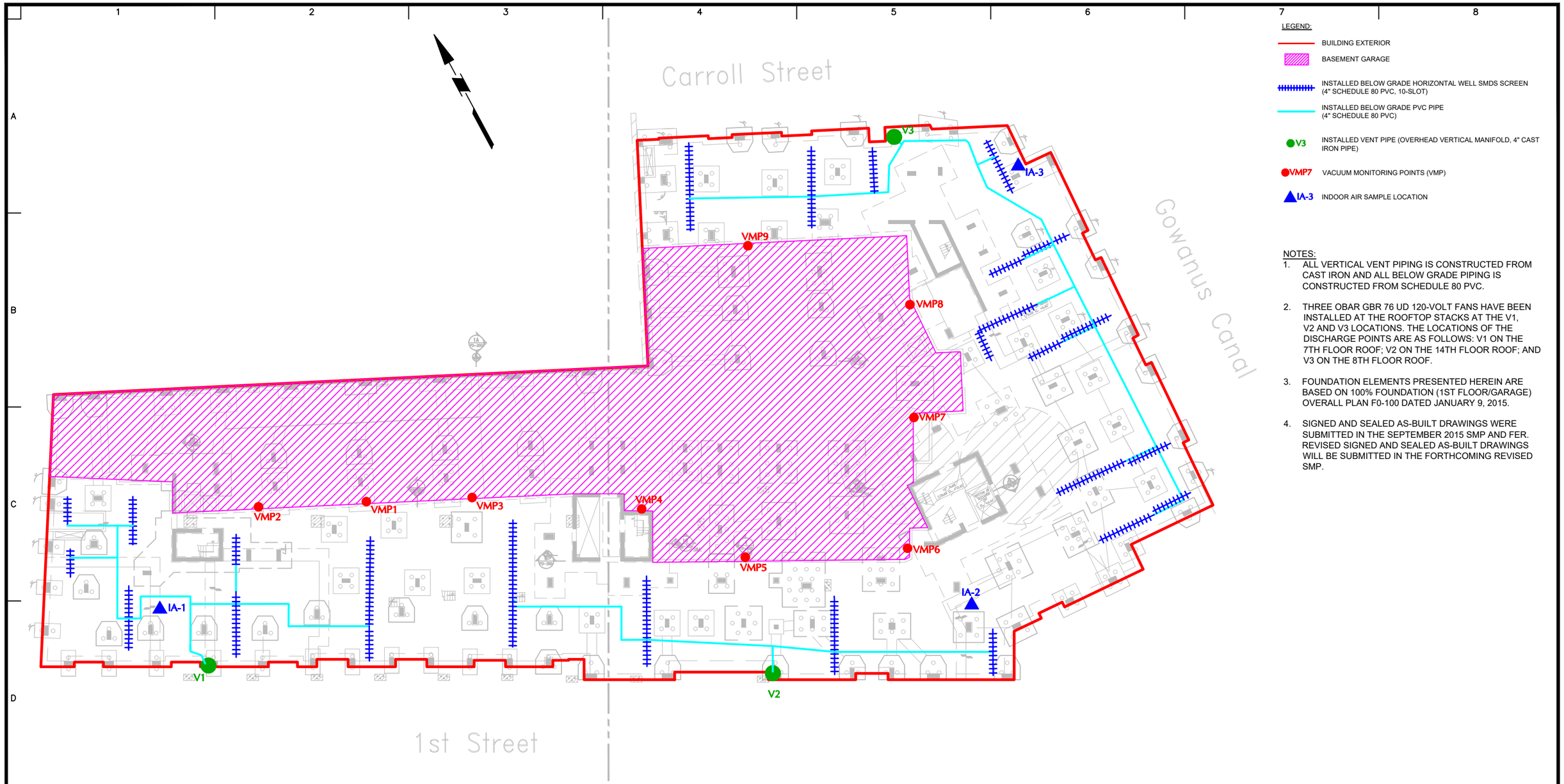
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project	363 BOND STREET DEVELOPMENT BLOCK No. 452, LOT No. 1 BROOKLYN KINGS COUNTY NEW YORK
Drawing Title	CURRENT COVER SYSTEM MAP (2/6/2020 AND 4/21/2021)
Project No.	100287501
Date	9/21/2015
Scale	1"=30'
Drawn By	JR
Last Revised	5/7/2021
Figure	3

Path: \\Langan.com\data\PAR\data5\100287501\ArcGIS\ArcMap_Documents\2021-05 - 363 Bond Street PRR\Figure 3 - Current Cover System Map (2-13-18).mxd



LEGEND:

- BUILDING EXTERIOR
- BASEMENT GARAGE
- INSTALLED BELOW GRADE HORIZONTAL WELL SMDS SCREEN (4" SCHEDULE 80 PVC, 10-SLOT)
- INSTALLED BELOW GRADE PVC PIPE (4" SCHEDULE 80 PVC)
- V3 — INSTALLED VENT PIPE (OVERHEAD VERTICAL MANIFOLD, 4" CAST IRON PIPE)
- VMP7 — VACUUM MONITORING POINTS (VMP)
- IA-3 — INDOOR AIR SAMPLE LOCATION

NOTES:

1. ALL VERTICAL VENT PIPING IS CONSTRUCTED FROM CAST IRON AND ALL BELOW GRADE PIPING IS CONSTRUCTED FROM SCHEDULE 80 PVC.
2. THREE OBAR GBR 76 UD 120-VOLT FANS HAVE BEEN INSTALLED AT THE ROOFTOP STACKS AT THE V1, V2 AND V3 LOCATIONS. THE LOCATIONS OF THE DISCHARGE POINTS ARE AS FOLLOWS: V1 ON THE 7TH FLOOR ROOF; V2 ON THE 14TH FLOOR ROOF; AND V3 ON THE 8TH FLOOR ROOF.
3. FOUNDATION ELEMENTS PRESENTED HEREIN ARE BASED ON 100% FOUNDATION (1ST FLOOR/GARAGE) OVERALL PLAN F0-100 DATED JANUARY 9, 2015.
4. SIGNED AND SEALED AS-BUILT DRAWINGS WERE SUBMITTED IN THE SEPTEMBER 2015 SMP AND FER. REVISED SIGNED AND SEALED AS-BUILT DRAWINGS WILL BE SUBMITTED IN THE FORTHCOMING REVISED SMP.

30 0 15 30
SCALE IN FEET

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NJ Certificate of Authorization No.24GA27996400

Project
363 BOND STREET DEVELOPMENT
BLOCK No. 452, LOT No. 1
BROOKLYN
KINGS COUNTY NEW YORK

Drawing Title
SMDS MANIFOLD LAYOUT

Project No. 100287501
Date 03/06/2018
Drawn By ATR
Checked By

Drawing No. 4
Sheet of

Filename: \\langan.com\data\PAR\data5\100287501\Cadd Data - 100287501\Dwg\2018 - 363 Bond PRR\Figure 4 - 363 SMDS Manifold Layout.dwg Date: 5/26/2021 Time: 16:24 User: ibaker Style Table: ---- Layout: ANSIB-BL

Legend

- Permanent Monitoring Wells
- Former Permanent Monitoring Wells
- Property Boundary
- Multi-Phase Extraction (MPE) Manifold Closet
- Air Sparge/Soil Vapor Extraction (AS/SVE) Manifold Closet
- Streets

PMW-1
PMW-2
PMW-3
PMW-4
PMW-5
PMW-6
PMW-7
PMW-8
PMW-9
PMW-10

BROOKLYN
BLOCK 452 LOT 1
NOW OR FORMERLY
LSG 363 BOND STREET LLC
DOC ID 2013062701454001
AREA=29,128 S.F. ±
0.66869 ACRES.±
ENTIRE PARCEL SUBJECT
TO PROPOSED ENVIRONMENTAL
EASEMENT

BROOKLYN
BLOCK 452 LOT 15
NOW OR FORMERLY
LSG 363 BOND STREET LLC
DOC ID 2013082600446001
AREA=27,236 S.F. ±
0.62526 ACRES.±
ENTIRE PARCEL SUBJECT TO
PROPOSED ENVIRONMENTAL
EASEMENT

BROOKLYN
BLOCK 452 LOT 5
NOW OR FORMERLY
THE CITY OF NEW YORK
REEL 5921 PAGE 1445

BOND STREET
50' RIGHT OF WAY

GOWANUS CANAL
100' RIGHT OF WAY

1ST STREET

POINT OF BEGINNING

CNC. WALL
CNC. WALK
CNC. WALL WITH METAL FENCE
BIT
GENERATOR
WOOD FENCE
EXISTING FOUNDATION
TOP CONC.=9.65'
TOP CONC.=4.31'
GRAVEL AND FABRIC
STONE WALL
BULKHEAD
STEEL BULKHEAD
DIRT
GRAVEL AREA
RIP-RAP AREA
SHED
BUILDING

90°19'58"
90°4'52"
87°14'18"
87°9'25"
90°48'38"
95°24'16"
87°21'26"
112°53'31"
115°39'13"
64°20'47"

60.10'
204.15' (203' 9" DEED)
19.28' (19' 1" DEED)
37.92'
40.05'
17.06'
88.36'
425.10'
155.44' (155' 4" DEED)
210.54' (211' 2½" DEED)
50.04' (50' 1" DEED)

30 0 30
SCALE IN FEET

Notes:
1. Site survey basemap from "CAP AS-BUILT," by Langan, dated 16 July 2015.
2. PMW-1 was damaged prior to the second quarterly groundwater sampling event. PMW-10 was damaged prior to the first quarterly groundwater sampling event. PMW-9 was slightly damaged prior to the fifth quarterly groundwater sampling event and was able to be sampled during the fifth and sixth quarterly groundwater sampling events. PMW-9 was subsequently observed to have been inadvertently filled with mulch and topsoil and unable to be sampled during the seventh and eighth quarterly groundwater sampling events.
3. Final site survey will be provided in the forthcoming revised SMP.

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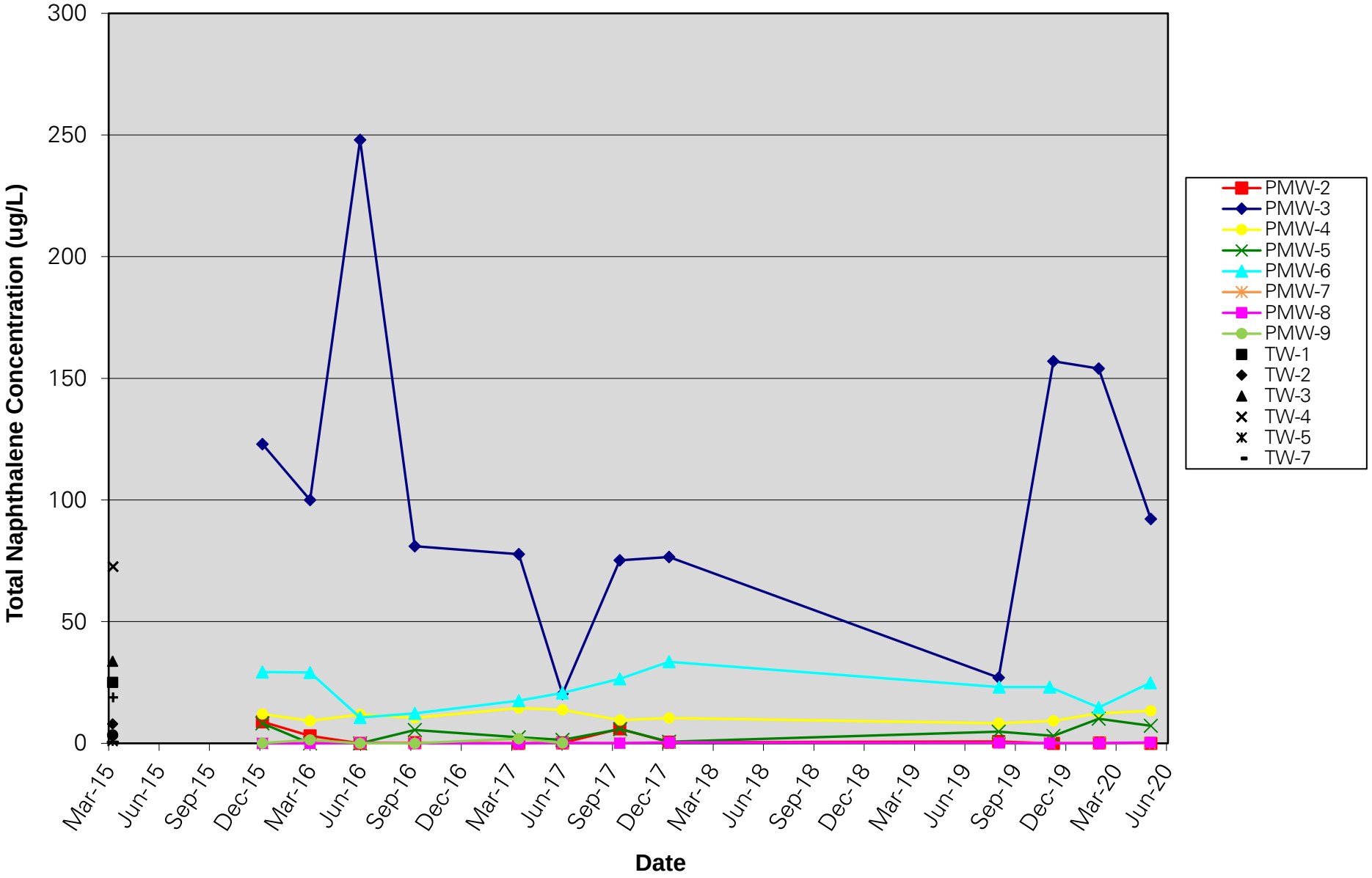
Project	363 BOND STREET DEVELOPMENT BLOCK No. 452, LOT No. 1 BROOKLYN KINGS COUNTY NEW YORK
Drawing Title	GROUNDWATER TREATMENT MANIFOLD CLOSETS AND PERMANENT MONITORING WELLS
Project No.	100287501
Date	9/21/2015
Scale	1"=30'
Drawn By	JR
Last Revised	5/10/2021
Figure	5

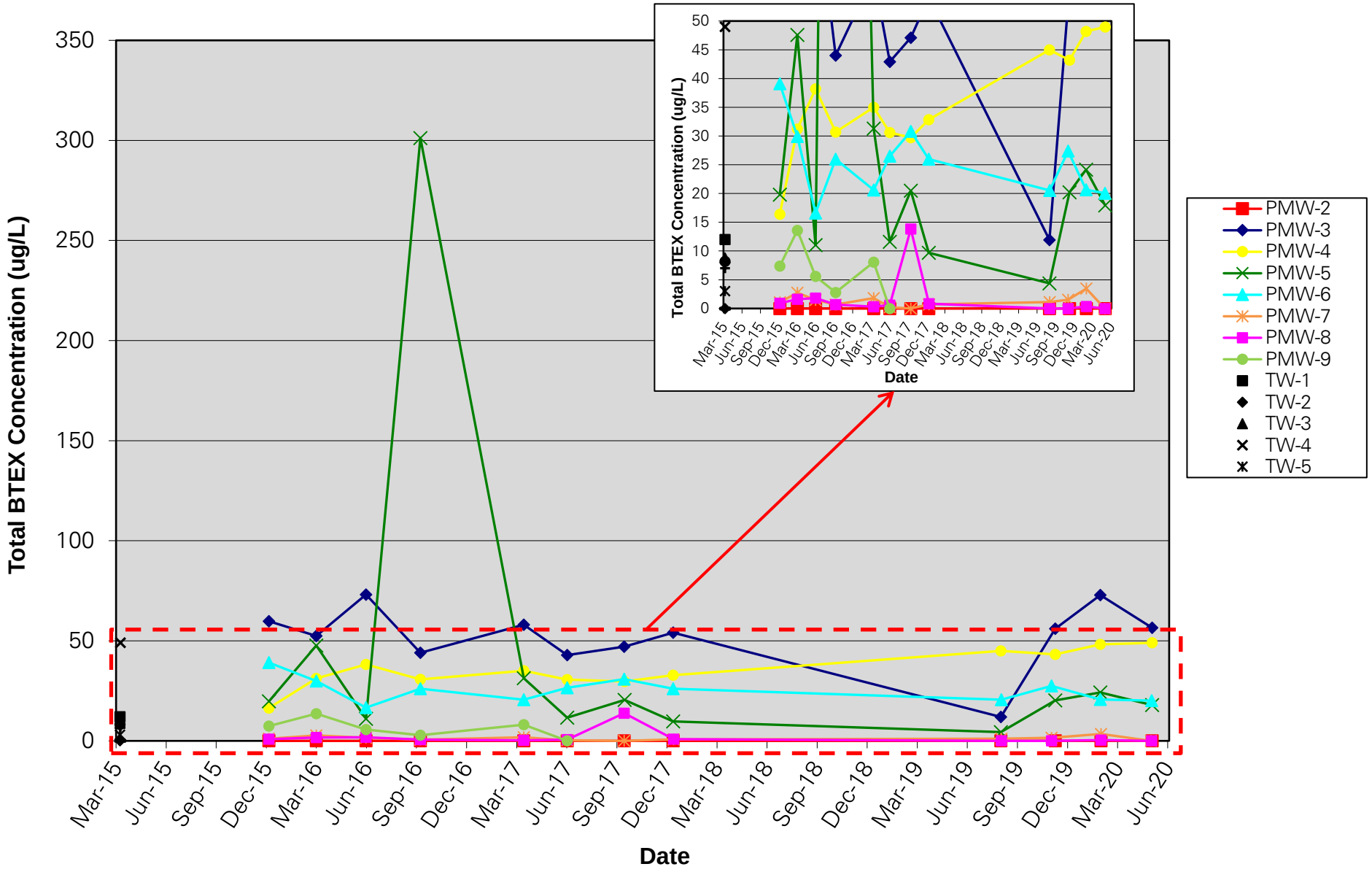
Path: \\Langan.com\data\PAR\data5\100287501\ArcGIS\ArcMap_Documents\2021-05 - 363 Bond Street PRR\Figure 5 - Groundwater Treatment Manifold Closets and Monitoring Wells.mxd

