
2023-2024 PERIODIC REVIEW REPORT

for

**1607 Surf Avenue
Brooklyn, New York
NYSDEC BCP Site No. C224313**

Prepared For:

**Coney Island Associates Phase 2 LLC c/o BFC Partners
150 Myrtle Avenue, Suite 2
Brooklyn, New York**

Prepared By:

**Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
360 West 31st Street, 8th Floor
New York, New York 10001**

**February 6, 2025
170599501**

LANGAN

Table of Contents

1.0	INTRODUCTION.....	1
1.1	General.....	1
2.0	PERIODIC REVIEW REPORT CERTIFICATION.....	3
2.1	Institutional Controls.....	3
2.2	Engineering Control.....	3
2.3	Institutional and Engineering Controls Certificate.....	3
3.0	PERIODIC REVIEW REPORT – ANNUAL INSPECTION AND SMDS START-UP.....	4
3.1	Monitoring Plan Components.....	4
3.2	Annual Site-wide Inspection.....	4
3.3	SMDS Start-up.....	4
3.4	SVI Evaluation.....	5
4.0	OM&M PLAN AND SMP COMPLIANCE REPORT.....	6
4.1	OM&M Plan Purpose.....	6
4.2	SMDS OM&M Activities.....	6
4.3	Evaluation of SMDS.....	6
4.4	Future Submittals.....	6
4.5	Deficiencies.....	7
5.0	RECOMMENDATIONS.....	8
6.0	DIVISION OF ENVIRONMENTAL REMEDIATION GREEN REMEDIATION EVALUATION.....	9
7.0	IC/EC CERTIFICATION.....	10

Figures

- Figure 1 Site Location Map
Figure 2 Institutional and Engineering Controls

Appendices

- Appendix A Environmental Easement
Appendix B Institutional and Engineering Controls Certification Form
Appendix C Inspection Forms
Appendix D Site Inspection Photographs

1.0 Introduction

1.1 General

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this Periodic Review Report (PRR) to document site inspection activities for the property located at 1607 Surf Avenue (the site) in Brooklyn, New York (Brownfield Cleanup Program [BCP] Site No. C224313). The 1.36-acre site is identified as Block 7062, Lot 28 on the Brooklyn Borough Tax Map. The site is developed with a 10-story, mixed-use building with a footprint of about 42,500 square feet and approximately 23,600 square feet of open-air parking. The site was remediated pursuant to the Brownfield Cleanup Agreement (BCA) (and its amendments) to meet a Conditional Track 1 remedy, which was documented and defined in the New York State Department of Environmental Conservation (NYSDEC)-approved December 8, 2022 Final Engineering Report (FER) and December 8, 2022 Site Management Plan (SMP). A Certificate of Completion (COC) was issued on December 20, 2022. A site location map is provided as Figure 1.

The Conditional Track 1 remedy was implemented in a manner that has rendered the site protective of public health and the environment, consistent with its use as a mixed-use commercial and residential building. The selected remedy was implemented in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP) and Decision Document, both dated July 13, 2021. Soil and groundwater contamination no longer exists at the site. Any potential soil vapor contamination that may remain in place is addressed by institutional and engineering controls (IC/EC), managed in accordance with the SMP until a Soil Vapor Intrusion (SVI) evaluation can be completed.

The report is organized as follows:

- Periodic Review Report Certification (Section 2) – Langan documented that both the ECs and ICs were operated, maintained and monitored in accordance with the SMP.
- Periodic Review Report – Annual Inspections and Sub-Membrane Depressurization System (SMDS) Start-Up (Section 3) – Langan completed the annual site inspection and performed a SMDS start-up during the reporting period.
- Operation, Maintenance, and Monitoring (OM&M) and SMP Compliance Report (Section 4) – Langan documented that the SMDS start-up was performed in accordance with the OM&M and SMP.
- Recommendations (Section 5) – A summary of recommendations is provided based on observations made during site inspection and SMDS start-up.

- Division of Environmental Remediation Green Remediation Evaluation (Section 6) – A summary of NYSDEC Division of Environmental Remediation (DER) Green Remediation Policy (DER-31) initiatives is included alongside goals to incorporate green remediation principles for the next reporting period.

2.0 Periodic Review Report Certification

2.1 Institutional Controls

The IC for the site is an Environmental Easement (EE) that is used to (1) implement, maintain, and monitor EC systems; (2) prevent future exposure to remaining contamination; and (3) limit the use and development of the site to residential, restricted-residential, commercial, and industrial uses only until extinguishment of the EE. There have been no changes or actions since the COC that require modification to the EE. A copy of the EE is included as Appendix A.

2.2 Engineering Control

An SMDS was constructed at the site as an intermittent EC to mitigate exposure to any possible residual soil vapor until an SVI evaluation can be performed during the heating season. The SMDS was successfully placed into operation on April 8, 2024.

Sub-grade components of the SMDS were installed during remedial excavation, as described in the FER and SMP. Remaining above grade components of the SMDS (including the six vacuum monitoring points [VMPs], riser pipes, blowers, and related accessories/monitoring devices) were installed during building construction through April 8, 2024. Initial system start-up testing (see Section 3.3) was performed to verify that all components were installed and that the system is operating within design parameters. The SMDS configuration and VMP locations are shown on Figure 2.

2.3 Institutional and Engineering Controls Certificate

The certification period covered by this report is from December 20, 2022 through April 20, 2024. SMP operations were completed in accordance with the requirements of the BCP, as certified by the owner and Professional Engineer in the IC/EC Certificate Form. The completed and signed IC/EC Certificate Form is provided as Appendix B.

