

Mr. Christopher Allan
New York State Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st Street
Long Island City, New York, 11101

07.13.2026

**Re: Quarterly Monitoring Report – 2026 2nd Quarter
975 Nostrand Avenue, Brooklyn, NY
NYSDEC Site No: C224335**

Dear Mr. Allan:

This Quarterly Monitoring Report has been prepared by AKRF, Inc. (AKRF) to summarize routine sampling and monitoring activities performed at the 975 Nostrand Avenue site located in Brooklyn, New York (the "Site"), also identified as Block 1309, Lot 6 on the New York City Tax Map. The Site is situated on an approximately 1.369-acre parcel bounded to the north by a vacant lot (under construction); to the east by Clove Road, followed by multi-family residential buildings; to the south by mixed residential and commercial uses; and to the west by Nostrand Avenue followed by mixed residential and commercial uses and Sullivan Place. A Site location map is provided as Figure 1. A Site plan is provided as Figure 2.

On December 21, 2021, Nostrand Green LLC entered into a Brownfield Cleanup Agreement (BCA) (Index No. C224335-12-21) with NYSDEC as a Volunteer to remediate the Site. The Site was remediated to a Track 2 Restricted Residential Use Cleanup and will be used for residential and commercial uses. A Certificate of Completion (CoC) was issued by NYSDEC in December 2023.

Soil vapor beneath the Site remains contaminated with the chlorinated volatile organic compound (CVOC), tetrachloroethylene (PCE). Remedial activities were completed between July 2022 and September 2023 and included soil removal, underground storage tank (UST) removal, installation of below ground components of an active sub-slab depressurization system (SSDS), and a soil vapor extraction system (SVES). The SVES has been operating continuously at the Site since November 2023 and the SSDS was activated in July 2025 following installation of the aboveground components.

Site management activities have been ongoing since the issuance of the CoC, and the first Periodic Review Report (PRR) for the 2025-2026 period was submitted on May 30, 2026. This report summarizes the inspection and monitoring activities performed at the Site during the second quarter of 2026 between April 1 and June 30, which included a quarterly inspection of the SVES and inspection of the SSDS (required annually). In accordance with the SMP, further assessment (and recommendations, if necessary) will be provided in the next annual Periodic Review Report (PRR) for the May 2026 – April 2027 period.

SVES Operation and Maintenance

SVES Monitoring

Initial startup of the SVES occurred in November 2023. A quarterly inspection was performed on April 13, 2026, to monitor and evaluate the system performance. The quarterly SVES inspection comprised the following activities:

- Confirming that the blower is operating, and air is discharging through the exhaust piping;
- Checking the moisture separator tank;
- Recording SVES blower operation and variable-frequency drive (VFD) readings;
- Recording pre- and post-filter vacuum readings;
- Recording post-blower pressure levels;
- Field-screening for relative concentrations of volatile organic compounds (VOCs) at the granular activated carbon (GAC) vessel influent, intermediate, and effluent ports; and
- Recording vacuum readings at each SVES manifold leg and the monitoring points.

The SVES blower was noted to be operational during the inspection; however, the system had to be shut down for short periods of time on multiple occasions, during the second quarter, to perform regular maintenance, troubleshooting, and repairs, as needed. No other issues were noted during the reporting period.

Field screening using a calibrated photoionization detector (PID) did not detect any VOCs at the GAC vessel intermediate or effluent ports, and as such, a GAC vessel changeout was not warranted. No other significant changes were observed. The SVES layout is shown in Figure 3. The inspection log is provided in Attachment A.

SSDS Operation and Maintenance

SSDS Inspection

In accordance with the SMP, inspections of the SSDS are to be conducted on an annual basis after the first year following issuance of the CoC. The annual SSDS inspection for 2026 was conducted on April 13, 2026.

The active SSDS (3 separate systems) is being operated at the Site to mitigate the potential for soil vapor intrusion into the new building. The SSDS systems continue to induce a negative pressure (i.e., vacuum) beneath the newly constructed building slab. The underground elements of the SSDS were installed beneath the building slab following remedial excavation and prior to receipt of the CoC; and the aboveground components were installed concurrently with construction of the new building interior (completed in September 2025). The SSDS layout is shown in Figure 4.

During the inspection, vacuum and air flow rate readings were recorded at each SSDS manifold leg, and induced vacuum readings were collected from each of the SSDS monitoring points to confirm that the SSDS is operating as designed, and based on the collected readings, it was confirmed that the system was operating as designed. The inspection logs are included in Attachment A.

Scheduled Activities

In the PRR (currently under review) submitted to NYSDEC, AKRF requested reduction of SVES monitoring frequency to every six months instead of quarterly monitoring. Based on the request, AKRF plans to conduct the next SVES inspection in December, 2026. As stated in the revised NYSDEC-approved January 2024 SMP, SSDS inspection frequency will be reduced to annually after the first year; therefore, the next SSDS inspection will be conducted in Q2 2027. The next round of extracted vapor sampling from the SVES is expected in December 2026 (or sooner, if required).