Figure 6
Total Naphthalene Concentrations in Site-Wide Groundwater 2015-2020



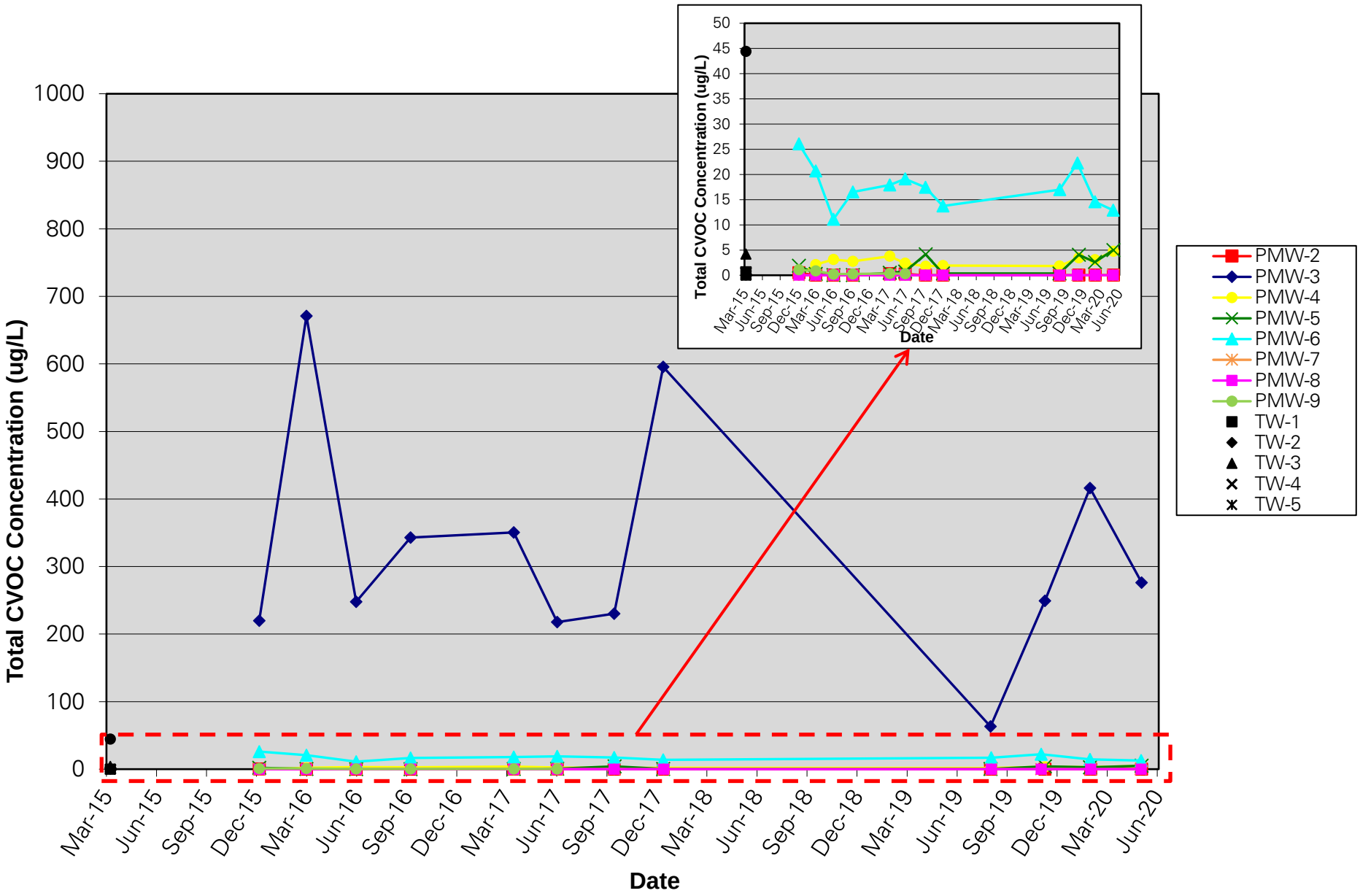
\\Langan.com\data\PAR\data5\100287501\Engineering Data\Environmental\Reports\363 Bond Street Groundwater Monitoring Reports\Trend Charts\Trend Charts - Combined Wells_revised-Fig 6 - Naphthalene

Figure 7
Total BTEX Concentrations in Site-Wide Groundwater 2015-2020



\\Langan.com\data\PAR\data5\100287501\Engineering Data\Environmental\Reports\363 Bond Street Groundwater Monitoring Reports\Trend Charts\Trend Charts - Combined Wells_revised-Fig 7 - BTEX

Figure 8
Total CVOC Concentrations in Site-Wide Groundwater 2015-2020



\\Langan.com\data\PAR\data5\100287501\Engineering Data\Environmental\Reports\363 Bond Street Groundwater Monitoring Reports\Trend Charts\Trend Charts - Combined Wells_revised-Fig 8 - CVOC

APPENDIX A

Environmental Easement

WRITTEN DESCRIPTION OF BLOCK 452 LOTS 1 & 15 AND THE EASEMENT PERIMETER:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY SIDE OF 1ST STREET AND THE EASTERLY SIDE OF BOND STREET;

THENCE ALONG THE NORTHERLY SIDE OF 1ST STREET A DISTANCE OF 437.66' TO A POINT ALONG THE GOWANUS CANAL;

THENCE TURNING AN INTERIOR ANGLE TO THE RIGHT OF 64°20'47" ALONG THE WESTERLY SIDE OF THE GOWANUS CANAL A DISTANCE OF 210.64'

THENCE TURNING AN INTERIOR ANGLE TO THE RIGHT OF 112°53' 31" BOUNDED NORTHERLY BY BLOCK 452 LOT 19 A DISTANCE OF 101.31' TO A POINT;

THENCE TURNING AN INTERIOR ANGLE TO THE RIGHT OF 269°55'08" BOUNDED EASTERLY BY BLOCK 452 LOT 19 A DISTANCE OF 15.00' TO A POINT IN THE SOUTHERLY SIDE OF CARROLL STREET;

THENCE TURNING AN INTERIOR ANGLE TO THE RIGHT OF 90°4'52" ALONG THE SOUTHERLY SIDE OF CARROLL STREET A DISTANCE OF 60.10' TO A POINT;

THENCE TURNING AN INTERIOR ANGLE TO THE RIGHT OF 90°19'58" BOUNDED WESTERLY BY BLOCK 452 LOT 5 A DISTANCE OF 100.00' TO A POINT;

THENCE TURNING AN INTERIOR ANGLE TO THE RIGHT OF 269°40'02" BOUNDED NORTHERLY BY BLOCK 452 LOT 5 A DISTANCE OF 204.16' TO A POINT IN THE EASTERLY SIDE OF BOND STREET;

THENCE TURNING AN INTERIOR ANGLE TO THE RIGHT OF 95°24'16" ALONG THE EASTERLY SIDE OF BOND STREET A DISTANCE OF 88.36' TO THE POINT OF BEGINNING AND CREATING AN INTERIOR ANGLE OF 87°21'26" WITH THE FIRST DESCRIBED LINE.

CONTAINING APPROXIMATELY 56,364 SQUARE FEET (1.29394 ACRES).

NOTES:

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
   - A. SECTION MAP 23
   - B. CURRENT TAX MAPS
   - C. FOR BLOCK 458 LOT 1 – CHICAGO TITLE INSURANCE COMPANY TITLE NO. 3411–00259, EFFECTIVE DATE NOVEMBER 4, 2011.
   - D. SURVEY RELATED EXCEPTIONS:

     EXCEPTION 6 – ORDER FOR PERMANENT CITY WATER TUNNEL IN FAVOR OF THE CITY OF NEW YORK FOR CITY TUNNEL NO. 3 STAGE 2. CRFN 2010000249407. AS DEPICTED ON SURVEY
   - E. FOR BLOCK 452 LOT 1 – STEWART TITLE INSURANCE COMPANY TITLE NO. 901209, EFFECTIVE DATE NOVEMBER 22, 2011.

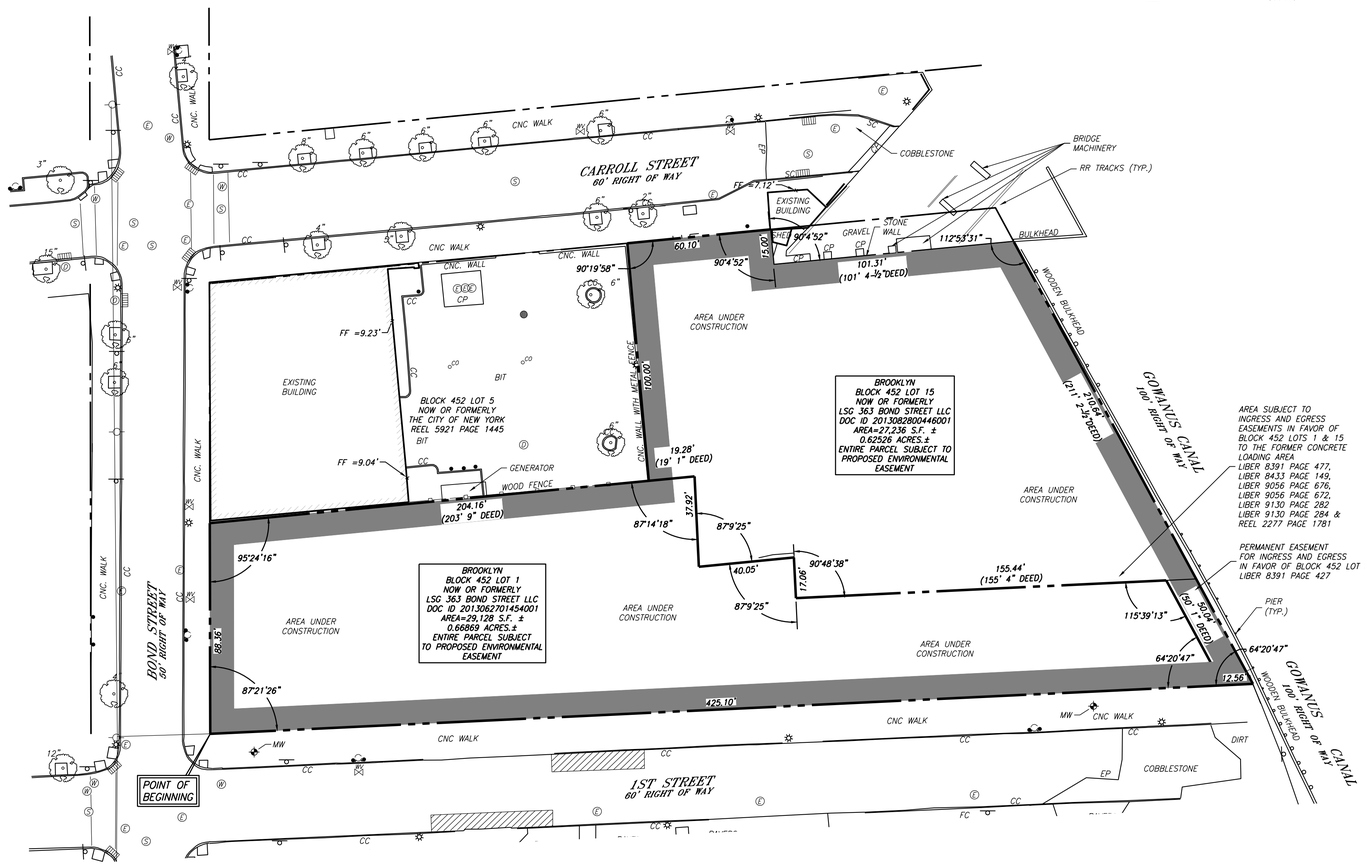
     SURVEY RELATED EXCEPTIONS:

     EXCEPTIONS 5–9. EASEMENTS AND RIGHTS FOR DRIVEWAY RIGHTS AND RIGHTS OF INGRESS AND EGRESS FOR AND AROUND THE EXISTING CONCRETE LOADING AREA LOCATED AT THE NORTHEAST CORNER OF BLOCK 452 LOT 1. REFERENCE DOCUMENTS AND LOCATIONS ARE DEPICTED ON THE SURVEY.
   - F. FOR BLOCK 452 LOT 15 – STEWART TITLE INSURANCE COMPANY TITLE NO. 901583, EFFECTIVE DATE JANUARY 10, 2012.

     NO SURVEY RELATED EXCEPTIONS:
   - G. MAP TITLED "CITY OF NEW YORK COUNTY OF KINGS, TAX BLOCK 452 & 458" SCALE 1"=20' DATED MAY 5, 2012 BY MONTROSE SURVEYING CO., LLP.
2. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED THROUGH GPS METHODS.
3. ELEVATIONS SHOWN ARE REFERENCED TO THE BROOKLYN HIGHWAY DATUM (BHD) WITH A CONVERSION OF +2.56' + BHD = NGVD 29. THIS CONVERSION WAS ESTABLISHED ON THE HALCROW PLANS WHICH HAVE BEEN SUBMITTED FOR PREVIOUS EPA/DEC SUBMISSIONS FOR THIS SITE.
4. ESTABLISHED LEGAL GRADES SHOWN PER FINAL SECTION MAP #23 DATED 8/10/95. ELEVATIONS PUBLISHED ON MAP #23 REFER TO THE BROOKLYN HIGHWAY DATUM AND ARE IN REFERENCE TO THE TOP OF CURB ELEVATION.
5. STREET NAMES AND AND R.O.W WIDTHS, BLOCK, AND LOT NUMBERS AS PER CURRENT TAX MAPS.
6. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN, ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C.. FIELD WORK COMPLETED DURING THE MONTHS OF DECEMBER 2012 AND JANUARY 2013.
7. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
8. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KING COUNTIES PANEL NUMBER 211 OF 457, MAP NUMBER 360497 PANEL 0211F, EFFECTIVE DATE SEPTEMBER 5, 2007. PORTIONS OF THE PROJECT AREA ARE WITHING THE DOTTED ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND PORTIONS OF THE PROJECT AREA ARE WITHIN ZONE AE, WITH A BASE FLOOD ELEVATION OF 10 (NGVD 29). THE DELINEATION OF THE ZONE X AND ZONE AE LINE IS DEPICTED ON THE SURVEY.
9. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
10. THE GOWANUS CANAL IS A WATER COURSE ON THE PROPERTY AS SHOWN ON THE SURVEY.
11. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB–DIVISION 2 OF N.Y STATE EDUCATION LAW ARTICLE 145.
12. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

	HYDRANT	G	GAS LINE
	STREET LIGHT	W	WATER LINE
	AREA LIGHT	E	ELECTRIC LINE
	SIGNAL POLE	T	TELEPHONE LINE
	POLE	S	COMBINED SEWER LINE
	ANCHOR POLE	D	DRAINAGE LINE
	MANHOLE (TYPE AS LABELED)		OVERHEAD WIRE
	WATER VALVE		GUIDE RAIL (TYPE AS NOTED)
	GAS VALVE		FENCE (TYPE AS NOTED)
	UNKNOWN VALVE		TREE LINE
	CATCH BASIN		EASEMENT LINE
×322.35	SPOT ELEVATION		PROPERTY LINE
	CLEAN OUT		RIGHT-OF-WAY LINE
	TREE	322	CONTOUR LINE
BM-1	BENCH MARK	EP	EDGE OF PAVEMENT
	SIGN	SWS	SINGLE WHITE STRIPE
	BOLLARD	DYS	DOUBLE YELLOW STRIPE
	SPAN POLE	BC	BITUMINOUS CURB
	TRANSFORMER	SC	STONE CURB
	MONITOR WELL	CC	CONCRETE CURB
WD	WOOD	GC	GRANITE CURB
CP	CONCRETE PAD	DW	DETECTABLE WARNING
FM	FENCE METAL	EW	EDGE OF WALK
FC	FENCE CHAIN LINK	BIT	BITUMINOUS
FS	FENCE STOCKADE	CNC	CONCRETE
LG	ESTABLISHED LEGAL GRADE	ENC	ENCROACHES
		CLR	CLEARS



THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@DEC.NY.GOV.

NY EAST, NAD 83

Date	Description	No.