3.0 Periodic Review Report – Annual Inspection and SMDS Start-Up

3.1 Monitoring Plan Components

The components of the monitoring plan are as follows:

- Annual site-wide inspection
- Start-up of the SMDS and annual SMDS inspection
- SVI evaluation

A summary of each item is presented in the following sections. Inspection forms detailing findings are provided in Appendix C.

3.2 Annual Site-wide Inspection

The annual site-wide inspection was completed on March 14, 2024. This consisted of a visual inspection of general site conditions and the EC, including above grade components of the SMDS. All IC/EC components inspected were in compliance with the SMP. Deviations or discrepancies were not observed. The completed site-wide inspection form is included as Appendix C. A photograph log showing site conditions during the annual site inspection is included as Appendix D.

3.3 SMDS Start-up

Start-up procedures for the SMDS began on March 28, with complete operation by April 8, 2024. During the start-up, the SMDS was inspected to determine whether the system installation and function were satisfactory and consistent with the manufacturer's specifications and the design criteria. System testing for the initial start-up were performed as follows:

- While the system was operating, smoke tubes were used to check for leaks through concrete cracks, floor joints, and at exposed above grade piping connections associated with the lowest-level slab. Any leaks identified were properly sealed.
- The blower-malfunction warning device was tested.
- Airflow rates were measured through the sample ports and differential pressure was measured in the VMPs with a TSI VelociCalc meter to document that airflow within the system is consistent with design calculations.
- Vacuum pressure was measured at the VMPs to verify pressure field extension and at the blower to document that vacuum conveyance is consistent with the design calculations.
- The building's heating, ventilation, and air conditioning (HVAC) system was observed to be operating under normal conditions.

Based on the start-up, the SMDS is operational and consistent with the design criteria. Inspection forms completed for this reporting year are included in Appendix C. A photograph log showing site conditions during the SMDS start-up is included as Appendix D. Monitoring of the SMDS will be performed monthly by the building maintenance staff and annually by a qualified environmental professional (QEP) in accordance with the SMP.

3.4 SVI Evaluation

An SVI evaluation could not be performed during the heating season prior to building occupancy; therefore, the SMDS was placed into operation as a temporary EC until an SVI evaluation can be performed. An SVI evaluation will be performed in accordance with Section 4.3.1 of the SMP during the next heating season to determine if vapor intrusion is present in the on-site building and if the SMDS needs to remain active. The SVI evaluation will include collection of paired indoor air and soil vapor samples from six VMPs, about one month after the SMDS is temporarily shut off. The results and recommendations of the SVI evaluation will be summarized in a forthcoming SVI evaluation report that will be submitted to NYSDEC and New York State Department of Health (NYSDOH) for review. The proposed locations of the sub-slab vapor and indoor air samples are shown on Figure 2.

4.0 OM&M Plan and SMP Compliance Report

4.1 OM&M Plan Purpose

The OM&M Plan provides a brief description of the measures necessary to operate, monitor, and maintain the mechanical components of the SMDS. The site's OM&M Plan:

- Includes the procedures necessary to allow individuals unfamiliar with the site to operate and maintain the SMDS.
- Will be updated periodically to reflect changes in site conditions or the manner in which the SMDS is operated and maintained.
- Includes procedures for SMDS start-up and testing.

4.2 SMDS OM&M Activities

An SMDS inspection was performed during initial start-up and testing. The start-up inspection consisted of performing smoke tests, documenting the accessible above grade components of the SMDS, recording flow rates and documenting the vacuum gauge readings at sample ports of the blower inlets and risers, recording vacuum readings at the VMPs, testing the system alarm, and confirming the building's HVAC system was operating under normal conditions. SMDS start-up and inspection forms are included in Appendix C.

4.3 Evaluation of SMDS

The primary objective of the SMDS is to create a negative pressure under the floor slab and draw soil vapor to the three vacuum blowers located on the roof of the building, where the vapor is discharged to and diluted with the atmosphere. Based on the inspections, the SMDS is operational and functioning within the design criteria, and is mitigating any potential exposure to soil vapor contaminants.

4.4 Future Submittals

The following will be continued, in accordance with the SMP:

- Annual site-wide inspection
- Annual inspection/monitoring of the SMDS and VMPs
- Monthly building maintenance staff inspections of the SMDS
- Annual preparation and submission of PRR to the NYSDEC

The results and recommendations of the SVI evaluation will be summarized in an SVI evaluation report that will be submitted to NYSDEC and NYSDOH for review.

4.5 Deficiencies

No deficiencies were identified during the SMDS start-up inspection.

5.0 Recommendations

No changes to the SMP, including frequency of PRR submissions, are recommended at this time. As discussed in Section 3.4, an SVI evaluation will be performed during the next heating season and an SVI evaluation report will be submitted to NYSDEC and NYSDOH for review.

6.0 Division of Environmental Remediation Green Remediation Evaluation

The NYSDEC DER-31 requires that green remediation concepts and techniques be considered during all stages of the remedial program, including site management, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology. A summary of green remediation metrics for site management during the reporting period is included in Appendix C. Goals for the project to incorporate green remediation principles and techniques during the next reporting period include use of public transit by personnel when possible during annual site inspections. If approved by NYSDEC and NYSDOH, the SMDS will be discontinued if the results of the SVI evaluation show no evidence of soil vapor intrusion into the on-site building. Discontinuation of the SMDS will reduce building energy consumption and demand.

Langan will continue to evaluate green remediation concepts and techniques for inclusion in site management, as applicable.

7.0 IC/EC Certification

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

- The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;*
- The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the Department;*
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;*
- Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;*
- 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;*
- Use of the site is compliant with the environmental easement;*
- The engineering control system is performing as designed and are effective;*
- 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 in this report is accurate and complete.*

I certify that all information and statements in this certification form 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, Jason J. Hayes, P.E., of Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., am certifying as the Remedial Party's Designated Site Representative: I have been authorized and designated by all site owners/remedial parties to sign this certification for the site.