If you have any questions regarding the information presented herein, please contact Ashutosh Sharma at (646) 388-9865 or asharma@akrf.com.

Sincerely,
AKRF, Inc.



Ashutosh Sharma
Vice President



Axel Schwendt
Vice President

Attachments:

Figure 1	Site Location
Figure 2	BCP Site Plan and Sample Location Plan
Figure 3	SVES Layout Plan
Figure 4	SSDS Layout Plan

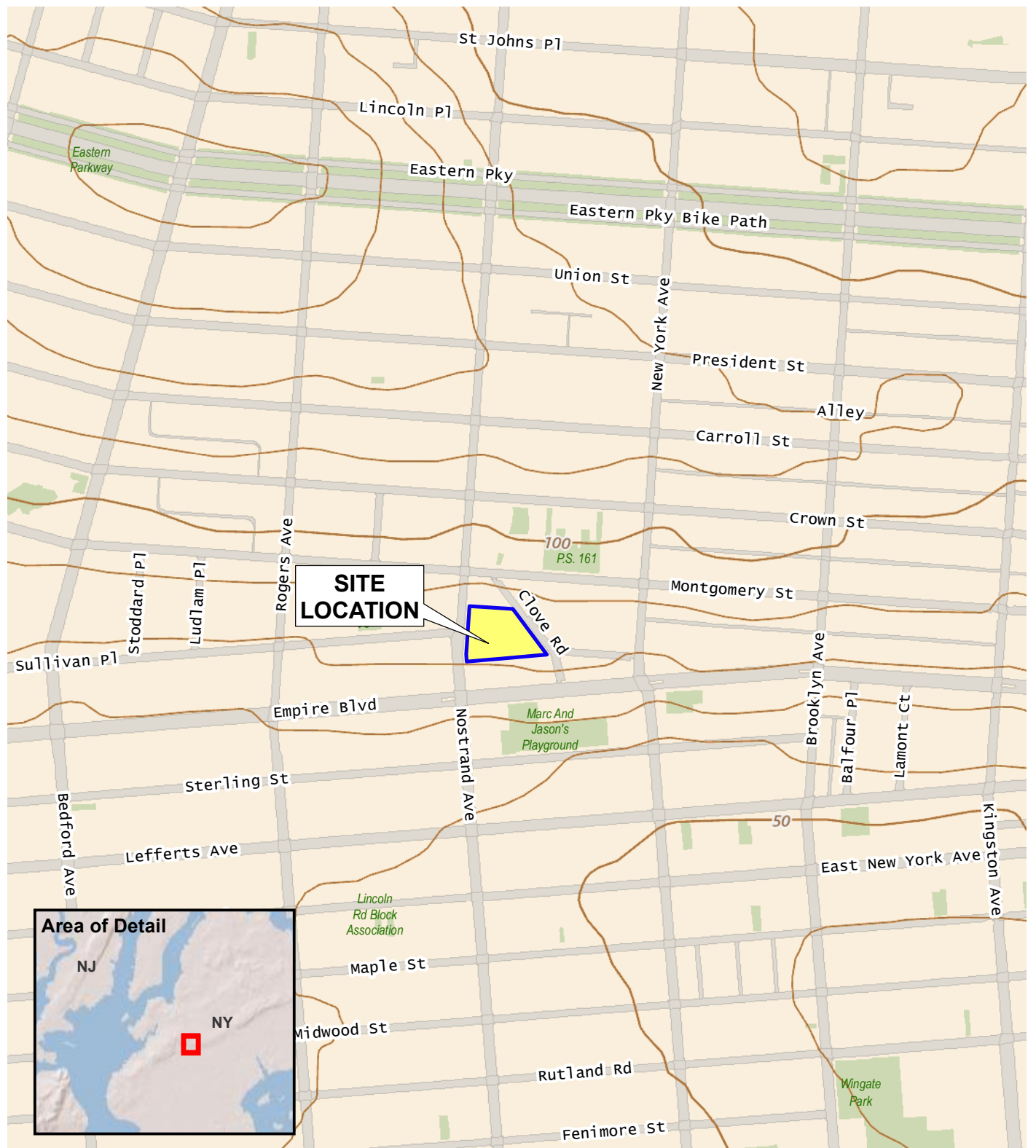
Attachment A SVES and SSDS Inspection Logs

cc (electronic copy only):

Cris-Sandra Maycock– NYSDEC
Sally Rushford – NYSDOH
Berke Kalemoglu – Nostrand Green LLC
Rebecca Kinal – AKRF

FIGURES

© 2023 AKRF. W:\Projects\210225 - 975 Nostrand Avenue\Technical\GIS and Graphics\SAR\210225 Figure 1 Site Location map.mxd 11/2/2022 10:32:53 AM iszalus