REVISIONS

"I HEREBY STATE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH NYSPLS CODE OF PRACTICE FOR LAND SURVEYS, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, AND IN MY PROFESSIONAL OPINION, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY AT THE SUBJECT PROPERTY"

ANDREW G. IVES — DATE
PROFESSIONAL LAND SURVEYOR
STATE LIC. No. 50794

LANGAN
555 Long Wharf Drive, New Haven, CT 06511
T: 203.562.5771 F: 203.789.6142 www.langan.com
NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA OHIO WASHINGTON, DC FLORIDA TEXAS NORTH DAKOTA CALIFORNIA ABU DHABI ATHENS DOHA DUBAI ISTANBUL PANAMA
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

363 BOND ST. & 388-400 CARROLL ST.

BROOKLYN

KINGS COUNTY — NEW YORK

EASEMENT MAP

100287503		Drawing No.
APRIL 28, 2015		EA101
1"=30'		
RLH	AGI	

Filename: \\langan.com\data\NH\data5\100287503\Survey Data - 100287503\Civil 3D\Existing\100287503-V-EX201-DEC-363.dwg Date: 4/28/2015 Time: 10:58 User: alves Style Table: Langan.stb Layout: EA-101

LANGAN 100287503

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument.The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2015070100881001003E8B67

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 10**

Document ID: 2015070100881001 Document Date: 06-01-2015 Preparation Date: 07-07-2015
Document Type: EASEMENT
Document Page Count: 9

PRESENTER:
MADISON TITLE AGENCY, LLC
(PICK-UP-SDS) AS AGENT FOR
1125 OCEAN AVENUE
LAKEWOOD, NJ 08701
212-808-9400
BAILAB@MADISONTITLE.COM

RETURN TO:
PAM HORN
460 PARK AVENUE, 13TH FLOOR
LIGHTSTONE GROUP
NEW YORK, NY 10022
MTANY-104769 NK

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	452	1	Entire Lot		363 BOND STREET

Property Type: APARTMENT BUILDING

Borough	Block	Lot		Unit	Address
BROOKLYN	452	15	Entire Lot		388-400 CARROLL STREET

Property Type: NON-RESIDENTIAL VACANT LAND

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year____ Reel____ Page_____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
LSG 363 BOND STREET LLC
C/O LIGHTSTONE GROUP, LLC, 460 PARK AVENUE
NEW YORK, NY 10022

GRANTEE/BUYER:
PEOPLE OF STATE OF NEW YORK BY
COMMISSIONER, DEPT
625 BROADWAY
ALBANY, NY 12233

FEES AND TAXES

Mortgage :		
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	85.00
Affidavit Fee:	$	0.00

Filing Fee:	$	100.00
NYC Real Property Transfer Tax:	$	0.00
NYS Real Estate Transfer Tax:	$	0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 07-09-2015 12:57
City Register File No.(CRFN): **2015000236153**

City Register Official Signature

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

THIS INDENTURE made as of this 1st day of June, 2015 between Owner(s) LSG 363 Bond Street LLC, having an office at c/o The Lightstone Group, LLC, 460 Park Avenue, County of New York, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 363 Bond Street and 388-400 Carroll Street in the City of New York, County of Kings and State of New York, known and designated on the tax map of the New York City Department of Finance as tax map parcel numbers: Block 452 Lots 1 and 15, being the same as that property conveyed to Grantor by deeds dated June 26, 2013 and August 19, 2013 and recorded in the City Register of the City of New York in Instrument No. 2013062701454001 and 2013082800446001, respectively. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 1.293 +/- acres, and is hereinafter more fully described in the Land Title Survey dated April 28, 2015 prepared by Andrew G. Ives, Professional Land Surveyor for Langan Engineering and Environmental Services, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the

protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C224173-07-13 as amended April 2, 2014, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement")

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene 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;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) 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 this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved b the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her 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

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

Site Number: C224173
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to:

Site Control Section
Division of Environmental Remediation

NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

LSG 363 Bond Street LLC:

By: _____

Print Name: Joseph E. Teichman

Title: EVP and General Counsel Date: 5-12-2015

Grantor's Acknowledgment

STATE OF NEW ~~YORK~~ JERSEY)
) ss:
COUNTY OF OCEAN)

On the 12th day of May, in the year 2015, before me, the undersigned, personally appeared Joseph E. Teichman personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public - State of New ~~York~~ Jersey

MIRIAM ELLINSON
Notary Public, State of New Jersey
My Commission Expires
December 09, 2015

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: _____
Robert W. Schick, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 1st day of June, in the year 2015, before me, the undersigned, personally appeared Robert W. Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Andrew Guglielmi
Notary Public - State of New York

ANDREW O. GUGLIELMI
Notary Public, State of New York
No. 02GU6177593
Qualified in Albany County
Commission Expires November 13, 2015

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the intersection of the northerly side of 1st Street and the easterly side of Bond Street;

THENCE along the northerly side of 1st Street a distance of 437.66' to a point along the Gowanus Canal;

THENCE turning an interior angle to the right of 64°20'47" along the westerly side of the Gowanus Canal a distance of 210.64';

THENCE turning an interior angle to the right of 112°53'31" bounded northerly by Block 452 Lot 19 a distance of 101.31' to a point;

THENCE turning an interior angle to the right of 269°55'08" bounded easterly by Block 452 Lot 19 a distance of 15.00' to a point in the southerly side of Carroll Street;

THENCE turning an interior angle to the right of 90°4'52" along the southerly side of Carroll Street a distance of 60.10' to a point;

THENCE turning an interior angle to the right of 90°19'58" bounded westerly by Clock 452 Lot 5 a distance of 100.00' to a point;

THENCE turning an interior angle to the right of 269°40'02" bounded northerly by Block 452 Lot 5 a distance of 204.16' to a point in the easterly side of Bond Street;

THENCE turning an interior angle to the point of 95°24'16" along the easterly side of Bond Street a distance of 88.36' to the point of beginning and creating an interior angle of 87°21'26" with the first described line.

Containing approximately 56,364 square feet (1.29394 Acres).

APPENDIX B

Construction Photographic Documentation

LANGAN

LANGAN

APPENDIX B
SMDS Photographic Log
363 Bond Street
Brooklyn, New York

Photo 1: Identification of seized impeller at V2. 6 October 2020.

Photo 2: Vacuum gauge at V2. 6 October 2020.

Photo 3: Flow meter at V2. 6 October 2020.

Photo 4: Inspection of V2 fan. 6 October 2020.

Photo 5: Installation of new Obar fan at V1 location. 8 October 2020.

Photo 6: Interior componenets of V1 Obar fan. 9 October 2020.

Photo 7: New Obar fan at V2 location. 21 April 2021.

Photo 8: New Obar fan installation at V3. 30 March 2021.

LANGAN

APPENDIX B
SMDS Photographic Log
363 Bond Street
Brooklyn, New York

Photo 9: PVC riser pipe rerouting for installation of Obar fan at V3. 30 March 2021.

APPENDIX C

Disposal Documentation and Waste Characterization Sampling

LANGAN

590587-19 3775086

NON-HAZARDOUS WASTE MANIFEST	1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Waste Tracking Number
	CESQG	1	(877) 577-2669	377509611 GOV

GENERATOR

5. Generator's Name and Mailing Address

363 GOWANUS DEVELOPERS, LLC
90 WOODBRIDGE CENTER DRIVE, SUITE 600
WOODBRIDGE NJ 07095
Generator's Phone: (212)324-8216

Generator's Site Address (if different than mailing address)

363 GOWANUS DEVELOPERS, LLC
363 BOND STREET
BROOKLYN NY 11231

6. Transporter 1 Company Name: REPUBLIC ENV SYS (TRANS GROUP) LLC — U.S. EPA ID Number: PAD982661381

7. Transporter 2 Company Name — U.S. EPA ID Number:

8. Designated Facility Name and Site Address: ~~REPUBLIC ENV SYS (PA) LLC~~ Northland Environmental, LLC
~~2869 Sandstone Drive~~ 275 Allens Avenue
Facility's Phone: ~~HATFIELD, PA 19440 (215) 822-8895~~ Providence, RI 02920 (401) 781-6340 — U.S. EPA ID Number: RID040098352 ~~PAD085690592~~

	9. Waste Shipping Name and Description	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.
1.	NON RCRA NON REGULATED MATERIALS	2	DM	220	P
2.					
3.					
4.					

13. Special Handling Instructions and Additional Information

(1) 157639-08 - NON HAZARDOUS GROUND

4055

14. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.

Generator's/Offeror's Printed/Typed Name: X Allyson Kramer for Langan Gowanus Developer — Signature — Month 11 Day 25 Year 19

INT'L

15. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter Signature (for exports only): Date leaving U.S.:

TRANSPORTER

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: Jean Ladniger — Signature — Month 11 Day 25 Year 19

Transporter 2 Printed/Typed Name — Signature — Month Day Year

DESIGNATED FACILITY

17. Discrepancy

17a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator) — U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator) — Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name: Gina Ricker — Signature — Month 12 Day 2 Year 19

DESIGNATED FACILITY TO GENERATOR

Please print or type
(Form designed for use on elite (12-pitch) typewriter.)

NON-HAZARDOUS WASTE MANIFEST	1. Generator ID Number	2. Page 1 of 1	3. Emergency Response Phone	4. Waste Tracking Number
			631-586-5900	NHWM7571

GENERATOR

5. Generator's Name and Mailing Address: GOWANUS 363 ~~GOWANUS~~ DEVELOPERS, LLC, 363 BOND STREET, BROOKLYN, NY 11231, 646-303-0992

Generator's Site Address (if different than mailing address): 363 BOND STREET, BROOKLYN, NY 11231

Generator's Phone:

6. Transporter 1 Company Name: AARCO ENVIRONMENTAL SERVICES — U.S. EPA ID Number: NYR000107326

7. Transporter 2 Company Name — U.S. EPA ID Number:

8. Designated Facility Name and Site Address: DALE TRANSFER CORP. 129 DALE STREET, WEST BABYLON NY 11704 — U.S. EPA ID Number: N/A

Facility's Phone: 631-393-2882

	9. Waste Shipping Name and Description	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	
1.	NON-REGULATED LIQUIDS (PURGE WATER)	001	DM	150	P	
2.						
3.						
4.						

13. Special Handling Instructions and Additional Information

1. APPROVAL #2020-047 JOB: 7571 TRUCK: 470

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offeror's Printed/Typed Name: Molly Gutelius as agent for 363 Gowanus Developers, LLC — Signature: Molly Gutelius — Month 02 Day 06 Year 2020

INT'L

15. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:

Transporter Signature (for exports only): Date leaving U.S.:

TRANSPORTER

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: Sid Sumner — Signature: [signature] — Month 02 Day 06 Year 20

Transporter 2 Printed/Typed Name — Signature — Month Day Year

DESIGNATED FACILITY

17. Discrepancy

17a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator) — U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator) — Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name: ENERCARCAMO — Signature: [signature] — Month 02 Day 06 Year 20

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number: .....

2. Page 1 of 1

3. Emergency Response Phone: 631-586-5900

4. Waste Tracking Number: NHWM8711

5. Generator's Name and Mailing Address
363 GOWANUS DEVELOPERS, LLC
363 BOND STREET
BROOKLYN, NY 11231 646-303-0992

Generator's Site Address (if different than mailing address)
363 BOND STREET
BROOKLYN, NY 11231

Generator's Phone:

6. Transporter 1 Company Name: AARCO ENVIRONMENTAL SERVICES
U.S. EPA ID Number: NYR000107326

7. Transporter 2 Company Name
U.S. EPA ID Number

8. Designated Facility Name and Site Address
DALE TRANSFER CORP.
129 DALE STREET, WEST BABYLON NY 11704
631-393-2882
U.S. EPA ID Number: N/A

Facility's Phone:

	9. Waste Shipping Name and Description	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	
1.	NON-REGULATED LIQUIDS (PURGE WATER)	001	DM	1900	P	
2.						
3.						
4.						

13. Special Handling Instructions and Additional Information
1. APPROVAL #2020-047
JOB: 8711
TRUCK: ____

14. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.
Generator's/Offeror's Printed/Typed Name: Molly Gutelius (Langan) as agent for 363 Gowanus Developers, LLC
Signature: Molly Gutelius (Langan) as agent of 363 Gowanus Developers, LLC
Month 05 Day 08 Year 20

INT'L

15. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter Signature (for exports only): Date leaving U.S.:

TRANSPORTER

16. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: [illegible] Vulanzano
Signature: [illegible]
Month 05 Day 08 Year 20
Transporter 2 Printed/Typed Name
Signature
Month Day Year

DESIGNATED FACILITY

17. Discrepancy
17a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Manifest Reference Number:
17b. Alternate Facility (or Generator)
U.S. EPA ID Number
Facility's Phone:
17c. Signature of Alternate Facility (or Generator)
Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a
Printed/Typed Name: Armando Sanchez
Signature
Month 5 Day 8 Year 20

DESIGNATED FACILITY TO GENERATOR

Technical Report

prepared for:

Langan Engineering & Environmental Services (NJ)
300 Kimball Drive, 4th Floor
Parsipanny NJ, 07054-2172
Attention: Allyson Kritzer

Report Date: 11/19/2019
Client Project ID: 100287505
York Project (SDG) No.: 19K0584

Report Date: 11/19/2019
Client Project ID: 100287505
York Project (SDG) No.: 19K0584

Langan Engineering & Environmental Services (NJ)
300 Kimball Drive, 4th Floor
Parsipanny NJ, 07054-2172
Attention: Allyson Kritzer

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on November 14, 2019 and listed below. The project was identified as your project: **100287505**.

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the customary acceptance requirements for environmental samples except those indicated under the Sample and Analysis Qualifiers section of this report.

All analyses met the method and laboratory standard operating procedure requirements except as indicated by any data flags, the meaning of which are explained in the Sample and Data Qualifiers Relating to This Work Order section of this report and case narrative if applicable.

The results of the analyses, which are all reported on dry weight basis (soils) unless otherwise noted, are detailed in the following pages.

Please contact Client Services at 203.325.1371 with any questions regarding this report.

York Sample ID	Client Sample ID	Matrix	Date Collected	Date Received
19K0584-01	889/GW-WC-111419	Water	11/14/2019	11/14/2019

General Notes for York Project (SDG) No.: 19K0584

1. The RLs and MDLs (Reporting Limit and Method Detection Limit respectively) reported are adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. The RL(REPORTING LIMIT) is based upon the lowest standard utilized for the calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All analyses conducted met method or Laboratory SOP requirements. See the Sample and Data Qualifiers Section for further information.
6. It is noted that no analyses reported herein were subcontracted to another laboratory, unless noted in the report.
7. This report reflects results that relate only to the samples submitted on the attached chain-of-custody form(s) received by York.
8. Analyses conducted at York Analytical Laboratories, Inc. Stratford, CT are indicated by NY Cert. No. 10854; those conducted at York Analytical Laboratories, Inc., Richmond Hill, NY are indicated by NY Cert. No. 12058.

Approved By: 

Date: 11/19/2019

Benjamin Gulizia
Laboratory Director

Sample Information

Client Sample ID: 889/GW-WC-111419 **York Sample ID:** 19K0584-01

York Project (SDG) No.	Client Project ID	Matrix	Collection Date/Time	Date Received
19K0584	100287505	Water	November 14, 2019 12:00 am	11/14/2019

Flashpoint

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	* Flashpoint	> 200		°F	50.0	1	EPA 1010A Certifications:	11/18/2019 09:13	11/18/2019 10:44	TAJ

Corrosivity (pH) by SM 4500/EPA 9045D

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	*** pH**	**8.62**	HT-pH	pH units	0.500	1	SM 4500 H+B Certifications:	11/15/2019 09:18	11/15/2019 17:04	MSP

Reactivity-Cyanide

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	* Reactivity - Cyanide	ND		ug/L	25.0	1	EPA SW-846 Ch.7.3.3 Certifications:	11/18/2019 18:15	11/18/2019 20:39	MAO

Reactivity-Sulfide

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	* Reactivity - Sulfide	ND		ug/L	15000	1	EPA SW-846 Ch.7.3.4 Certifications:	11/18/2019 18:16	11/18/2019 20:40	MAO

Temperature

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	* Temperature	ND		°C	1.00	1	EPA 170.1 Certifications:	11/15/2019 09:18	11/15/2019 17:04	MSP

Analytical Batch Summary

Batch ID: BK90756 **Preparation Method:** Analysis Preparation **Prepared By:** AD

YORK Sample ID	Client Sample ID	Preparation Date
19K0584-01	889/GW-WC-111419	11/15/19
BK90756-DUP1	Duplicate	11/15/19

Batch ID: BK90845 **Preparation Method:** Analysis Preparation **Prepared By:** TAJ

YORK Sample ID	Client Sample ID	Preparation Date
19K0584-01	889/GW-WC-111419	11/18/19
BK90845-SRM1	Reference	11/18/19

Batch ID: BK90901 **Preparation Method:** Analysis Preparation **Prepared By:** MAO

YORK Sample ID	Client Sample ID	Preparation Date
19K0584-01	889/GW-WC-111419	11/18/19
BK90901-BLK1	Blank	11/18/19

Batch ID: BK90902 **Preparation Method:** Analysis Preparation **Prepared By:** MAO

YORK Sample ID	Client Sample ID	Preparation Date
19K0584-01	889/GW-WC-111419	11/18/19
BK90902-BLK1	Blank	11/18/19

Miscellaneous Physical Parameters - Quality Control Data

York Analytical Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source* Result	%REC	%REC Limits	Flag	RPD	RPD Limit	Flag
Batch BK90845 - Analysis Preparation											
Reference (BK90845-SRM1)								Prepared & Analyzed: 11/18/2019			
Flashpoint	113		°F	115		98.3	96.5-103.5				

Wet Chemistry Parameters - Quality Control Data

York Analytical Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source* Result	%REC	%REC Limits	Flag	RPD	RPD Limit	Flag
Batch BK90756 - Analysis Preparation											
Duplicate (BK90756-DUP1)	*Source sample: 19K0584-01 (889/GW-WC-111419)								Prepared & Analyzed: 11/15/2019		
Temperature	14.0	1.00	°C		ND					200	
pH	8.60	0.500	pH units		8.62				0.232	10	
Batch BK90901 - Analysis Preparation											
Blank (BK90901-BLK1)									Prepared & Analyzed: 11/18/2019		
Reactivity - Cyanide	ND	25.0	ug/L								
Batch BK90902 - Analysis Preparation											
Blank (BK90902-BLK1)									Prepared & Analyzed: 11/18/2019		
Reactivity - Sulfide	ND	15000	ug/L								

Sample and Data Qualifiers Relating to This Work Order

HT-pH HOLDING TIME EXCEEDED. Samples for pH must be measured in the field or within 15 minutes of sample collection.

F-01 > 200

Definitions and Other Explanations

*	Analyte is not certified or the state of the samples origination does not offer certification for the Analyte.
ND	NOT DETECTED - the analyte is not detected at the Reported to level (LOQ/RL or LOD/MDL)
RL	REPORTING LIMIT - the minimum reportable value based upon the lowest point in the analyte calibration curve.
LOQ	LIMIT OF QUANTITATION - the minimum concentration of a target analyte that can be reported within a specified degree of confidence. This is the lowest point in an analyte calibration curve that has been subjected to all steps of the processing/analysis and verified to meet defined criteria. This is based upon NELAC 2009 Standards and applies to all analyses.
LOD	LIMIT OF DETECTION - a verified estimate of the minimum concentration of a substance in a given matrix that an analytical process can reliably detect. This is based upon NELAC 2009 Standards and applies to all analyses conducted under the auspices of EPA SW-846.
MDL	METHOD DETECTION LIMIT - a statistically derived estimate of the minimum amount of a substance an analytical system can reliably detect with a 99% confidence that the concentration of the substance is greater than zero. This is based upon 40 CFR Part 136 Appendix B and applies only to EPA 600 and 200 series methods.
Reported to	This indicates that the data for a particular analysis is reported to either the LOD/MDL, or the LOQ/RL. In cases where the "Reported to" is located above the LOD/MDL, any value between this and the LOQ represents an estimated value which is "J" flagged accordingly. This applies to volatile and semi-volatile target compounds only.
NR	Not reported
RPD	Relative Percent Difference
Wet	The data has been reported on an as-received (wet weight) basis
Low Bias	Low Bias flag indicates that the recovery of the flagged analyte is below the laboratory or regulatory lower control limit. The data user should take note that this analyte may be biased low but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
High Bias	High Bias flag indicates that the recovery of the flagged analyte is above the laboratory or regulatory upper control limit. The data user should take note that this analyte may be biased high but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
Non-Dir.	Non-dir. flag (Non-Directional Bias) indicates that the Relative Percent Difference (RPD) (a measure of precision) among the MS and MSD data is outside the laboratory or regulatory control limit. This alerts the data user where the MS and MSD are from site-specific samples that the RPD is high due to either non-homogeneous distribution of target analyte between the MS/MSD or indicates poor reproducibility for other reasons.