089491
New York State Professional Engineer #

2/6/2025
Date



Figures



LANGAN

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

Collectively known as Langan

Project

1607 SURF AVE

BLOCK No. 7062, LOT No. 28

CONEY ISLAND

BROOKLYN

NEW YORK

Drawing Title

**SITE LOCATION
MAP**

Project No.

170599501

Date

5/5/2020

Scale

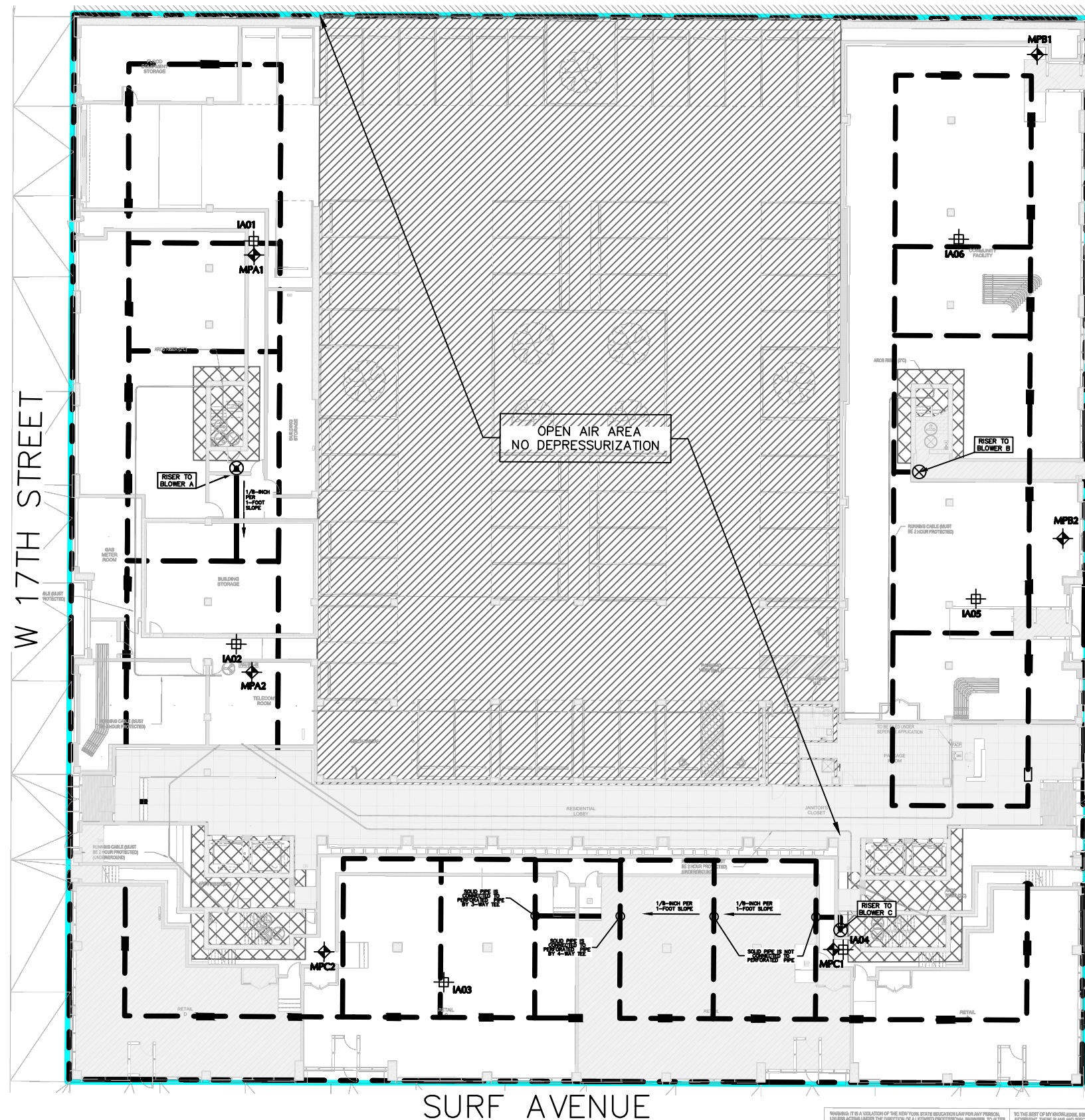
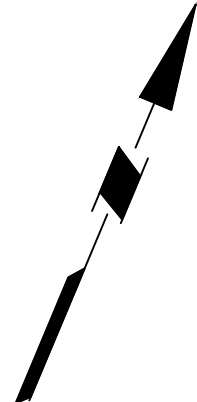
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Drawn By

IHB

Figure

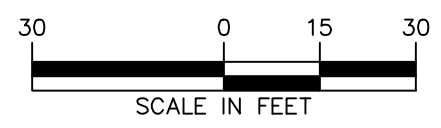
1



- LEGEND:**
- APPROXIMATE BUILDING FOOTPRINT AND EXTENT OF VAPOR BARRIER
 - APPROXIMATE INSTITUTIONAL CONTROLS BOUNDARY
 - ELEVATOR/MECHANICAL SUMP PIT (NOT DEPRESSURIZED)
 - OPEN AIR PARKING AREA (NOT DEPRESSURIZED)
 - PERFORATED VAPOR COLLECTION PIPING
 - SLEEVE THROUGH SUB-SLAB FOUNDATION ELEMENT
 - SOLID (NON-PERFORATED) VAPOR COLLECTION POINT
 - ⊗ VERTICAL RISER LOCATION
 - ⌒ CAP TERMINATION FOR VAPOR COLLECTION PERFORATED PIPE RUN
 - MPA1 PROPOSED SUB-SLAB VAPOR SAMPLING LOCATION
 - IA01 PROPOSED INDOOR AIR SAMPLING LOCATION

- GENERAL NOTES:**
1. BASE MAP REFERENCED FROM DRAWING FA-201, "CELLAR ARCS PLAN", PREPARED BY S9 ARCHITECTURE AND ENGINEERING, P.C., DATED, DECEMBER 10, 2018.
 2. SMDS = SUB-MEMBRANE DEPRESSURIZATION SYSTEM

PLAN VIEW
SCALE: 1" TO 30'



WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

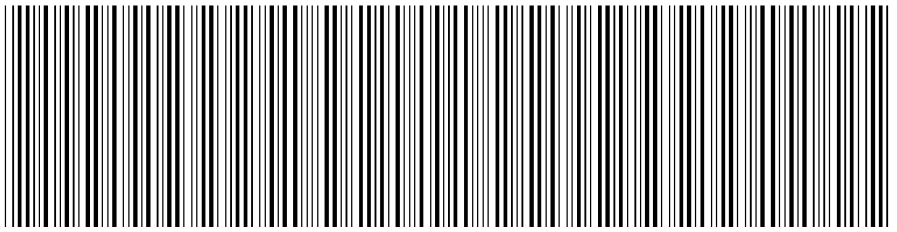
LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com	Project 1607 SURF AVENUE BLOCK No. 7062, LOT 28 CONEY ISLAND BROOKLYN NEW YORK	Drawing Title INSTITUTIONAL AND ENGINEERING CONTROLS	Project No. 170599501	Drawing No. 2
			Date 04/17/2024	
			Drawn By RL	
			Checked By LE	

Appendix A

Environmental Easement

**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.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 13

Document ID: 2022111600596001

Document Date: 11-03-2022

Preparation Date: 11-28-2022

Document Type: EASEMENT

Document Page Count: 11

PRESENTER:

SIVE PAGET & RIESEL, P.C.
560 LEXINGTON AVENUE, 15TH FLOOR
NEW YORK, NY 10022
212-421-2150
NDUNCAN@SPRLAW.COM

RETURN TO:

SIVE PAGET & RIESEL, P.C.
560 LEXINGTON AVENUE, 15TH FLOOR
NEW YORK, NY 10022
212-421-2150
NDUNCAN@SPRLAW.COM

			PROPERTY DATA	
Borough	Block	Lot	Unit	Address
BROOKLYN	7062	28	Entire Lot	1607 SURF AVENUE
Property Type: OTHER Easement				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

CONEY ISLAND PHASE 2 HOUSING DEVELOPMENT
FUND CORP
C/O: SETTLEMENT HOUSING FUND, INC., 247 WEST
37TH STREET, 4TH FLOOR

GRANTEE/BUYER:

PEOPLE OF NEW YORK BY DEPT. ENVIRONMENTAL
CONSERVA
625 BROADWAY
ALBANY, NY 12233

☒ Additional Parties Listed on Continuation Page

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: \$ 92.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 100.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

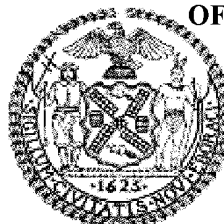
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 11-30-2022 14:47

City Register File No.(CRFN):

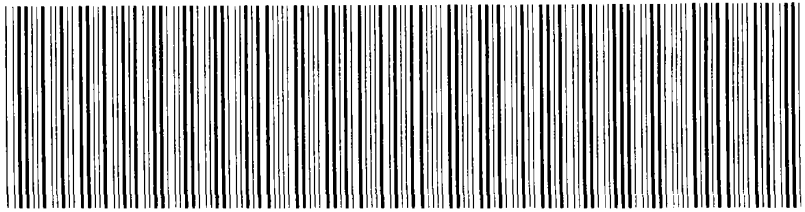
2022000437884



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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PAGE 2 OF 13

Document ID: 2022111600596001

Document Date: 11-03-2022

Preparation Date: 11-28-2022

Document Type: EASEMENT

PARTIES

GRANTOR/SELLER:

CONEY ISLAND ASSOCIATES 2 MODERATE LLC
C/O: BFC PARTNERS, 150 MYRTLE AVENUE, SUITE 2
BROOKLYN, NY 11201

GRANTOR/SELLER:

CONEY ISLAND ASSOCIATES PHASE 2 LLC
C/O: BFC PARTNERS, 150 MYRTLE AVENUE
BROOKLYN, NY 11201

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

THIS INDENTURE made this 3rd day of November, 2022, between Owner(s), Coney Island Phase 2 Housing Development Fund Corporation, (the "Grantor Fee Owner") having an office at c/o Settlement Housing Fund, Inc., 247 West 37th Street, 4th Floor, County of New York, State of New York, and Coney Island Associates 2 Moderate LLC (the "Grantor Beneficial Owner"), having an office at 150 Myrtle Avenue, Suite 2, County of Kings, State of New York, and Coney Island Associates Phase 2 LLC (the "Grantor LIHTC Tenant"), having an office at 150 Myrtle Avenue, Suite 2, County of Kings, State of New York (collectively, 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 Fee Owner, is the owner of the fee interest in the real property located at the address of 1607 Surf Avenue 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 number: Block 7062 Lot 28, being the same as that property conveyed to Grantor by deed dated July 20, 2021 and recorded in the City Register of the City of New York as CRFN # 2021000296964. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 1.36 +/- acres, and is hereinafter more fully described in the Land Title Survey dated May 26, 2022 prepared by Vincent M. Teutonico (Reg. No. 050307) of Meridian Layout Inc., 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, Grantor Beneficial Owner, is the owner of the beneficial interest in the Controlled Property being the same as a portion of that beneficial interest conveyed to Grantor Beneficial Owner by means of an Amended and Restated Declaration of Interest and Nominee Agreement dated December 22, 2021 and recorded in City Register of the City of New York as CRFN # 2022000011611; and