If EPA SW-846 method 8270 is included herein it is noted that the target compound N-nitrosodiphenylamine (NDPA) decomposes in the gas chromatographic inlet and cannot be separated from diphenylamine (DPA). These results could actually represent 100% DPA, 100% NDPA or some combination of the two. For this reason, York reports the combined result for n-nitrosodiphenylamine and diphenylamine for either of these compounds as a combined concentration as Diphenylamine.

If Total PCBs are detected and the target aroclors reported are "Not detected", the Total PCB value is reported due to the presence of either or both Aroclors 1262 and 1268 which are non-target aroclors for some regulatory lists.

2-chloroethylvinyl ether readily breaks down under acidic conditions. Samples that are acid preserved, including standards will exhibit breakdown. The data user should take note.

Certification for pH is no longer offered by NYDOH ELAP.

Semi-Volatile and Volatile analyses are reported down to the LOD/MDL, with values between the LOD/MDL and the LOQ being "J" flagged as estimated results.

For analyses by EPA SW-846-8270D, the Limit of Quantitation (LOQ) reported for benzidine is based upon the lowest standard used for calibration and is not a verified LOQ due to this compound's propensity for oxidative losses during extraction/concentration procedures and non-reproducible chromatographic performance.

York Analytical Laboratories, Inc.
120 Research Drive, Stratford, CT 06615
132-02 89th Ave, Queens, NY 11418
clientservices@yorklab.com
www.yorklab.com

Field Chain-of-Custody Record

NOTE: YORK's Standard Terms & Conditions are listed on the back side of this document.
This document serves as your written authorization for YORK to proceed with the analyses requested below.
Your signature binds you to YORK's Standard Terms & Conditions.

YORK Project No. 19K0584

Page 1 of 1

YOUR Information	Report To:	Invoice To:	YOUR Project Number	Turn-Around Time
Company: Langan Engineering	Company:	Company:	100 287505	RUSH - Next Day
Address: 300 Kimball Dr. Parsippany, NJ	Address: SAME	Address: SAME	YOUR Project Name: 363 Bond St.	RUSH - Two Day
Phone.: 973-560-4259	Phone.:	Phone.:		RUSH - Three Day
Contact: Allyson Kritzer	Contact:	Contact:		RUSH - Four Day
E-mail: akritzer@langan.com	E-mail:	E-mail:	YOUR PO#:	Standard (5-7 Day) X

Please print clearly and legibly. All information must be complete. Samples will not be logged in and the turn-around-time clock will not begin until any questions by YORK are resolved.

Molly Gutelius

Samples Collected by: (print your name above and sign below)

Molly Gutelius

Matrix Codes
S - soil / solid
GW - groundwater
DW - drinking water
WW - wastewater
O - Oil ¦ Other

Samples From
New York X
New Jersey
Connecticut
Pennsylvania
Other

Report / EDD Type (circle selections)
Summary Report; CT RCP; Standard Excel EDD
QA Report; CT RCP DQA/DUE; EQuIS (Standard)
NY ASP A Package; NJDEP Reduced Deliverables; NYSDEC EQuIS
NY ASP B Package; NJDEP SRP HazSite
NJDKQP; Other:

YORK Reg. Comp.
Compared to the following Regulation(s): (please fill in)

Sample Identification	Sample Matrix	Date/Time Sampled	Analysis Requested	Container Description
889 / GW-WC-111419	GW	11/14/19	Reactivity, Ignitability, Corrosivity	1 poly

Comments:

Preservation: (check all that apply)
HCl ___ MeOH ___ HNO_3 ___ H_2SO_4 ___ NaOH ___ ZnAc ___
Ascorbic Acid ___ Other: ___

Special Instruction
Field Filtered ___
Lab to Filter ___

Samples Relinquished by / Company	Date/Time	Samples Received by / Company	Date/Time	Samples Relinquished by / Company	Date/Time
Molly Gutelius / Langan	11/14/19 1335		11-14-19 1335	York	11-14-19 1630
Received by / Company	Date/Time	Samples Relinquished by / Company	Date/Time	Samples Received by / Company	Date/Time
	11/14/19 16:40		11/14/19 2105		
Relinquished by / Company	Date/Time	Samples Received by / Company	Date/Time	Samples Received in LAB by	Date/Time
				TC	11/14/19 2105

Temp. Received at Lab: 1.6 Degrees C

Technical Report

prepared for:

Langan Engineering & Environmental Services (NJ)
300 Kimball Drive, 4th Floor
Parsipanny NJ, 07054-2172
Attention: Allyson Kritzer

Report Date: 02/12/2020
Client Project ID: 100287505
York Project (SDG) No.: 20B0161

Report Date: 02/12/2020
Client Project ID: 100287505
York Project (SDG) No.: 20B0161

Langan Engineering & Environmental Services (NJ)
300 Kimball Drive, 4th Floor
Parsipanny NJ, 07054-2172
Attention: Allyson Kritzer

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on February 05, 2020 and listed below. The project was identified as your project: **100287505**.

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the customary acceptance requirements for environmental samples except those indicated under the Sample and Analysis Qualifiers section of this report.

All analyses met the method and laboratory standard operating procedure requirements except as indicated by any data flags, the meaning of which are explained in the Sample and Data Qualifiers Relating to This Work Order section of this report and case narrative if applicable.

The results of the analyses, which are all reported on dry weight basis (soils) unless otherwise noted, are detailed in the following pages.

Please contact Client Services at 203.325.1371 with any questions regarding this report.

York Sample ID	Client Sample ID	Matrix	Date Collected	Date Received
20B0161-01	906 GW-WC-02520	Water	02/05/2020	02/05/2020

General Notes for York Project (SDG) No.: 20B0161

1. The RLs and MDLs (Reporting Limit and Method Detection Limit respectively) reported are adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. The RL(REPORTING LIMIT) is based upon the lowest standard utilized for the calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All analyses conducted met method or Laboratory SOP requirements. See the Sample and Data Qualifiers Section for further information.
6. It is noted that no analyses reported herein were subcontracted to another laboratory, unless noted in the report.
7. This report reflects results that relate only to the samples submitted on the attached chain-of-custody form(s) received by York.
8. Analyses conducted at York Analytical Laboratories, Inc. Stratford, CT are indicated by NY Cert. No. 10854; those conducted at York Analytical Laboratories, Inc., Richmond Hill, NY are indicated by NY Cert. No. 12058.

Approved By: 

Date: 02/12/2020

Benjamin Gulizia
Laboratory Director

Sample Information

Client Sample ID: 906 GW-WC-02520 **York Sample ID:** 20B0161-01

York Project (SDG) No.	Client Project ID	Matrix	Collection Date/Time	Date Received
20B0161	100287505	Water	February 5, 2020 12:45 pm	02/05/2020

Corrosivity (pH) by SM 4500/EPA 9045D

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	*** pH**	**8.73**	HT-pH	pH units	0.500	1	SM 4500 H+B	02/06/2020 09:43	02/06/2020 11:40	TJM
							Certifications:			

Reactivity-Cyanide

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	* Reactivity - Cyanide	ND		ug/L	125	1	EPA SW-846 Ch.7.3.3	02/12/2020 11:14	02/12/2020 14:48	AD
							Certifications:			

Reactivity-Sulfide

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	* Reactivity - Sulfide	ND		ug/L	75000	1	EPA SW-846 Ch.7.3.4	02/12/2020 12:03	02/12/2020 12:04	ZTS
							Certifications:			

Temperature

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	*** Temperature**	**9.20**		°C	1.00	1	EPA 170.1	02/06/2020 09:43	02/06/2020 11:40	TJM
							Certifications:			

Ignitability

Log-in Notes: **Sample Notes:**

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
	* Ignitability	Non-Ignit.		None	1	1	EPA 1030P	02/06/2020 14:49	02/06/2020 15:04	TAJ
							Certifications:			

Analytical Batch Summary

Batch ID: BB00228 **Preparation Method:** Analysis Preparation **Prepared By:** TJM

YORK Sample ID	Client Sample ID	Preparation Date
20B0161-01	906 GW-WC-02520	02/06/20
BB00228-DUP1	Duplicate	02/06/20

Batch ID: BB00267 **Preparation Method:** Analysis Preparation **Prepared By:** TAJ

YORK Sample ID	Client Sample ID	Preparation Date
20B0161-01	906 GW-WC-02520	02/06/20

Batch ID: BB00519 **Preparation Method:** Analysis Preparation **Prepared By:** AD

YORK Sample ID	Client Sample ID	Preparation Date
20B0161-01	906 GW-WC-02520	02/12/20
BB00519-BLK1	Blank	02/12/20

Batch ID: BB00523 **Preparation Method:** Analysis Preparation **Prepared By:** ZTS

YORK Sample ID	Client Sample ID	Preparation Date
20B0161-01	906 GW-WC-02520	02/12/20
BB00523-BLK1	Blank	02/12/20
BB00523-DUP1	Duplicate	02/12/20

Wet Chemistry Parameters - Quality Control Data

York Analytical Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source* Result	%REC	%REC Limits	Flag	RPD	RPD Limit	Flag
Batch BB00228 - Analysis Preparation											
Duplicate (BB00228-DUP1)	*Source sample: 20B0161-01 (906 GW-WC-02520)								Prepared & Analyzed: 02/06/2020		
Temperature	9.20	1.00	°C		9.20				0.00	200	
pH	8.73	0.500	pH units		8.73				0.00	10	
Batch BB00519 - Analysis Preparation											
Blank (BB00519-BLK1)									Prepared & Analyzed: 02/12/2020		
Reactivity - Cyanide	ND	125	ug/L								
Batch BB00523 - Analysis Preparation											
Blank (BB00523-BLK1)									Prepared & Analyzed: 02/12/2020		
Reactivity - Sulfide	ND	75000	ug/L								
Duplicate (BB00523-DUP1)	*Source sample: 20B0161-01 (906 GW-WC-02520)								Prepared & Analyzed: 02/12/2020		
Reactivity - Sulfide	ND	75000	ug/L		ND					50	

Sample and Data Qualifiers Relating to This Work Order

IGN-01 Non-Ignit.

HT-pH HOLDING TIME EXCEEDED. Samples for pH must be measured in the field or within 15 minutes of sample collection.

Definitions and Other Explanations

*	Analyte is not certified or the state of the samples origination does not offer certification for the Analyte.
ND	NOT DETECTED - the analyte is not detected at the Reported to level (LOQ/RL or LOD/MDL)
RL	REPORTING LIMIT - the minimum reportable value based upon the lowest point in the analyte calibration curve.
LOQ	LIMIT OF QUANTITATION - the minimum concentration of a target analyte that can be reported within a specified degree of confidence. This is the lowest point in an analyte calibration curve that has been subjected to all steps of the processing/analysis and verified to meet defined criteria. This is based upon NELAC 2009 Standards and applies to all analyses.
LOD	LIMIT OF DETECTION - a verified estimate of the minimum concentration of a substance in a given matrix that an analytical process can reliably detect. This is based upon NELAC 2009 Standards and applies to all analyses conducted under the auspices of EPA SW-846.
MDL	METHOD DETECTION LIMIT - a statistically derived estimate of the minimum amount of a substance an analytical system can reliably detect with a 99% confidence that the concentration of the substance is greater than zero. This is based upon 40 CFR Part 136 Appendix B and applies only to EPA 600 and 200 series methods.
Reported to	This indicates that the data for a particular analysis is reported to either the LOD/MDL, or the LOQ/RL. In cases where the "Reported to" is located above the LOD/MDL, any value between this and the LOQ represents an estimated value which is "J" flagged accordingly. This applies to volatile and semi-volatile target compounds only.
NR	Not reported
RPD	Relative Percent Difference
Wet	The data has been reported on an as-received (wet weight) basis
Low Bias	Low Bias flag indicates that the recovery of the flagged analyte is below the laboratory or regulatory lower control limit. The data user should take note that this analyte may be biased low but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
High Bias	High Bias flag indicates that the recovery of the flagged analyte is above the laboratory or regulatory upper control limit. The data user should take note that this analyte may be biased high but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
Non-Dir.	Non-dir. flag (Non-Directional Bias) indicates that the Relative Percent Difference (RPD) (a measure of precision) among the MS and MSD data is outside the laboratory or regulatory control limit. This alerts the data user where the MS and MSD are from site-specific samples that the RPD is high due to either non-homogeneous distribution of target analyte between the MS/MSD or indicates poor reproducibility for other reasons.

If EPA SW-846 method 8270 is included herein it is noted that the target compound N-nitrosodiphenylamine (NDPA) decomposes in the gas chromatographic inlet and cannot be separated from diphenylamine (DPA). These results could actually represent 100% DPA, 100% NDPA or some combination of the two. For this reason, York reports the combined result for n-nitrosodiphenylamine and diphenylamine for either of these compounds as a combined concentration as Diphenylamine.

If Total PCBs are detected and the target aroclors reported are "Not detected", the Total PCB value is reported due to the presence of either or both Aroclors 1262 and 1268 which are non-target aroclors for some regulatory lists.

2-chloroethylvinyl ether readily breaks down under acidic conditions. Samples that are acid preserved, including standards will exhibit breakdown. The data user should take note.

Certification for pH is no longer offered by NYDOH ELAP.

Semi-Volatile and Volatile analyses are reported down to the LOD/MDL, with values between the LOD/MDL and the LOQ being "J" flagged as estimated results.

For analyses by EPA SW-846-8270D, the Limit of Quantitation (LOQ) reported for benzidine is based upon the lowest standard used for calibration and is not a verified LOQ due to this compound's propensity for oxidative losses during extraction/concentration procedures and non-reproducible chromatographic performance.

York Analytical Laboratories, Inc.
120 Research Drive Stratford, CT 06615
132-02 89th Ave Queens, NY 11418
clientservices@yorklab.com
www.yorklab.com

Field Chain-of-Custody Record

NOTE: YORK's Standard Terms & Conditions are listed on the back side of this document.
This document serves as your written authorization for YORK to proceed with the analyses requested below.
Your signature binds you to YORK's Standard Terms & Conditions.

YORK Project No. 20B0161

YOUR Information	Report To:	Invoice To:
Company: Langan Engineering	Company:	Company:
Address: 300 Kimball Dr. 4th flor Parsippany NJ 07054	Address: Same	Address: Same
Phone: 973 560 4900	Phone:	Phone:
Contact: Allyson Kritzer	Contact:	Contact:
E-mail: Akritzer@langan.com	E-mail:	E-mail:

YOUR Project Number: 100287505

YOUR Project Name: 363 Bond St.

YOUR PO#:

Turn-Around Time

RUSH - Next Day	
RUSH - Two Day	
RUSH - Three Day	
RUSH - Four Day	
Standard (5-7 Day)	X

Please print clearly and legibly. All information must be complete. Samples will not be logged in and the turn-around-time clock will not begin until any questions by YORK are resolved.

Samples Collected by: (print your name above and sign below)
Malek Ismail

Matrix Codes
S - soil / solid
GW - groundwater
DW - drinking water
WW - wastewater
O - Oil ¦ Other

Samples From
New York X
New Jersey
Connecticut
Pennsylvania
Other

Report / EDD Type (circle selections)
Summary Report | CT RCP | Standard Excel EDD
QA Report | CT RCP DQA/DUE | EQuIS (Standard)
NY ASP A Package | NJDEP Reduced Deliverables | NYSDEC EQuIS
NY ASP B Package | NJDKQP | NJDEP SRP HazSite
Other:

YORK Reg. Comp.
Compared to the following Regulation(s): (please fill in)

Sample Identification	Sample Matrix	Date/Time Sampled	Analysis Requested	Container Description
906 GW-WC-02520	GW	2-5-20 1245	RCI Collection	1 Plastic

Comments:

Preservation: (check all that apply)
HCl ___ MeOH ___ HNO_3 ___ H_2SO_4 ___ NaOH ___ ZnAc ___
Ascorbic Acid ___ Other: ___

Special Instruction
Field Filtered ___
Lab to Filter ___

Samples Relinquished by / Company	Date/Time	Samples Received by / Company	Date/Time	Samples Relinquished by / Company	Date/Time
Malek Ismail Langan	2-5-20	YORK	2-5-2020 1307		2-5-20 1518
Samples Received by / Company	Date/Time	Samples Relinquished by / Company	Date/Time	Samples Received by / Company	Date/Time
Unity/Gaia	2-5-20 15:41	Unity/Gaia	2-5-20 1846		
Samples Relinquished by / Company	Date/Time	Samples Received by / Company	Date/Time	Samples Received in LAB by / Date/Time	Temp. Received at Lab
				2/5/2020 1846	4.4 Degrees C

APPENDIX D

Groundwater Monitoring Reports

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APPENDIX E

Soil Vapor and Indoor Air Monitoring Reports

APPENDIX F

Site Inspection Forms and Photographic Documentation

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COMPOSITE COVER SYSTEM INSPECTION CHECKLIST

Site Name: 363 Bond Street Location: Brooklyn, NY Project Number: 100287501

Inspector Name: Molly Gutelius Date: 02/06/2020 Weather Conditions: Rain, 42°F

Reason for Inspection (i.e., routine, severe condition, etc.): Annual Inspection/Periodic Review Report

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?	--	--	--	--	The site is occupied by a five- to twelve- story mixed-use commercial/residential building with a partial basement.
2	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the capping system, on-site at the time of this inspection?		X			Not within last calendar year. See notes 6 and 8.
3	If YES to number 3, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?			X		See No. 6 and 8.
	Subgrade Parking Area Slab					
4	Are there any signs of cracking or damage?		X			
5	Are there any areas of where greater than 25% of the surface is cracked or damaged?		X			
	Subgrade Parking Area Walls					
6	Are there any signs of cracking or damage?	X				An approximate 6-inch diameter hole and 12-inch diameter hole for utility work was observed to have breached the foundation wall/vapor barrier along the southern boundary wall of the subgrade parking garage, beneath the first floor slab.
7	Are there any areas of where greater than 25% of the surface is cracked or damaged?		X			
	First Floor Slab					
8	Are there any signs of cracking or damage?	X				The first floor concrete slab had been breached in a mechanical room in the southeast portion of the site within the 30-inch manhole surrounding the 18-inch sump that had been installed as part of the contingent groundwater treatment system. The vapor barrier was visible but appeared to be intact.
9	Are there any areas of where greater than 25% of the surface is cracked or damaged?		X			
	Outdoor Paving/Sidewalks					
10	Are there any signs of cracking or damage?		X			
11	Are there any areas of where greater than 25% of the surface is cracked or damaged?		X			
	Landscaped Areas					
12	Is there adequate top soil cover present? (i.e. Is the underlying demarcation adequately covered?)	X				
13	Are there any signs of erosion?		X			

**

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

Additional remarks:

_____

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_____

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

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APPENDIX F
Soil Cover Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

Photo 1: Subgrade parking lot concrete slab, facing east. 6 February 2020.