WHEREAS, Grantor LIHTC Tenant is the holder of a master lease interest in the Controlled Property, as memorialized in a Memorandum of Master Lease dated December 22, 2021 and recorded in the City Register of the City of New York as CRFN # 2022000011615; 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: C224313-10-20, 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:

Residential as described in 6 NYCRR Part 375-1.8(g)(2)(i), 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 raising livestock or producing animal products for human consumption, 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 by 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: C224313

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.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

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

Coney Island Phase 2 Housing Development Fund Corporation:

By: 

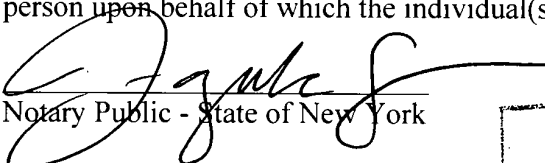
Print Name: Alexa Sewell

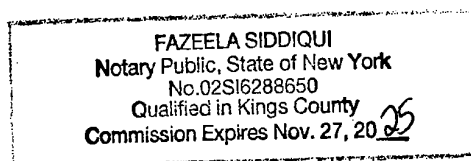
Title: President Date: 10/20/22

Grantor Fee Owner's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF New York)

On the 20th day of October, in the year 20 22, before me, the undersigned, personally appeared Alexa Sewell, 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



SEAL

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

Coney Island Associates Phase 2 LLC:

By: _____

Print Name: _____

DONALD CAROCCA

Title: Authorized Signatory Date: 10/20/22

Grantor LIHTC Tenant's Acknowledgment

STATE OF NEW YORK)

) ss:

COUNTY OF Kings)

On the 20th day of October, in the year 2022, before me, the undersigned, personally appeared DONALD CAROCCA, 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

KEVIN E. FULLINGTON
Notary Public, State of New York
Reg. No. 02FU6402906
Qualified in Kings County
Commission Expires 01/13/2024

SEAL

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

Coney Island Associates 2 Moderate LLC:

By: _____

Print Name: DONALD CAPOCCIA

Title: Authorized Signatory Date: 10/20/22

Grantor Beneficial Owner's Acknowledgment

STATE OF NEW YORK)
COUNTY OF Kings) ss:

On the 20th day of October, in the year 2022, before me, the undersigned, personally appeared DONALD ALARCA, 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

KEVIN E. FULLINGTON
Notary Public, State of New York
Reg. No. 02FU6402906
Qualified in Kings County
Commission Expires 01/13/2024

SEAL

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: Andrew O. Guglielmi
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 3rd day of November, in the year 2022 before me, the undersigned, personally appeared Andrew O. Guglielmi, 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.

Jennifer Andaloro
Notary Public - State of New York

JENNIFER ANDALORO
Notary Public, State of New York
No. 02AN6098246
Qualified in Albany County
Commission Expires January 14, 2024

SEAL

SCHEDULE "A" PROPERTY DESCRIPTION

Legal Description of Environmental Easement Area: 1607 Surf Avenue

BOROUGH OF BROOKLYN, BLOCK: 7062, LOT: 28:

ALL that certain plot, piece or parcel of land 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 corner formed by the intersection of the easterly side of West 17th Street and the northerly side of Surf Avenue;

RUNNING THENCE northerly along said easterly side of West 17th Street 250 feet to a point distance 140 feet southerly from the corner formed by the intersection of said easterly side of West 17th Street and the southerly side of Mermaid Avenue;

THENCE easterly parallel with Mermaid Avenue 237 feet 7 1/2 inches to a point on the westerly side of West 16th Street being distant 140 feet south from the corner formed by the intersection of said westerly side of West 16th Street and the southerly side of Mermaid Avenue;

THENCE southerly along said westerly side of West 16th Street 250 feet to the corner formed by the intersection of said westerly side of West 16th Street and the northerly side of Surf Avenue;

THENCE westerly along said northerly side of Surf Avenue 237 feet 7 1/2 inches to the corner formed by the intersection of said easterly side of West 17th Street and the northerly side of Surf Avenue, said point also being the point or place of beginning.

Area of Environmental Easement= 59,405 sq. ft. or 1.36 acres.

Appendix B
Institutional and Engineering Controls
Certification Form



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



Site Details

Box 1

Site No. **C224313**

Site Name **1607 Surf Avenue**

Site Address: 1607 Surf Avenue Zip Code: 11224

City/Town: Brooklyn

County: Kings

Site Acreage: 1.360

Reporting Period: December 20, 2022 to April 20, 2024

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?

☒ ☐

Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

7. Are all ICs in place and functioning as designed?

☒ ☐

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

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

SITE NO. C224313

Description of Institutional Controls

Parcel

Owner

Institutional Control

7062-28

Coney Island Associates 2 Moderate LLC

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

Description of Engineering Controls

Parcel

Engineering Control

7062-28

Vapor Mitigation

Periodic Review Report (PRR) Certification Statements

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

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

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted

YES NO



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

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

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

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

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

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

YES NO



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

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

Signature of Owner, Remedial Party or Designated Representative

Date

**IC CERTIFICATIONS
SITE NO. C224313**

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 Donald Capoccia at Coney Island Associates Phase 2 LLC
print name 150 Myrtle Avenue, Suite 2
print business address Brooklyn, New York 11201

am certifying as Owner (Owner or Remedial Party)

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


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

4/24/2019
Date

EC CERTIFICATIONS

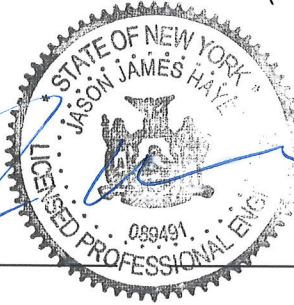
Box 7

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 JASON HAYES at 360 W 31ST ST., 8TH FL, NEW YORK, NY
print name print business address

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



2/6/2025

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

Stamp
(Required for PE)

Date

Appendix C

Inspection Forms

SUB-MEMBRANE DEPRESSURIZATION SYSTEM (SMDS) INSPECTION CHECKLIST

1607 Surf Avenue
Brooklyn, New York
NYSDEC BCP Site No. C224313
Langan Project No. 170599501

Site Name: 1607 Surf Avenue, Brooklyn, New York

Project Number: 170599501

Inspector(s) Name:- Emily Rodriguez, Seyena Simpson, and Loagan Clements

Weather: Rain 40-50 degrees F

Reason for Inspection (i.e., routine, severe condition, etc.): System Start-up
Date: 3/28 to 4/8/2024

	Y	N	NA	Remarks
Records				
1	Is the Operations & Maintenance Plan readily available on-site?	X		
2	Based on site records, when was the last inspection, maintenance, or repair event?			The start-up inspection began on March 28, 2024 and was completed on April 8,2024
3	Based on site records, was the system inoperational for any amount of time since the last inspection, maintenance, or repair event? If yes, provide duration and details.		X	
Alarm System				
4	Do the alarm lights indicate that the system is operational?	X		
General System				
5	Is there any construction activity since the last event that included the breaching of the floor slab, on-site at the time of this inspection?		X	
6	Is the buildings heating, ventilation, and air conditioning (HVAC) system operating under normal conditions.	X		
7	If YES to Number 5, is there documentation that the Health and Safety Plan (HASP) for the site was/is being followed?			X
8	If YES to Number 5, is there documentation that all breaches in the floor slab have been sealed?			X
9	Does all visible SMDS piping appear intact and undamaged?	X		
10	Have any intake points been constructed at the roof near (less than 10 feet) the SMDS blower discharge points?		X	
11	While the system is operating, smoke tubes will be used to check for leaks through concrete cracks, floor joints, and at exposed above-grade piping connections associated with the lowest-level slab. Were there any leaks identified?		X	
SMDS Blowers				
12	Is the SMDS operational at the time of the inspection?	X		
13	What is the system flow prior to the blower (cubice feet per minute [cfm])?			Blower A = 8.69 cfm, Blower B = 46.7 cfm, Blower C = 26.7 cfm
14	What is the sytem vaccuum prior to the blower (inches of water [IWC])?			Blower A = -5.5 IWC, Blower B = -3 IWC, Blower C = -8.5 IWC
15	Are the SMDS blowers expelling air at the discharge point?	X		
16	Is the entire blower assembly installed?	X		
SMD System Components				
17	Rain guards on vent pipe exhausts	X		
18	Riser pipes labeled (Caution: Do Not Alter. Subsurface Vapor Vent Pipe." at a minimum of every 10 linear feet of rise pipe run on all visible and accessible SMDS riser pipe	X		
19	Sample ports on risers	X		
20	Vacuum gauges on the risers	X		
21	Butterfly valve on the risers	X		
22	Alarm system present and properly labeled: The remote visual alarms shall be labeled as follows: i.Sub-slab vapor venting system alarm ii.Blower malfunction if lit iii. Service blower immediately	X		The system has emails and text alerts that inidicate if there is a problem, what the problem is, and which blower needs to be serviced.
23	Has the blower discharge points been installed at the following locations: a.Above the eave of the roof (preferably, above the highest eave of the building and at least 12-inches above the surface of the roof); b.At least 10 feet above ground level; c.At least 10 feet away from any opening that is less than 2 feet below the exhaust point; and d.10 feet from any adjoining or adjacent buildings, or HVAC intakes or supply registers.	X		

Additional Remarks / Items to be addressed:
N/A

Sub-Membrane Depressurization System (SMDS) Startup Inspection

1607 Surf Avenue
Brooklyn, New York
NYSDEC BCP Site No. C224313
Langan Project No. 170599501

SMDS Pressure Field Testing - Vacuum Monitoring Points					
Location	PID Reading (ppm)	Vacuum (IWC)	Smoke Entering (Y/N)	Notes/Observations	
MPA1	0.0	-0.067	N		
MPA2	0.0	-0.097	N		
MPB1	0.0	-0.089	N		
MPB2	0.0	-0.067	N		
MPC1	0.0	-0.054	N		
MPC2	0.0	-0.050	N		
SMDS Pressure Field Testing - Vent Risers					
Location	PID Reading (ppm)	Vacuum (IWC)	Smoke Entering (Y/N)	Flow Rate (cfm)	Notes/Observations
Riser to Blower A	0.0	-8	N	84.5	
Riser to Blower B	0.0	-9	N	107.96	
Riser to Blower C	0.0	-9	N	74.35	Dilution valve position of 2
SMDS Pressure Field Testing - Blowers					
Location	Vacuum at Blower Inlet (IWC)		Flow Rate at Blower Inlet (cfm)		Notes/Observations
Blower A	-5.5		8.69		
Blower B	-3		46.7		
Blower C	-8.5		26.7		