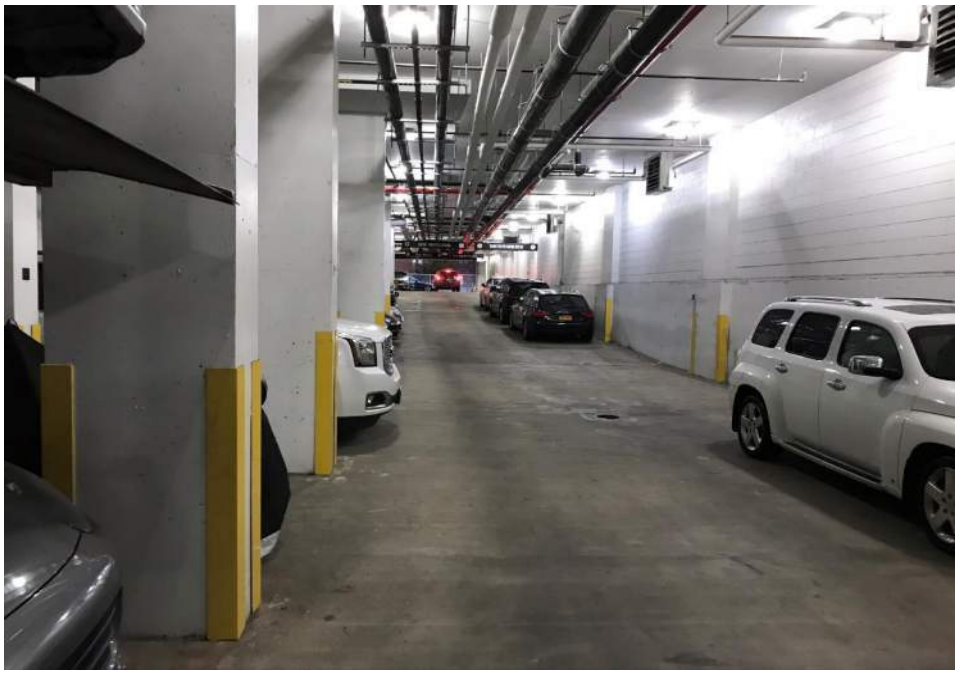

Photo 2: Subgrade parking lot concrete slab, facing west. 6 February 2020.

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APPENDIX F
Soil Cover Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

Photo 3: Subgrade parking lot concrete slab, facing east. 6 February 2020.

Photo 4: Subgrade parking lot concrete foundation wall (beneath the first floor), facing southwest. 6 February 2020.

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APPENDIX F
Soil Cover Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

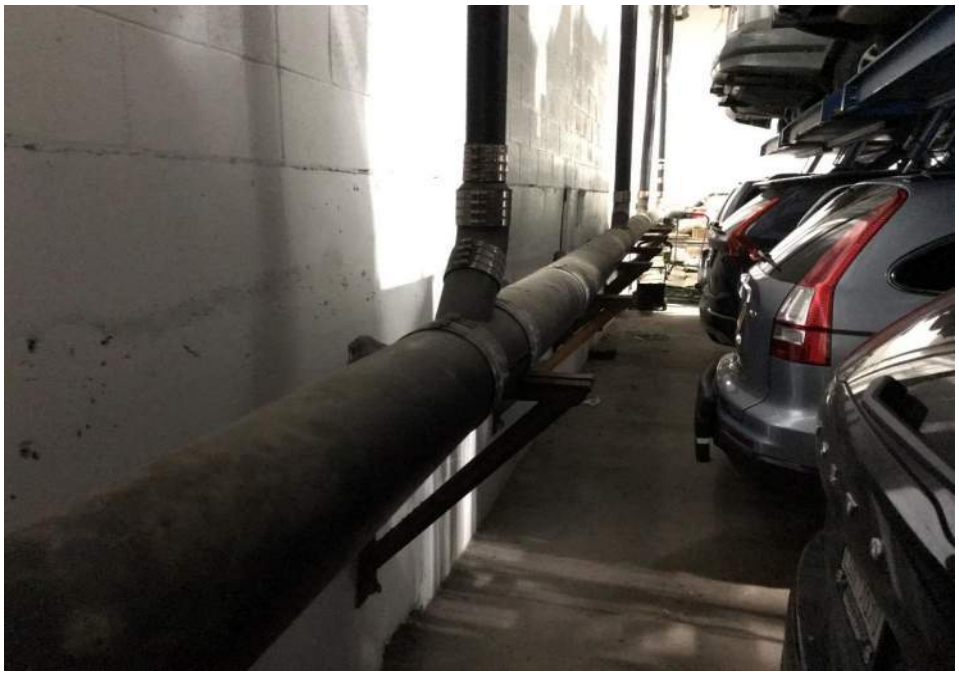

Photo 5: Subgrade parking lot concrete foundation wall (beneath the first floor), facing east. 6 February 2020.

Photo 6: Hole observed in subgrade parking lot concrete foundation wall (beneath the first floor), facing south. 6 February 2020.

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APPENDIX F
Soil Cover Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

Photo 7: Hole observed in subgrade parking lot concrete foundation wall (beneath the first floor), facing southeast. 6 February 2020.

Photo 8: Hole observed in subgrade parking lot concrete foundation wall (beneath the first floor), facing south. 6 February 2020.

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APPENDIX F
Soil Cover Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

Photo 9: Hole observed in subgrade parking lot concrete foundation wall (beneath the first floor), facing south. 6 February 2020.

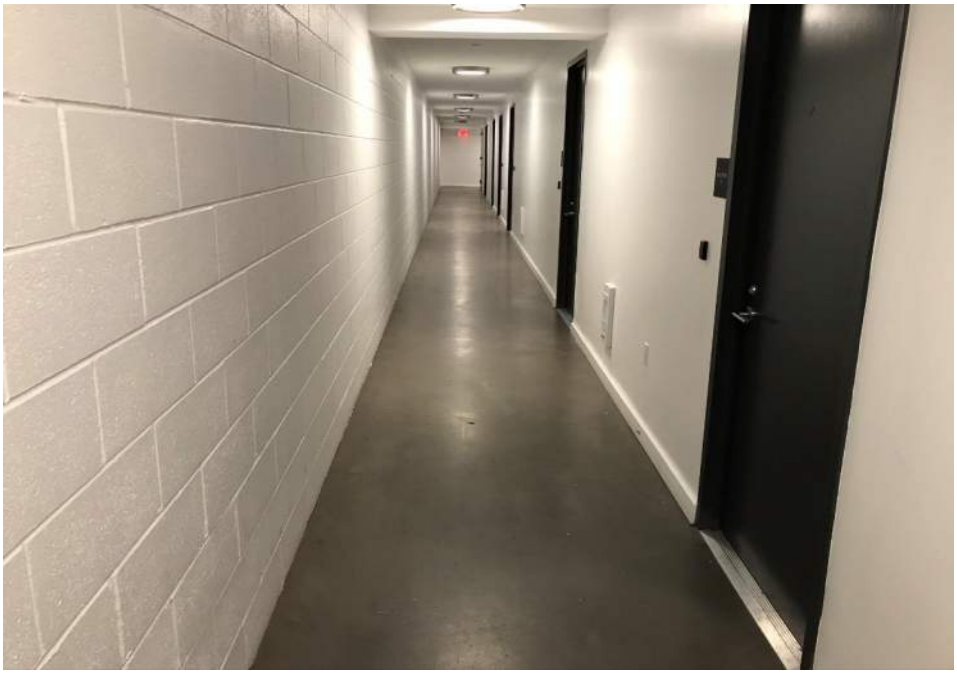

Photo 10: First floor concrete slab within the first floor corridor in the northwest portion of the site, facing west. 6 February 2020.

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APPENDIX F
Soil Cover Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

Photo 11: First floor concrete slab in electrical room in the southeastern portion of the building, facing west. 6 February 2020.

Photo 12: First floor concrete slab in southeastern portion of the building, facing north. 6 February 2020.

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APPENDIX F
Soil Cover Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

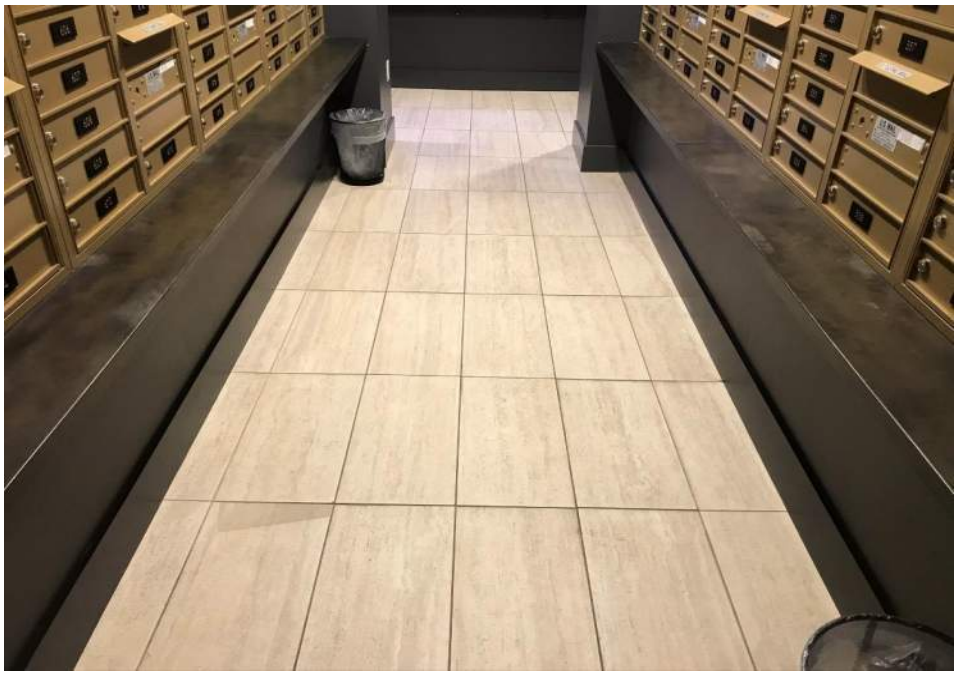

Photo 13: First floor concrete slab covered in tiles within the mail room, facing south. 6 February 2020.

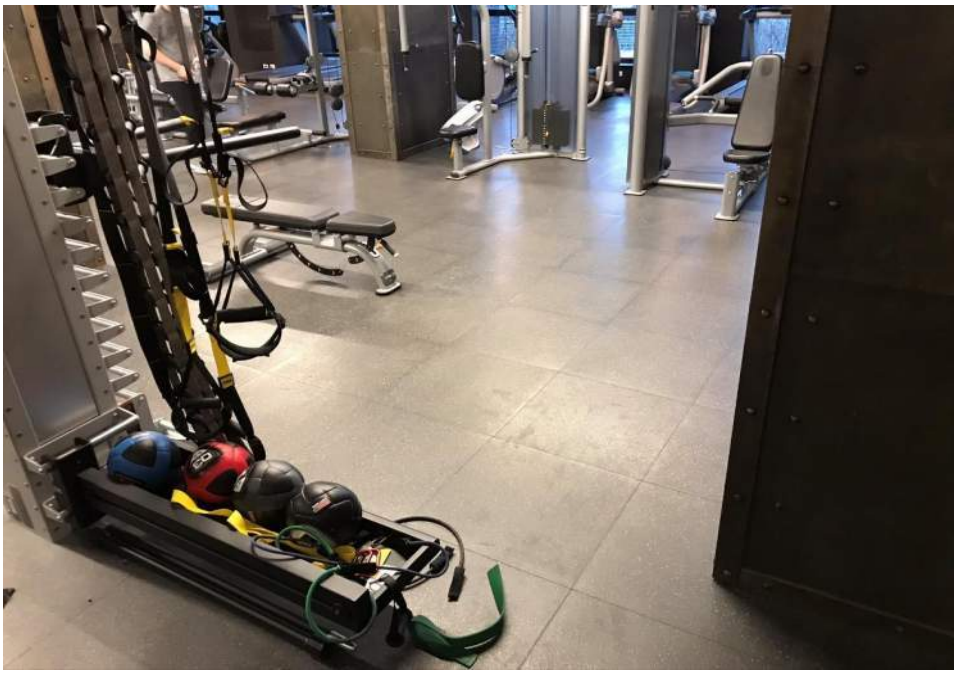

Photo 14: First floor concrete slab covered with soft tiles within the gym, facing east. 6 February 2020.

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APPENDIX F
Soil Cover Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

Photo 15: Breach observed in first floor concrete slab surrounding 18-inch sump for groundwater treatment system infrastructure, facing north. 6 February 2020.

Photo 16: Paved and landscaped esplanade areas, facing north. 6 February 2020.

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APPENDIX F
Soil Cover Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

Photo 17: Paved and landscaped esplanade areas, facing east. 6 February 2020.

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APPENDIX F
Soil Cover Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

Photo 18: Commercial space in northeast portion of the building, facing south. 6 February 2020.

Photo 19: Commercial space in southwest portion of the building, facing north. 6 February 2020.

SITE WIDE INSPECTION CHECKLIST

Site Name: 363 Bond Street Location: Brooklyn, NY Project Number: 100287501

Inspector Name: Molly Gutelius Date: 2/06/2020 Weather Conditions: Rain, 42°F

Reason for Inspection (i.e., routine, severe condition, etc.): Annual Inspection/Periodic Review Report

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?	--	--	--	--	The site is occupied by a five- to twelve- story mixed-use commercial/residential building with a partial basement.
2	Are all applicable site records (e.g., documentation of construction activity, most current easement, etc.) maintained on site, complete, and up to date?	X				A copy of the 2015 SMP is maintained onsite.
	Site Use Restrictions					
3	Has site use (restricted residential) remained the same?	X				
4	Are there any on-site vegetable gardens?		X			
5	Is groundwater being withdrawn for potable or non-potable use?		X			
	Soil Cover System					
6	Note the date of the most recent site cap inspection.	--	--	--	--	2/6/2020
	If the Soil Cover System inspection is not being competed concurrently with this inspection, complete the following.					
7	Are there any indications of a breach in the capping system at the time of this inspection?					
8	Are there any cracks in the building slabs?					
9	Are there any cracks in the building walls?					
10	Are there any signs of erosion in the temporary soil cap or landscaped areas?					
11	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the capping system, on-site at the time of this inspection?					
12	If YES to number 8, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?					
	Monitoring Well Network/Groundwater Treatment					
13	Are monitoring wells accessible?	X				PMW-1 and PMW-10 have been destroyed by construction activity. PMW-9 can no longer be sampled due to mulch observed within the well and a dent in the well preventing appropriate development equipment from being lowered into the well. Groundwater treatment system stubs are accessible and in good condition.
14	Have monitoring wells been damaged, vandalized, repaired, replaced, or decommissioned?	X				
15	Are the aboveground components of the subgrade groundwater treatment piping network accessible and in good condition?	--	--	--	--	

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

Additional remarks: Sidewalks and top soil are in good condition.

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

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APPENDIX F
Site Wide Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

Photo 1: Paved northern esplanade area, facing northeast. 6 February 2020.

Photo 2: Landscaped esplanade area, facing north. 6 February 2020.

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APPENDIX F
Site Wide Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

Photo 3: Landscaped esplanade area, facing east. 6 February 2020.

Photo 4: Groundwater monitoring well (PMW-4) within subgrade parking area, facing north. 6 February 2020.

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APPENDIX F
Site Wide Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

Photo 5: Groundwater monitoring well (PMW-3) within subgrade parking area, facing north. 6 February 2020.

Photo 6: Air Sparge/Soil Vapor Extraction (AS/SVE) manifold closet within subgrade parking area, facing west. 6 February 2020.

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APPENDIX F
Site Wide Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

Photo 7: AS/SVE manifold within subgrade parking area, facing west. 6 February 2020.

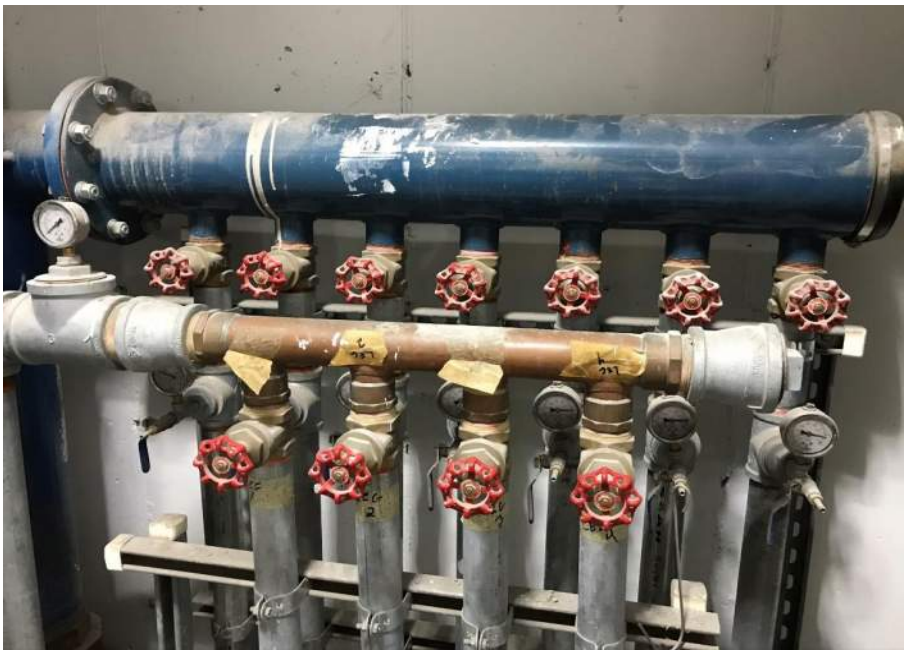

Photo 8: AS/SVE manifold within manifold closet within subgrade parking area, facing west. 6 February 2020.