- Notes:
- 1. IWC = inches of water column
 - 2. Vacuum Monitoring Points shall meet a minimum vacuum pressure of -0.02 IWC
 - 3. Vacuum Gauges on risers shall meet a maximum vacuum pressure of -30 IWC
 - 4. ppm = parts per million
 - 5. CFM = cubic feet per minute

SITE INSPECTION CHECKLIST

Site Name: 1607 Surf Avenue Location: Brooklyn, New York Project Number: 170599501

Inspector Name: Mat Frankel Date: 3/14/2024 Weather Conditions: 41-47°F, partly cloudy, winds W 15-25 mph

Reason for Inspection (i.e., routine, severe weather condition, etc.): Annual site inspection

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?	--	--	--	--	Building currently under construction
2	Are all applicable site records (e.g., documentation of construction activity, SMD system maintenance and repair, most current easement, etc.) complete and up to date?	X				
	Environmental Easement					
3	Has site use (commercial or residential) remained the same?	X				
4	Does it appear that all environmental easement restrictions have been followed?	X				
	Composite Cover, Impermeable Cap & SMD System					
5	Are there any indications of a breach in the capping system at the time of this inspection?		X			
6	Are there any cracks in the building slabs?		X			
7	Are there any cracks in the building walls?		X			
8	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included breaching the capping system or altering the SMD system at the time of this inspection?		X			
9	If YES to number 8, is there documentation that the Site Management Plan, HASP, and CAMP for the site was/is being followed?			X		

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

Additional remarks:

Vacuum monitoring points were being installed on the date of the inspection: waterproofing/vapor barrier was sealed as a part of the installation procedure.

Minimum Inspection Schedule:

- At a minimum, site-wide inspections will be conducted annually, per certification year.
- Additional site-wide inspections will also be conducted immediately following severe storm/weather conditions.
- This checklist will be completed as part of each site-wide inspection event.

Summary of Green Remediation Metrics for Site Management

Site Name: 1607 Surf Avenue Site Code: C224313
Address: 1607 Surf Avenue City: Brooklyn
State: NY Zip Code: 11224 County: Kings

Initial Report Period (Start Date of period covered by the Initial Report submittal)

Start Date: December 20, 2022

Current Reporting Period

Reporting Period From: December 20, 2022 To: April 20, 2024

Contact Information

Preparer's Name: Mat Frankel Phone No.: (212) 479-5492
Preparer's Affiliation: Consultant

I. Energy Usage: Quantify the amount of energy used directly on-site and the portion of that derived from renewable energy sources.

	Current Reporting Period	Total to Date
Fuel Type 1 (e.g. natural gas (cf))	N/A	N/A
Fuel Type 2 (e.g. fuel oil, propane (gals))	N/A	N/A
Electricity (kWh)	N/A	N/A
Of that Electric usage, provide quantity:		
Derived from renewable sources (e.g. solar, wind)	N/A	N/A

Other energy sources (e.g. geothermal, solar thermal (Btu))	N/A	N/A
--	-----	-----

Provide a description of all energy usage reduction programs for the site in the space provided on Page 5.

II. Solid Waste Generation: Quantify the management of solid waste generated on-site.

	Current Reporting Period (tons)	Total to Date (tons)
Total waste generated on-site		
OM&M generated waste	N/A	N/A
Of that total amount, provide quantity:		
Transported off-site to landfills	N/A	N/A
Transported off-site to other disposal facilities	N/A	N/A
Transported off-site for recycling/reuse	N/A	N/A
Reused on-site	N/A	N/A

Provide a description of any implemented waste reduction programs for the site in the space provided on Page 5.

III. Transportation/Shipping: Quantify the distances travelled for delivery of supplies, shipping of laboratory samples, and the removal of waste.

	Current Reporting Period (miles)	Total to Date (miles)
Standby Engineer/Contractor	N/A	N/A
Laboratory Courier/Delivery Service	N/A	N/A
Waste Removal/Hauling	N/A	N/A

Provide a description of all mileage reduction programs for the site in the space provided on Page 5. Include specifically any local vendor/services utilized that are within 50 miles of the site.

IV. Water Usage: Quantify the volume of water used on-site from various sources.

	Current Reporting Period (gallons)	Total to Date (gallons)
Total quantity of water used on-site	N/A	N/A
Of that total amount, provide quantity:		
Public potable water supply usage	N/A	N/A
Surface water usage	N/A	N/A
On-site groundwater usage	N/A	N/A
Collected or diverted storm water usage	N/A	N/A

Provide a description of any implemented water consumption reduction programs for the site in the space provided on Page 5.

V. Land Use and Ecosystems: Quantify the amount of land and/or ecosystems disturbed and the area of land and/or ecosystems restored to a pre-development condition (i.e. Green Infrastructure).

	Current Reporting Period (acres)	Total to Date (acres)
Land disturbed	N/A	N/A
Land restored	N/A	N/A

Provide a description of any implemented land restoration/green infrastructure programs for the site in the space provided on Page 5.

Description of green remediation programs reported above

(Attach additional sheets if needed)

Energy Usage:

N/A

Waste Generation:

N/A

Transportation/Shipping:

N/A

Water usage:

Rain water infiltration system observed in the central courtyard

Land Use and Ecosystems:

N/A

Other:

N/A

Appendix D

Site Inspection Photographs



Photo 1: Surface cover in the courtyard part of the site.



Photo 2: Surface cover in the eastern part of the site.

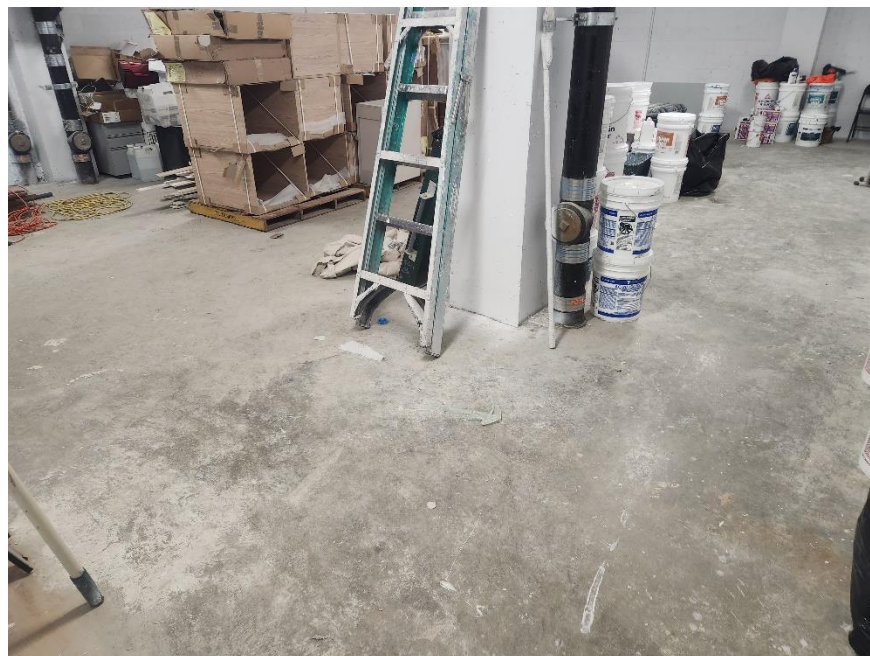


Photo 3: Surface cover in the western part of the site.



Photo 4: View of sub-membrane depressurization system (SMDS) riser that connects to Blower C.



Photo 5: View of SMDS Blower A.



Photo 6: View of SMDS Blower C.



Photo 7: View of Langan collecting photoionization detector (PID) and vacuum readings at vacuum monitoring point MPA1.

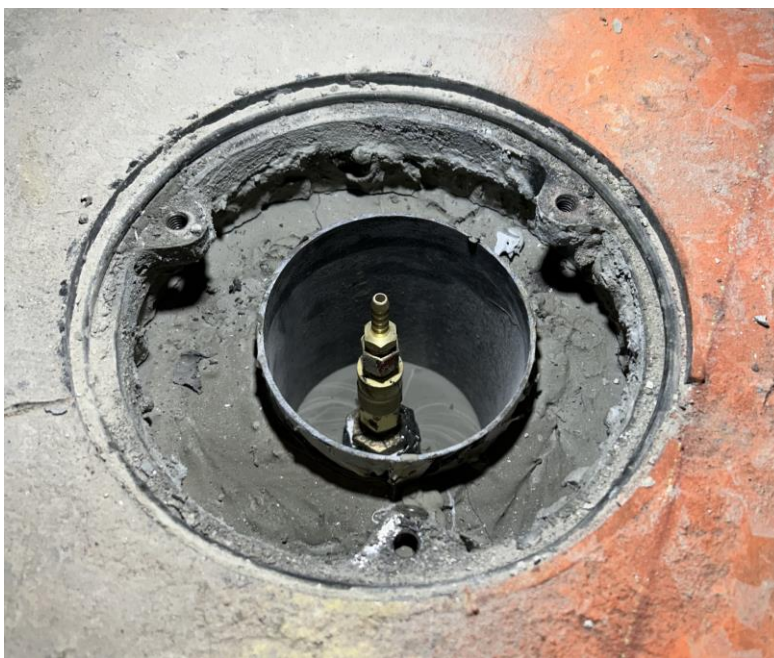


Photo 8: View of vacuum monitoring point MPB2.

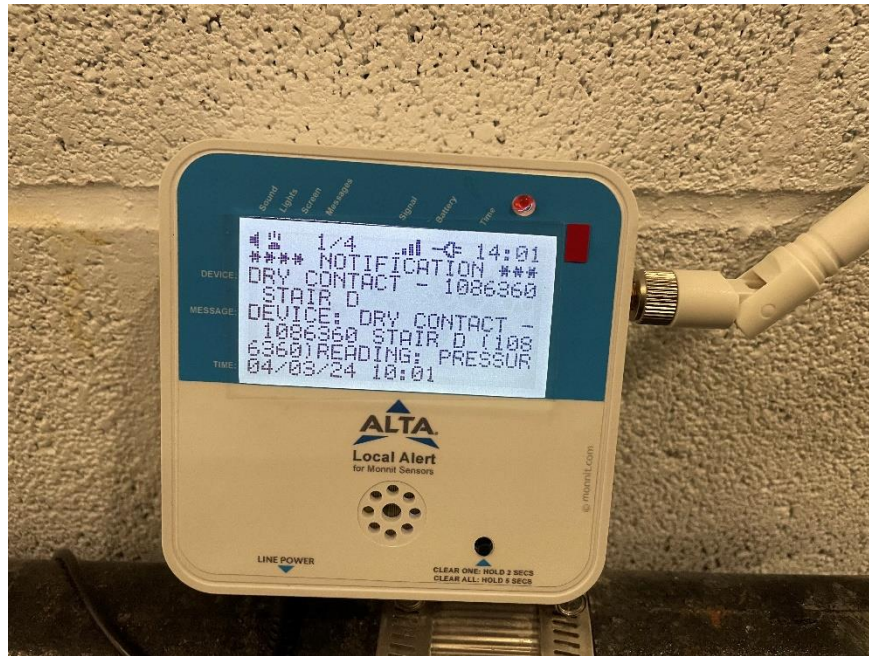


Photo 9: Representative view of a SMDS alarm system.