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APPENDIX F
Site Wide Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

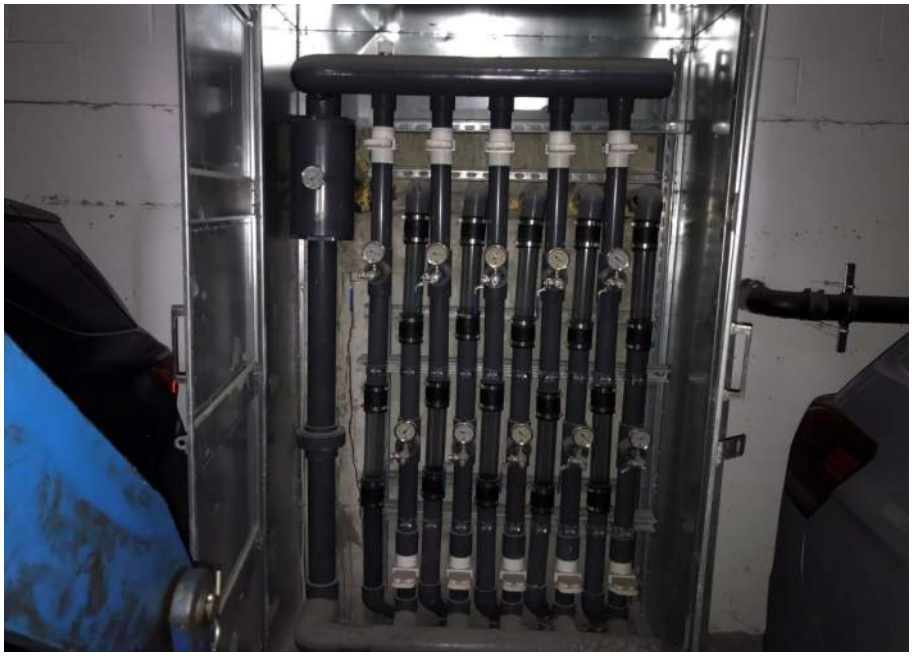

Photo 9: Multi-phase extraction (MPE) manifold closet within subgrade parking area, facing south. 6 February 2020.

Photo 10: MPE manifold within manifold closet in subgrade parking area, facing south. 6 February 2020.

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APPENDIX F
Site Wide Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

Photo 11: MPE manifold within manifold closet in subgrade parking area, facing south. 6 February 2020.

Photo 12: 3-inch air sparge stub and 6-inch multi-phase extraction stub for future connection if groundwater treatment system activation is required, facing south. 6 February 2020.

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APPENDIX F
Site Wide Inspection
Photographic Log - 2/6/2020
363 Bond Street
Brooklyn, New York

Photo 13: 18-inch sump for future connection if groundwater treatment system activation is required, facing north. 6 February 2020.

COMPOSITE COVER SYSTEM INSPECTION CHECKLIST

Site Name: 363 Bond Street Location: Brooklyn, NY Project Number: 100287501

Inspector Name: Molly Mattern Date: 04/21/2021 Weather Conditions: Clear, 60s°F

Reason for Inspection (i.e., routine, severe condition, etc.): Annual Inspection/Periodic Review Report

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?	--	--	--	--	The site is occupied by a five- to twelve- story mixed-use commercial/residential building with a partial basement.
2	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the capping system, on-site at the time of this inspection?		X			Not within last calendar year. See notes 6 and 8.
3	If YES to number 3, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?			X		See No. 6 and 8.
	Subgrade Parking Area Slab					
4	Are there any signs of cracking or damage?		X			
5	Are there any areas of where greater than 25% of the surface is cracked or damaged?		X			
	Subgrade Parking Area Walls					
6	Are there any signs of cracking or damage?	X				An approximate 6-inch diameter hole and 12-inch diameter hole for utility work was observed to have breached the foundation wall/vapor barrier along the southern boundary wall of the subgrade parking garage, beneath the first floor slab.
7	Are there any areas of where greater than 25% of the surface is cracked or damaged?		X			
	First Floor Slab					
8	Are there any signs of cracking or damage?	X				The first floor concrete slab had been breached in a mechanical room in the southeast portion of the site within the 30-inch manhole surrounding the 18-inch sump that had been installed as part of the contingent groundwater treatment system. The vapor barrier was visible but appeared to be intact.
9	Are there any areas of where greater than 25% of the surface is cracked or damaged?		X			
	Outdoor Paving/Sidewalks					
10	Are there any signs of cracking or damage?		X			
11	Are there any areas of where greater than 25% of the surface is cracked or damaged?		X			
	Landscaped Areas					
12	Is there adequate top soil cover present? (i.e. Is the underlying demarcation adequately covered?)	X				
13	Are there any signs of erosion?		X			

**

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

Additional remarks:

_____

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_____

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

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APPENDIX F
Soil Cover Inspection
Photographic Log - 4/21/2021
363 Bond Street
Brooklyn, New York

Photo 1: Subgrade parking lot concrete slab, facing east. 21 April 2021.

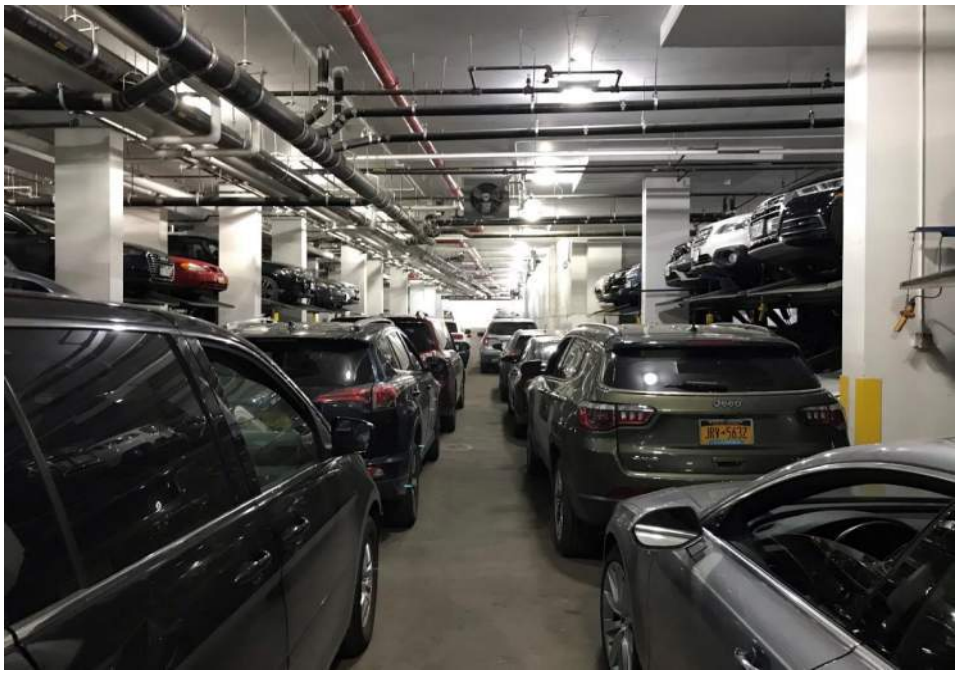

Photo 2: Subgrade parking lot concrete slab, facing west. 21 April 2021.

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APPENDIX F
Soil Cover Inspection
Photographic Log - 4/21/2021
363 Bond Street
Brooklyn, New York

Photo 3: Subgrade parking lot concrete slab, facing east. 21 April 2021.

Photo 4: Subgrade parking lot concrete foundation wall (beneath the first floor), facing southwest. 21 April 2021.

LANGAN

APPENDIX F
Soil Cover Inspection
Photographic Log - 4/21/2021
363 Bond Street
Brooklyn, New York

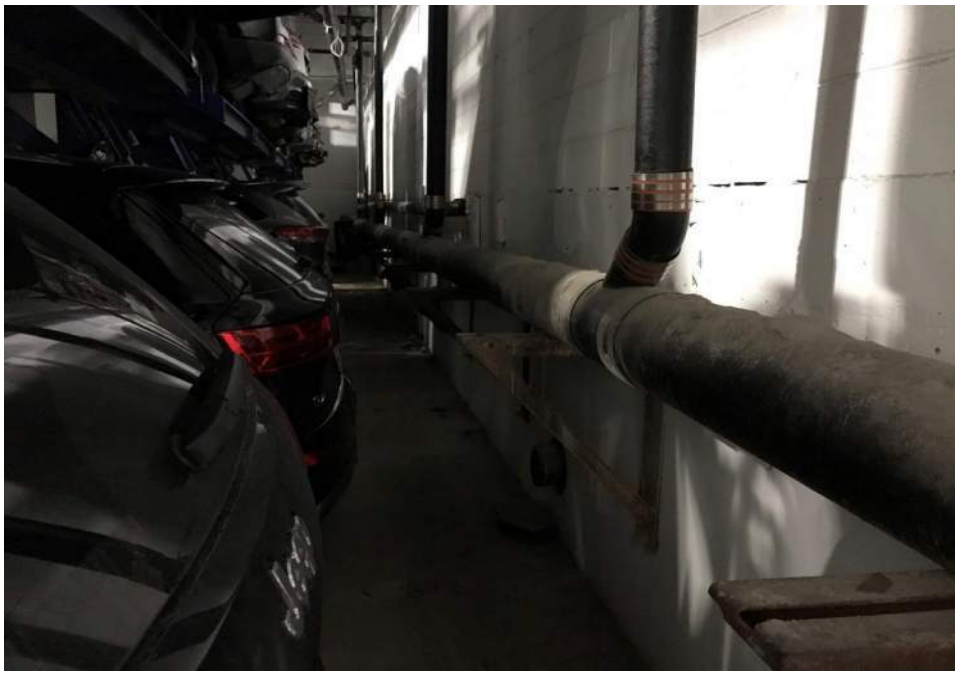

Photo 5: Subgrade parking lot concrete foundation wall (beneath the first floor), facing northwest. 21 April 2021.

Photo 6: Hole observed in subgrade parking lot concrete foundation wall (beneath the first floor), facing south. 21 April 2021.

LANGAN

APPENDIX F
Soil Cover Inspection
Photographic Log - 4/21/2021
363 Bond Street
Brooklyn, New York

Photo 7: Hole observed in subgrade parking lot concrete foundation wall (beneath the first floor), facing southeast. 21 April 2021.

Photo 8: Hole observed in subgrade parking lot concrete foundation wall (beneath the first floor), facing south. 21 April 2021.

Photo 9: Hole observed in subgrade parking lot concrete foundation wall (beneath the first floor), facing south. 21 April 2021.

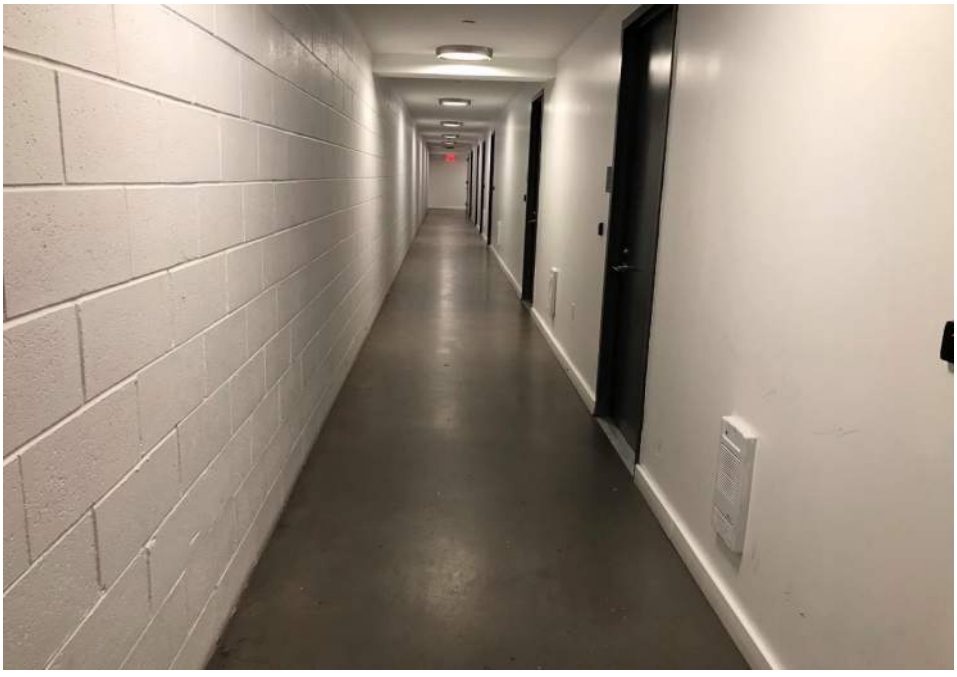

Photo 10: First floor concrete slab within the first floor corridor in the northwest portion of the site, facing west. 21 April 2021.

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APPENDIX F
Soil Cover Inspection
Photographic Log - 4/21/2021
363 Bond Street
Brooklyn, New York

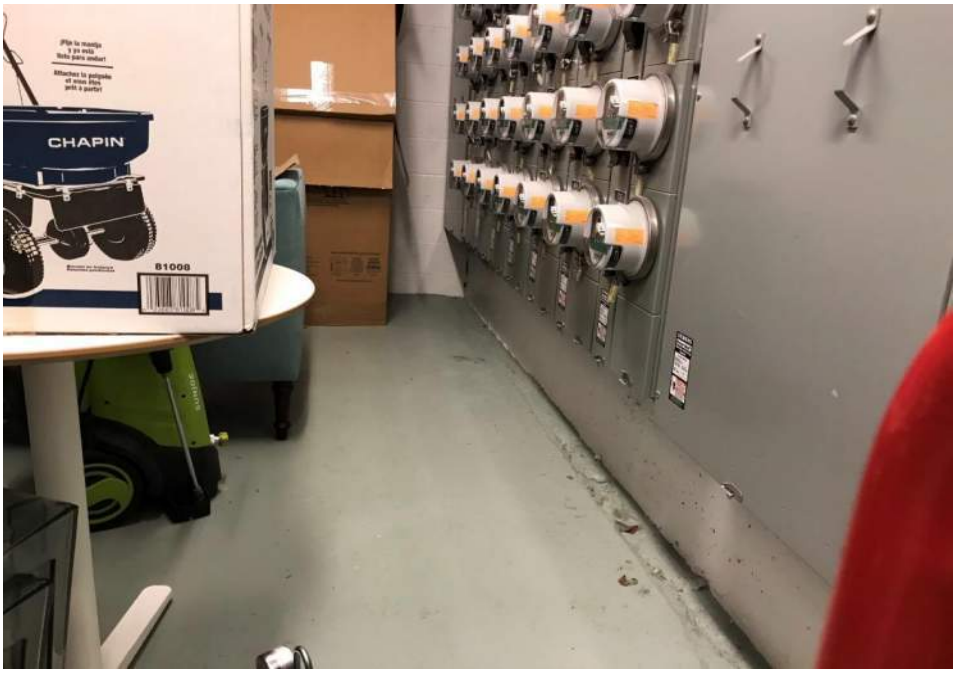

Photo 11: First floor concrete slab in electrical room in the southeastern portion of the building, facing west. 21 April 2021.

Photo 12: First floor concrete slab in southeastern portion of the building, facing north. 21 April 2021.

LANGAN

APPENDIX F
Soil Cover Inspection
Photographic Log - 4/21/2021
363 Bond Street
Brooklyn, New York

Photo 13: First floor concrete slab covered in tiles within the mail room, facing south. 21 April 2021.

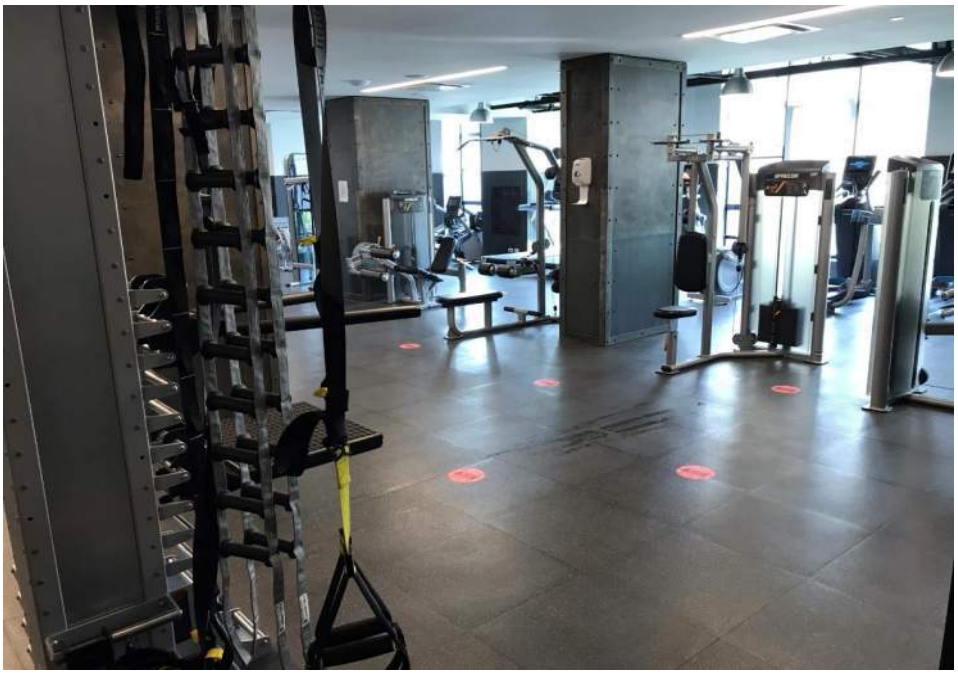

Photo 14: First floor concrete slab covered with soft tiles within the gym, facing east. 21 April 2021.

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APPENDIX F
Soil Cover Inspection
Photographic Log - 4/21/2021
363 Bond Street
Brooklyn, New York

Photo 15: Breach observed in first floor concrete slab surrounding 18-inch sump for groundwater treatment system infrastructure, facing north. 21 April 2021.

Photo 16: Paved and landscaped esplanade areas, facing north. 21 April 2021.

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APPENDIX F
Soil Cover Inspection
Photographic Log - 4/21/2021
363 Bond Street
Brooklyn, New York

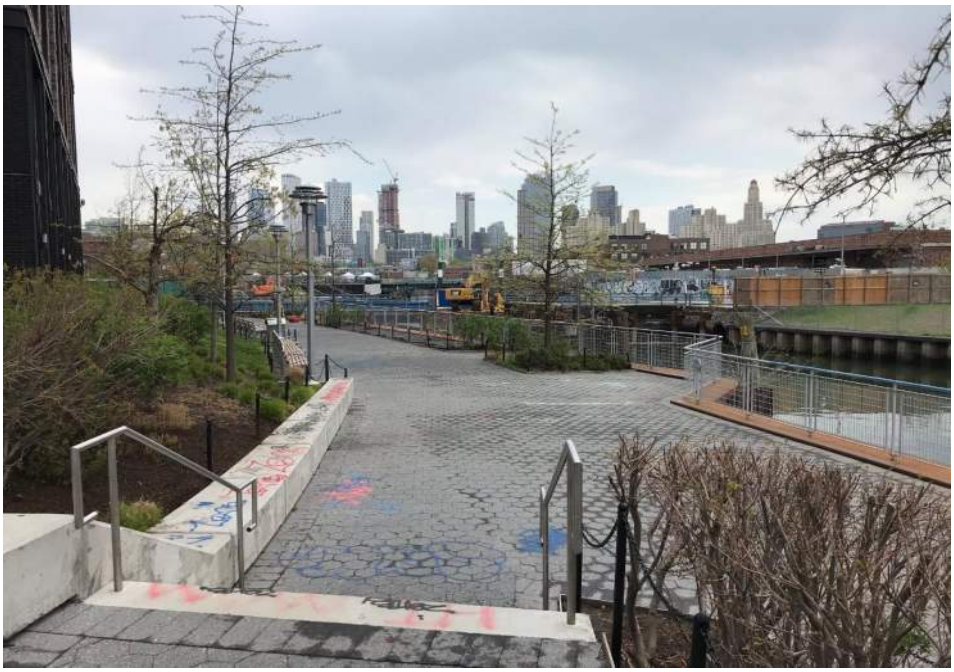

Photo 17: Paved and landscaped esplanade areas, facing east. 21 April 2021.

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APPENDIX F
Soil Cover Inspection
Photographic Log - 4/21/2021
363 Bond Street
Brooklyn, New York

Photo 18: Commercial space in northeast portion of the building, facing south. 21 April 2021.

SITE WIDE INSPECTION CHECKLIST

Site Name: 363 Bond Street Location: Brooklyn, NY Project Number: 100287501

Inspector Name: Molly Mattern Date: 4/21/2021 Weather Conditions: Clear, 60s°F

Reason for Inspection (i.e., routine, severe condition, etc.): Annual Inspection/Periodic Review Report

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?	--	--	--	--	The site is occupied by a five- to twelve- story mixed-use commercial/residential building with a partial basement.
2	Are all applicable site records (e.g., documentation of construction activity, most current easement, etc.) maintained on site, complete, and up to date?	X				A copy of the 2015 SMP is maintained onsite.
	Site Use Restrictions					
3	Has site use (restricted residential) remained the same?	X				
4	Are there any on-site vegetable gardens?		X			
5	Is groundwater being withdrawn for potable or non-potable use?		X			
	Soil Cover System					
6	Note the date of the most recent site cap inspection.	--	--	--	--	4/21/2021
	If the Soil Cover System inspection is not being competed concurrently with this inspection, complete the following.					
7	Are there any indications of a breach in the capping system at the time of this inspection?					
8	Are there any cracks in the building slabs?					
9	Are there any cracks in the building walls?					
10	Are there any signs of erosion in the temporary soil cap or landscaped areas?					
11	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the capping system, on-site at the time of this inspection?					
12	If YES to number 8, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?					
	Monitoring Well Network/Groundwater Treatment					
13	Are monitoring wells accessible?	X				PMW-1 and PMW-10 have been destroyed by construction activity. PMW-9 can no longer be sampled due to mulch observed within the well and a dent in the well preventing appropriate development equipment from being lowered into the well. Groundwater treatment system stubs are accessible and in good condition.
14	Have monitoring wells been damaged, vandalized, repaired, replaced, or decommissioned?	X				
15	Are the aboveground components of the subgrade groundwater treatment piping network accessible and in good condition?	--	--	--	--	

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

Additional remarks: Sidewalks and top soil are in good condition.

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

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APPENDIX F
Site Wide Inspection
Photographic Log - 4/21/2021
363 Bond Street
Brooklyn, New York

Photo 1: Paved northern esplanade area, facing northeast. 21 April 2021.

Photo 2: Landscaped esplanade area, facing north. 21 April 2021.

LANGAN

APPENDIX F
Site Wide Inspection
Photographic Log - 4/21/2021
363 Bond Street
Brooklyn, New York

Photo 3: Landscaped esplanade area, facing east. 21 April 2021.

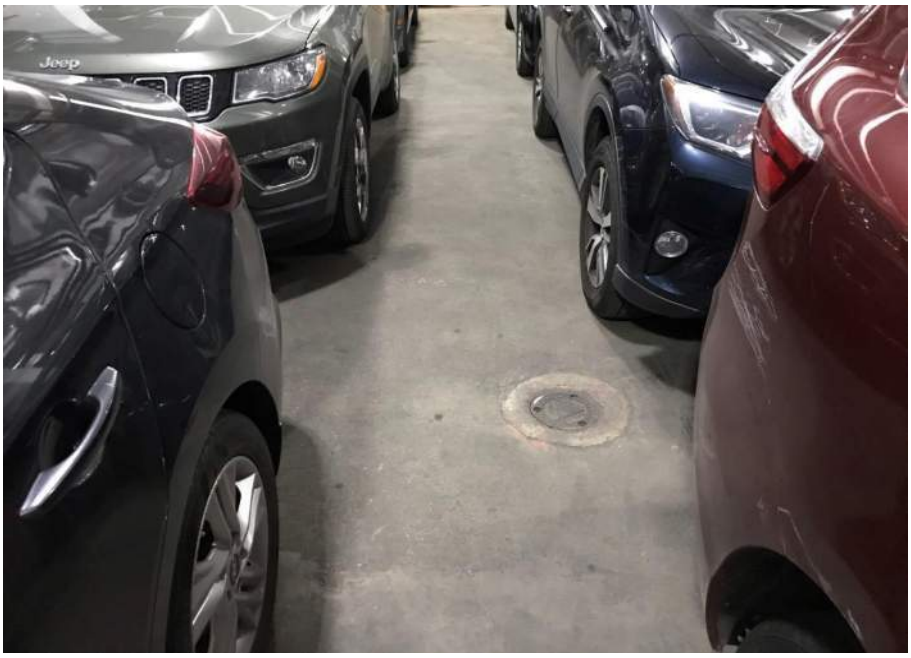

Photo 4: Groundwater monitoring well (PMW-4) within subgrade parking area, facing north. 21 April 2021.

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APPENDIX F
Site Wide Inspection
Photographic Log - 4/21/2021
363 Bond Street
Brooklyn, New York

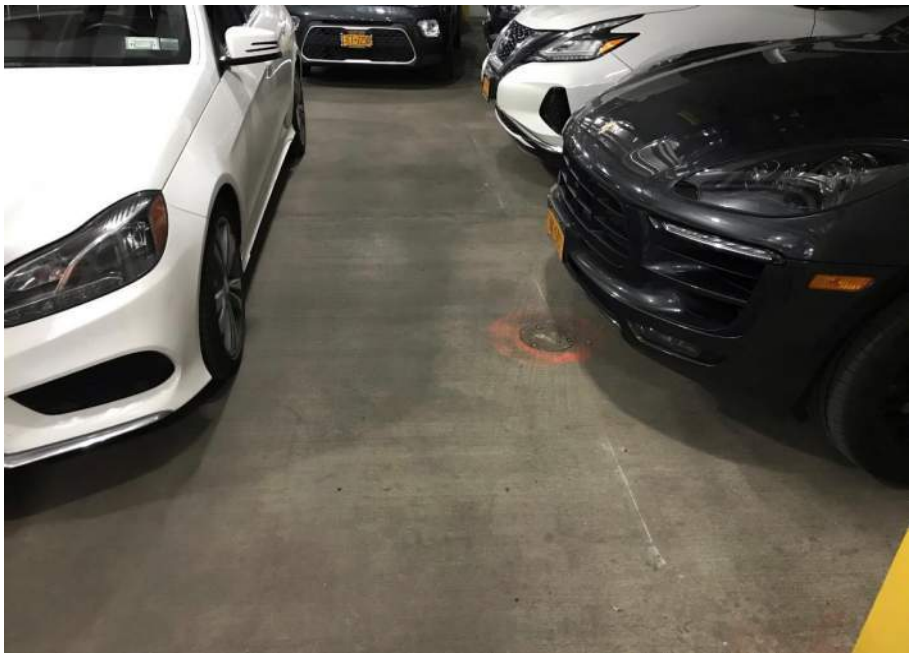

Photo 5: Groundwater monitoring well (PMW-3) within subgrade parking area, facing north. 21 April 2021.

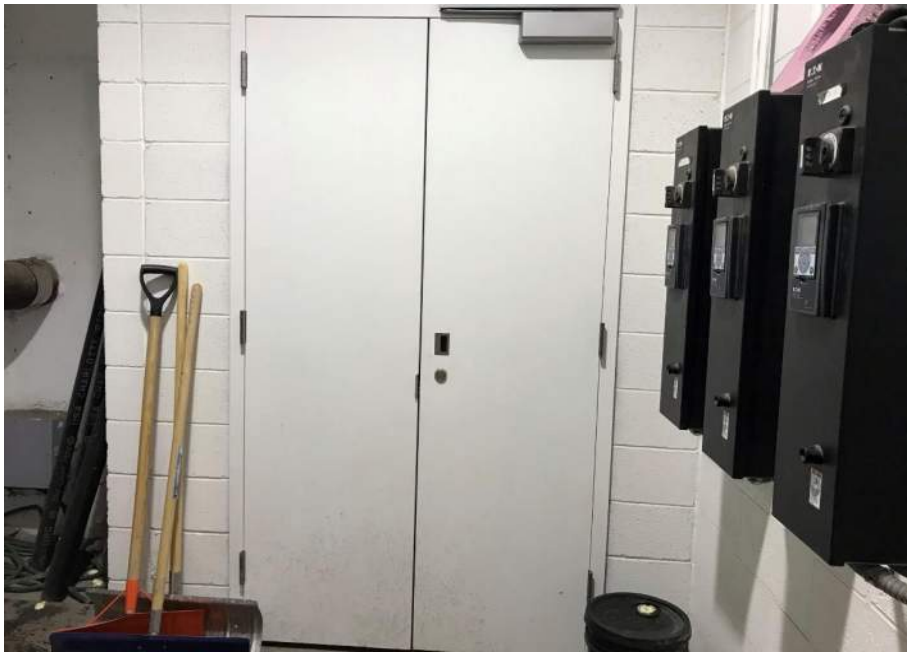

Photo 6: Air Sparge/Soil Vapor Extraction (AS/SVE) manifold closet within subgrade parking area, facing west. 21 April 2021.

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APPENDIX F
Site Wide Inspection
Photographic Log - 4/21/2021
363 Bond Street
Brooklyn, New York

Photo 7: AS/SVE manifold within subgrade parking area, facing west. 21 April 2021.

Photo 8: AS/SVE manifold within manifold closet within subgrade parking area, facing west. 21 April 2021.

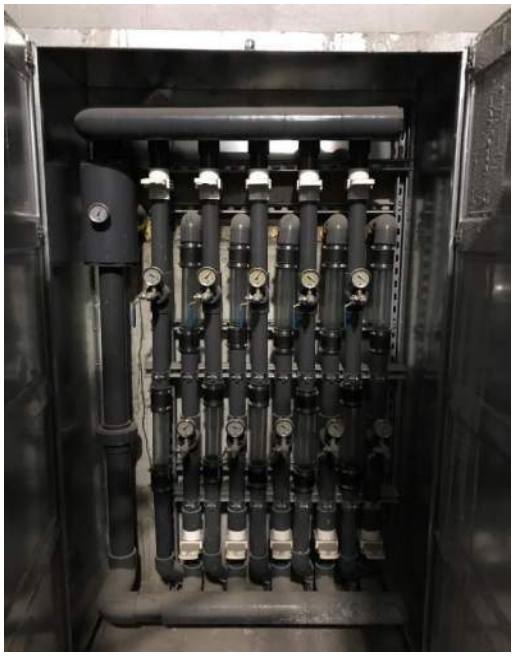

Photo 9: Multi-phase extraction (MPE) manifold closet within subgrade parking area, facing south. 21 April 2021.

Photo 10: MPE manifold within manifold closet in subgrade parking area, facing south. 21 April 2021.

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APPENDIX F
Site Wide Inspection
Photographic Log - 4/21/2021
363 Bond Street
Brooklyn, New York

Photo 11: MPE manifold within manifold closet in subgrade parking area, facing south. 21 April 2021.

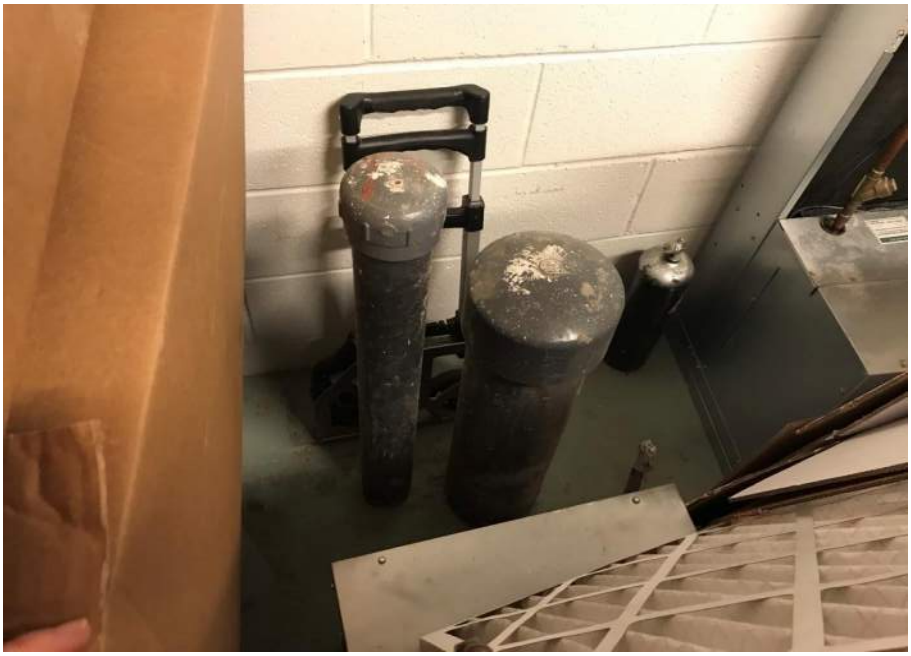

Photo 12: 3-inch air sparge stub and 6-inch multi-phase extraction stub for future connection if groundwater treatment system activation is required, facing south. 21 April 2021.

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APPENDIX F
Site Wide Inspection
Photographic Log - 4/21/2021
363 Bond Street
Brooklyn, New York

Photo 13: 18-inch sump for future connection if groundwater treatment system activation is required, facing north. 21 April 2021.

APPENDIX G

ICEC Certification

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. C224173

Site Name 388 Carroll Street and 363 Bond Street

Site Address: 388 Carroll Street and 363 Bond Street Zip Code: 11231
City/Town: Brooklyn
County: Kings
Site Acreage: 1.3

Reporting Period: April 1, 2018 to April 30, 2021

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

Box 2

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

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

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

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

Box 2A

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

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. C224173 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
452-1	363 Gowanus Developers, LLC	Ground Water Use Restriction Soil Management Plan Monitoring Plan Site Management Plan O&M Plan IC/EC Plan
452-15	363 Gowanus Developers, LLC	Ground Water Use Restriction Soil Management Plan Monitoring Plan Site Management Plan O&M Plan IC/EC Plan

Box 4

Description of Engineering Controls

Parcel	Engineering Control
452-1	Groundwater Treatment System Cover System Vapor Mitigation
452-15	Groundwater Treatment System Vapor Mitigation Cover System

Box 5

Periodic Review Report (PRR) Certification Statements

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

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

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

YES	NO
☑	☐

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
☑	☐

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. C224173

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 GOWEN PARADIS at 363 Gowanus Developers, LLC
90 Woodbridge Center Drive, Suite 600
Woodbridge, NJ 07095,
print name print business address

am certifying as MANAGING MEMBER (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

6/18/21
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 Ronald D. Boyer (print name) at Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 300 Kimball Drive, Parsippany, NJ 07054 (print business address),

am certifying as a Professional Engineer for the 363 Gowanus Developers, LLC (Owner or Remedial Party)

Ronald D. Boyer — Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification

Stamp (Required for PE)

6/18/2021 — Date

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion, and/or Ownership

Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

To be submitted at least 60 days prior to change of use to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation, 625 Broadway
Albany NY 12233-7020

I. Site Name: 388 Carroll Street and 363 Bond Street **DEC Site ID No.** C224173

II. Contact Information of Person Submitting Notification:

Name: 363 Gowanus Developers, LLC

Address1: 90 Woodbridge Center Drive Sixth Floor, Suite 600

Address2: Woodbridge, New Jersey 07095

Phone: (732) 750-1111 E-mail: JeremyS@AtlanticRDC.com

III. Type of Change and Date: Indicate the Type of Change(s) (check all that apply):

☐ Change in Ownership or Change in Remedial Party(ies)

☐ Transfer of Certificate of Completion (CoC)

☑ Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy): 09/01/2020

IV. Description: Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

A portion of the ground floor will be converted to a children's day care facility within the northeastern portion of the existing building (See Attached Figure 1)

If "Other," the description must explain and advise the Department how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

The change in use will not affect the completed remedial program. Modifications to the commercial space will not breach the concrete slab and associated vapor barrier installed at the site.

V. Certification Statement: Where the change of use results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative; see §375-1.11(d)(3)(i)):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name: _____ _____
(Signature) (Date)

_____
(Print Name)

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

VI. Contact Information for New Owner, Remedial Party, or CoC Holder: If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

☐ Prospective Owner ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

Certifying Party Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

VII. Agreement to Notify DEC after Transfer: If Section VI applies, and all or part of the site will be sold, a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the holder of the CoC for the site, the CoC should be transferred to the new owner using DEC's form found at http://www.dec.ny.gov/chemical/54736.html. This form has its own filing requirements (see 6NYCRR Part 375-1.9(f)).

Signing below indicates that these notices will be provided to the DEC within the specified time frames. If the sale of the site also includes the transfer of a CoC, the DEC agrees to accept the notice given in VII.3 below in satisfaction of the notice required by VII.1 below (which normally must be submitted within 15 days of the sale of the site).

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. the name and contact information for the new owner(s) (see §375-1.11(d)(3)(ii));
2. the name and contact information for any owner representative; and
3. a notice of transfer using the DEC's form found at http://www.dec.ny.gov/chemical/54736.html (see §375-1.9(f)).

Name: _____ _____
(Signature) (Date)

_____
(Print Name)

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

CARROLL STREET

BOND STREET

GOWANUS CANAL

NYC OWNED PARCEL

OUT

Legend

- 388 Carroll Street Day Care (Change of Use)
- Property Boundary
- Existing Building

40 0 40

SCALE IN FEET

Notes:
1. Site floor plan from features from drawing "A-110.00 - 1st FLOOR PLAN," by Goldstein, Hill, and West Architects, last revised 24 Feburary 2014.

LANGAN

300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com

Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan International LLC
Collectively known as Langan

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project	363 BOND STREET DEVELOPMENT BLOCK No. 452, LOT No. 1 BROOKLYN KINGS COUNTY NEW YORK
Drawing Title	363 BOND STREET CHANGE OF USE
Project No.	100287505
Date	5/29/2020
Scale	1"=40'
Drawn By	ATR
Last Revised	5/29/2020
Figure	1

Path: \\langan.com\data\EP\data5\100287501\ArcGIS\ArcMap_Documents\2020-05 - 363 Bond St Change of Use\Figure 1 - 363 Bond Street Change of Use.mxd

Certificate of Occupancy

CO Number: 320595003T006

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.

Borough: Brooklyn	**Block Number:** 00452	**Certificate Type:** Temporary
Address: 363 BOND STREET	**Lot Number(s):** 1	**Effective Date:** 02/22/2018
Building Identification Number (BIN): 3421398	**Building Type:** New	**Expiration Date:** 05/23/2018

This building is subject to this Building Code: 2008 Code

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification:	1-B	(2014/2008 Code)
Building Occupancy Group classification:	R-2	(2014/2008 Code)
Multiple Dwelling Law Classification:	HAEA	

No. of stories: 12	**Height in feet:** 135	**No. of dwelling units:** 270

C.

Fire Protection Equipment:
Standpipe system, Fire alarm system, Sprinkler system

D.

Type and number of open spaces:
None associated with this filing.

E.

This Certificate is issued with the following legal limitations:
City Planning Commission - Recording Info: C090047ZMK, C090048ZSK, C090049ZRK, N130226CMK, N140170ZCK

Outstanding requirements for obtaining Final Certificate of Occupancy:

There are 8 outstanding requirements. Please refer to BISWeb for further detail.

Borough Comments:

OK TO RENEW TCO#6 FOR 90 DAYS. NO RENEWAL W/O B.C. OFFICE REVIEW.

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 320595003T006

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From	To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL			100	S-2		6, 2	PARKING GARAGE (ATTENDED PARKING FOR 122 CARS)
001	001			R-2		4	ONE(1) COMMUNITY FACILITY (COMMUNITY CENTER)
001	001		100	R-2	1.5	2	LOWER HALF OF 3 DWELLING UNITS
001	001		100	R-2	2	2	ACCESSORY AMENITY SPACE (INCLUSIVE OF MEN'S AND WOMEN'S LOCKER ROOMS, ACCESSORY GYM, AMENITY LOBBY, ACCESORY CHILDREN'S PLAY AREA), TWO (2) DWELLING UNITS.
001	001		125	S-2		2	BIKE STORAGE
001	001		100	R-2		2	MAIL ROOM
001	001		100	R-2	0	2	VALET AND PACKAGE ROOM.
001	001		100	R-2		2	RESIDENTIAL LOBBY
001	001		125	S-2		2	TWO (2) TRASH ROOMS, WATER METER ROOM, GAS METER ROOM, LAUNDRY ROOM, THREE (3) ELECTRICAL ROOMS, MECHANICAL ROOM, PROCESS EQUIPMENT ROOM, FIRE PUMP ROOM, IT ROOM.
001	001		50	U		2	SUPER'S OFFICE/WORKSHOP
001	001		125	U		2	ACCESSORY STORAGE
001	001		100	M		6	TWO (2) COMMERCIAL SPACE.

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

NYC Buildings

Certificate of Occupancy

CO Number: 320595003T006

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From	To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
002	002		40	R-2	42.5	2	41 DWELLING UNITS (3 UPPER HALF OF LOWER DWELLING UNITS)
002	002		100	U		2	TRASHROOM
003	005		40	R-2	46	2	46 DWELLING UNITS
003	005		125	U		2	TRASHROOM
006	006		40	R-2	40	2	FORTY (40) DWELLING UNITS
006	006		125	U		2	TRASHROOM
007	007		100	R-2		2	ACCESSORY AMENITY SPACE
007	007		40	R-2	13	2	13 DWELLING UNITS
007	007		150	U		2, 2	MECHANICAL SPACE
007	007		125	U		2	TRASHROOM
007	007		100	R-2		2	ACCESSORY AMENITY POOL DECK
007	008		100	R-2		2	ACCESSORY AMENITY TERRACE
008	011		40	R-2	7	2	7 DWELLING UNITS

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 320595003T006

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From	To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
008	011		125	U		2	TRASHROOM
012	012		40	R-2	5	2	5 DWELLING UNITS
012	012		125	U		2	TRASHROOM
ROF			150	U		2	BULKHEADS (MECHANICAL SPACE)

RESTRICTIVE DECLARATION NUMBERS: 2013123100675001, 2013123100717001, 201312300700001, 2013100606001. CPC APPLICATION APPROVAL NUMBERS: C090047ZMK, C090048ZSK, C0190049ZRK, N130226CMK, N140170ZCK.

END OF SECTION

Borough Commissioner

Commissioner

END OF DOCUMENT

Certificate of Occupancy

CO Number: 320595003T007

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.

Borough: Brooklyn	**Block Number:** 00452	**Certificate Type:** Temporary
Address: 363 BOND STREET	**Lot Number(s):** 1	**Effective Date:** 05/23/2018
Building Identification Number (BIN): 3421398	**Building Type:** New	**Expiration Date:** 08/21/2018

This building is subject to this Building Code: 2008 Code

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification:	1-B	(2014/2008 Code)
Building Occupancy Group classification:	R-2	(2014/2008 Code)
Multiple Dwelling Law Classification:	HAEA	

No. of stories: 12	**Height in feet:** 135	**No. of dwelling units:** 270

C.

Fire Protection Equipment:
Standpipe system, Fire alarm system, Sprinkler system

D.

Type and number of open spaces:
None associated with this filing.

E.

This Certificate is issued with the following legal limitations:
City Planning Commission - Recording Info: C090047ZMK, C090048ZSK, C090049ZRK, N130226CMK, N140170ZCK

Outstanding requirements for obtaining Final Certificate of Occupancy:

There are 7 outstanding requirements. Please refer to BISWeb for further detail.

Borough Comments:

OK TO RENEW TCO#7 FOR 90 DAYS. OK TO EXPEDITE (H.P.D. PROJECT)

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 320595003T007

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From	To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL			100	S-2		6, 2	PARKING GARAGE (ATTENDED PARKING FOR 122 CARS)
001	001			R-2		4	ONE(1) COMMUNITY FACILITY (COMMUNITY CENTER)
001	001		100	R-2	1.5	2	LOWER HALF OF 3 DWELLING UNITS
001	001		100	R-2	2	2	ACCESSORY AMENITY SPACE (INCLUSIVE OF MEN'S AND WOMEN'S LOCKER ROOMS, ACCESSORY GYM, AMENITY LOBBY, ACCESORY CHILDREN'S PLAY AREA), TWO (2) DWELLING UNITS.
001	001		125	S-2		2	BIKE STORAGE
001	001		100	R-2		2	MAIL ROOM
001	001		100	R-2	0	2	VALET AND PACKAGE ROOM.
001	001		100	R-2		2	RESIDENTIAL LOBBY
001	001		125	S-2		2	TWO (2) TRASH ROOMS, WATER METER ROOM, GAS METER ROOM, LAUNDRY ROOM, THREE (3) ELECTRICAL ROOMS, MECHANICAL ROOM, PROCESS EQUIPMENT ROOM, FIRE PUMP ROOM, IT ROOM.
001	001		50	U		2	SUPER'S OFFICE/WORKSHOP
001	001		125	U		2	ACCESSORY STORAGE
001	001		100	M		6	TWO (2) COMMERCIAL SPACE.

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 320595003T007

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From	To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
002	002		40	R-2	42.5	2	41 DWELLING UNITS (3 UPPER HALF OF LOWER DWELLING UNITS)
002	002		100	U		2	TRASHROOM
003	005		40	R-2	46	2	46 DWELLING UNITS
003	005		125	U		2	TRASHROOM
006	006		40	R-2	40	2	FORTY (40) DWELLING UNITS
006	006		125	U		2	TRASHROOM
007	007		100	R-2		2	ACCESSORY AMENITY SPACE
007	007		40	R-2	13	2	13 DWELLING UNITS
007	007		150	U		2, 2	MECHANICAL SPACE
007	007		125	U		2	TRASHROOM
007	007		100	R-2		2	ACCESSORY AMENITY POOL DECK
007	008		100	R-2		2	ACCESSORY AMENITY TERRACE
008	011		40	R-2	7	2	7 DWELLING UNITS

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 320595003T007

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From	To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
008	011		125	U		2	TRASHROOM
012	012		40	R-2	5	2	5 DWELLING UNITS
012	012		125	U		2	TRASHROOM
ROF			150	U		2	BULKHEADS (MECHANICAL SPACE)

RESTRICTIVE DECLARATION NUMBERS: 2013123100675001, 2013123100717001, 201312300700001, 2013100606001. CPC APPLICATION APPROVAL NUMBERS: C090047ZMK, C090048ZSK, C0190049ZRK, N130226CMK, N140170ZCK.

END OF SECTION

Borough Commissioner

Commissioner

END OF DOCUMENT

Certificate of Occupancy

CO Number: 320595003F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.

Borough: Brooklyn **Address:** 363 BOND STREET **Building Identification Number (BIN):** 3421398	**Block Number:** 00452 **Lot Number(s):** 1 **Building Type:** New	**Certificate Type:** Final **Effective Date:** 06/19/2018

This building is subject to this Building Code: 2008 Code

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification: 1-B (2014/2008 Code)

Building Occupancy Group classification: R-2 (2014/2008 Code)

Multiple Dwelling Law Classification: HAEA

No. of stories: 12 **Height in feet:** 135 **No. of dwelling units:** 270

C.

Fire Protection Equipment:
Standpipe system, Fire alarm system, Sprinkler system

D.

Type and number of open spaces:
None associated with this filing.

E.

This Certificate is issued with the following legal limitations:
City Planning Commission - Recording Info: C090047ZMK, C090048ZSK, C090049ZRK, N130226CMK, N140170ZCK

Borough Comments: None

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

NYC Buildings

Certificate of Occupancy

CO Number: 320595003F

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From	To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL			100	S-2		6, 2	PARKING GARAGE (ATTENDED PARKING FOR 122 CARS)
001	001			R-2		4	ONE(1) COMMUNITY FACILITY (COMMUNITY CENTER)
001	001		100	R-2	1.5	2	LOWER HALF OF 3 DWELLING UNITS
001	001		100	R-2	2	2	ACCESSORY AMENITY SPACE (INCLUSIVE OF MEN'S AND WOMEN'S LOCKER ROOMS, ACCESSORY GYM, AMENITY LOBBY, ACCESORY CHILDREN'S PLAY AREA), TWO (2) DWELLING UNITS.
001	001		125	S-2		2	BIKE STORAGE
001	001		100	R-2		2	MAIL ROOM
001	001		100	R-2	0	2	VALET AND PACKAGE ROOM.
001	001		100	R-2		2	RESIDENTIAL LOBBY
001	001		125	S-2		2	TWO (2) TRASH ROOMS, WATER METER ROOM, GAS METER ROOM, LAUNDRY ROOM, THREE (3) ELECTRICAL ROOMS, MECHANICAL ROOM, PROCESS EQUIPMENT ROOM, FIRE PUMP ROOM, IT ROOM.
001	001		50	U		2	SUPER'S OFFICE/WORKSHOP
001	001		125	U		2	ACCESSORY STORAGE
001	001		100	M		6	TWO (2) COMMERCIAL SPACE.

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

NYC Buildings

Certificate of Occupancy

CO Number: 320595003F

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From	To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
002	002		40	R-2	42.5	2	41 DWELLING UNITS (3 UPPER HALF OF LOWER DWELLING UNITS)
002	002		100	U		2	TRASHROOM
003	005		40	R-2	46	2	46 DWELLING UNITS
003	005		125	U		2	TRASHROOM
006	006		40	R-2	40	2	FORTY (40) DWELLING UNITS
006	006		125	U		2	TRASHROOM
007	007		100	R-2		2	ACCESSORY AMENITY SPACE
007	007		40	R-2	13	2	13 DWELLING UNITS
007	007		150	U		2, 2	MECHANICAL SPACE
007	007		125	U		2	TRASHROOM
007	007		100	R-2		2	ACCESSORY AMENITY POOL DECK
007	008		100	R-2		2	ACCESSORY AMENITY TERRACE
008	011		40	R-2	7	2	7 DWELLING UNITS

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 320595003F

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From	To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
008	011		125	U		2	TRASHROOM
012	012		40	R-2	5	2	5 DWELLING UNITS
012	012		125	U		2	TRASHROOM
ROF			150	U		2	BULKHEADS (MECHANICAL SPACE)

RESTRICTIVE DECLARATION NUMBERS: 2013123100675001, 2013123100717001, 201312300700001, 2013100606001. CPC APPLICATION APPROVAL NUMBERS: C090047ZMK, C090048ZSK, C0190049ZRK, N130226CMK, N140170ZCK.

END OF SECTION

Borough Commissioner

Commissioner

END OF DOCUMENT

Certificate of Occupancy

CO Number: 321590097T002

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.

Borough: Brooklyn	**Block Number:** 00452	**Certificate Type:** Temporary
Address: 363 BOND STREET	**Lot Number(s):** 1	**Effective Date:** 02/23/2021
Building Identification Number (BIN): 3421398	**Building Type:** Altered	**Expiration Date:** 04/24/2021

This building is subject to this Building Code: 2008 Code

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification:	1-B	(2014/2008 Code)
Building Occupancy Group classification:	R-2	(2014/2008 Code)
Multiple Dwelling Law Classification:	HAEA	

No. of stories: 12	**Height in feet:** 135	**No. of dwelling units:** 270

C. **Fire Protection Equipment:**
None associated with this filing.

D. **Type and number of open spaces:**
None associated with this filing.

E. **This Certificate is issued with the following legal limitations:**
None

Outstanding requirements for obtaining Final Certificate of Occupancy:

There are 12 outstanding requirements. Please refer to BISWeb for further detail.

Borough Comments:

OK TO RENEW TCO #2 FOR 60 DAYS AS PREVIOUSLY ISSUED.

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 321590097T002

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From	To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL			100	S-2	0	6, 2	PARKING GARAGE (ATTENDED PARKING FOR 122 CARS)
001	001		100	M	0	6	ONE (1) COMMERCIAL SPACE
001	001	58	100	E	0	3	PRESCHOOL FOR CHILDREN (CHILD CARE SERVICE OPENING UNDER A PERMIT ISSUED PURSUANT TO SECTION 47.03 OF THE NEW YORK CITY HEALTH CODE.) 45 CHILDREN (AGES 2-6), 13 ADULTS
001	001		100	R-2	0	4	ONE(1) COMMUNITY FACILITY (COMMUNITY CENTER)
001	001		100	R-2	1.5	2	LOWER HALF OF 3 DWELLING UNITS
001	001		100	R-2	2	2	ACCESSORY AMENITY SPACE (INCLUSIVE OF MEN'S AND WOMEN'S LOCKER ROOMS, ACCESSORY GYM, AMENITY LOBBY, ACCESORY CHILDREN'S PLAY AREA), TWO (2) DWELLING UNITS.
001	001		125	S-2	0	2	BIKE STORAGE
001	001		100	R-2	0	2	MAIL ROOM
001	001		100	R-2	0	2	VALET AND PACKAGE ROOM
001	001		100	R-2	0	2	RESIDENTIAL LOBBY
001	001		125	S-2	0	2	TWO (2) TRASH ROOMS, WATER METER ROOM, GAS METER ROOM, LAUNDRY ROOM, THREE (3) ELECTRICAL ROOMS, MECHANICAL ROOM, PROCESS EQUIPMENT ROOM, FIRE PUMP ROOM, IT ROOM.

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 321590097T002

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From	To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	001		50	U	0	2	SUPER'S OFFICE/WORKSHOP
001	001		125	U	0	2	ACCESSORY STORAGE
002	002		40	R-2	42.5	2	41 DWELLING UNITS (3 UPPER HALF OF LOWER DWELLING UNITS)
002	002		100	U	0	2	TRASHROOM
003	005		40	R-2	46	2	46 DWELLING UNITS
003	005		125	U	0	2	TRASHROOM
006	006		40	R-2	40	2	FORTY (40) DWELLING UNITS
007	007		10	R-2	0	2	ACCESSORY AMENITY SPACE
007	007		40	R-2	13	2	13 DWELLING UNITS
007	007		150	U	0	2	MECHANICAL SPACE
007	007		125	U	0	2	TRASHROOM
007	007		100	R-2	0	2	ACCESSORY AMENITY POOL DECK
007	008		100	R-2	0	2	ACCESSORY AMENITY TERRACE

Borough Commissioner

Commissioner

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Certificate of Occupancy

CO Number: 321590097T002

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From	To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
008	011		40	R-2	7	2	7 DWELLING UNITS
008	011		125	U	0	2	TRASHROOM
012	012		40	R-2	5	2	5 DWELLING UNITS
012	012		125	U	0	2	TRASHROOM
ROF			150	U	0	2	BULKHEADS (MECHANICAL SPACE)

PRIOR TO APPROVAL CORRECTIONS TO CORRECT SCHEDULE A.

END OF SECTION

Borough Commissioner

Commissioner

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