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

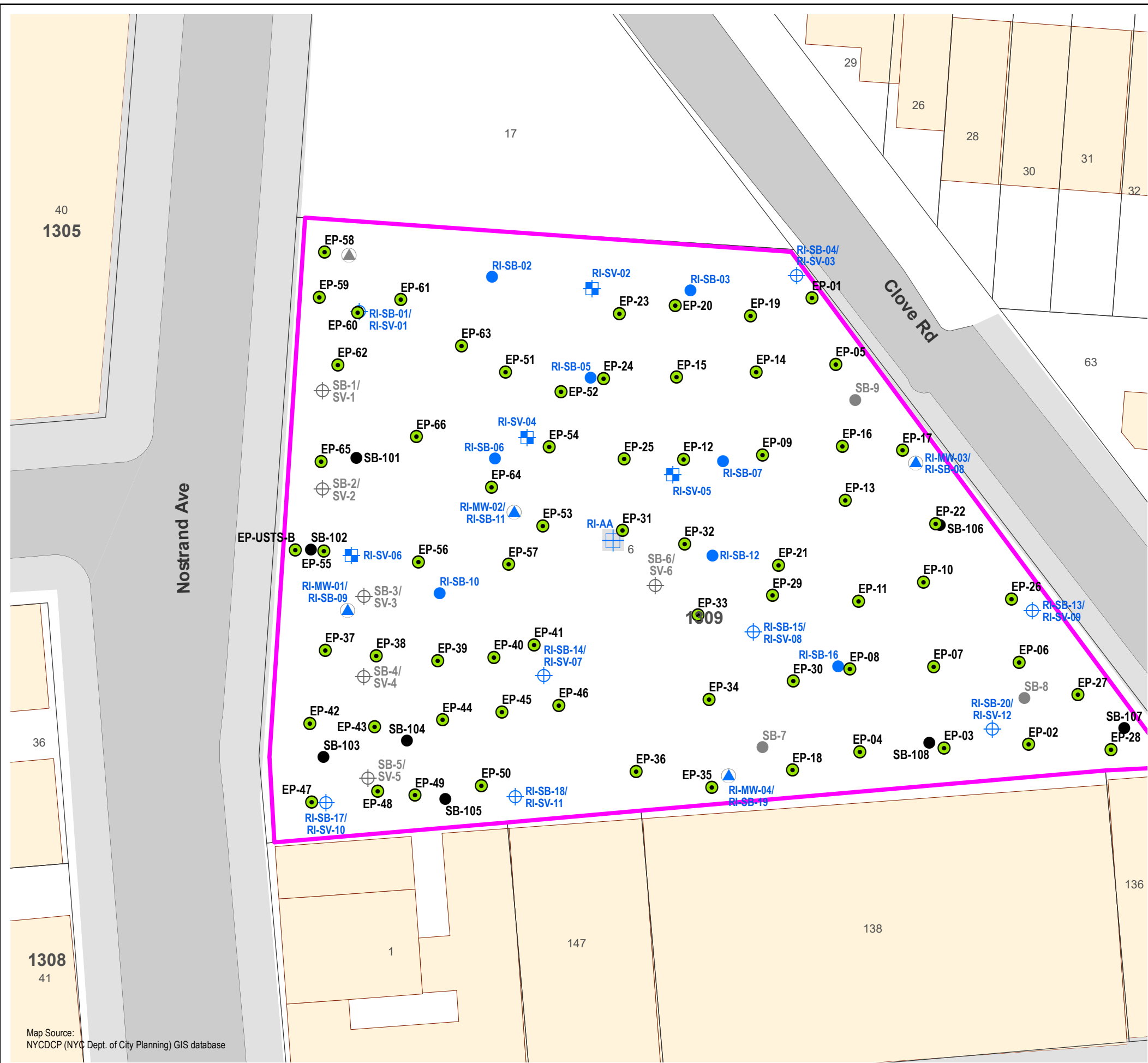


440 Park Avenue South, New York, NY 10016

975 Nostrand Avenue
Brooklyn, New York

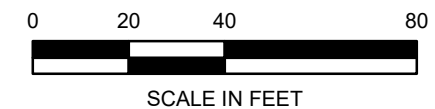
SITE LOCATION

DATE
8/23/2023
PROJECT NO.
210225
FIGURE
1



LEGEND

-  BCP SITE BOUNDARY
 -  LOT BOUNDARY
 - 1309** BLOCK NUMBER
 -  BUILDING
 -  EXISTING MONITORING WELL
 -  PREVIOUS SOIL BORING (EBI CONSULTING, 2020)
 -  PREVIOUS SOIL BORING/SOIL VAPOR POINT (EBI CONSULTING, 2020)
 -  SOIL BORING LOCATION (AKRF, 2021)
 -  RI SOIL BORINGS
 -  RI SOIL BORING/MONITORING WELL
 -  RI SOIL BORING/SOIL VAPOR POINT
 -  RI SOIL VAPOR POINT
 -  RI AMBIENT AIR SAMPLING LOCATION
 -  ENDPOINT SAMPLE LOCATION



975 Nostrand Avenue
Brooklyn, New York

975 Nostrand Avenue
Brooklyn, New York

BCP SITE PLAN AND SAMPLE LOCATION PLAN

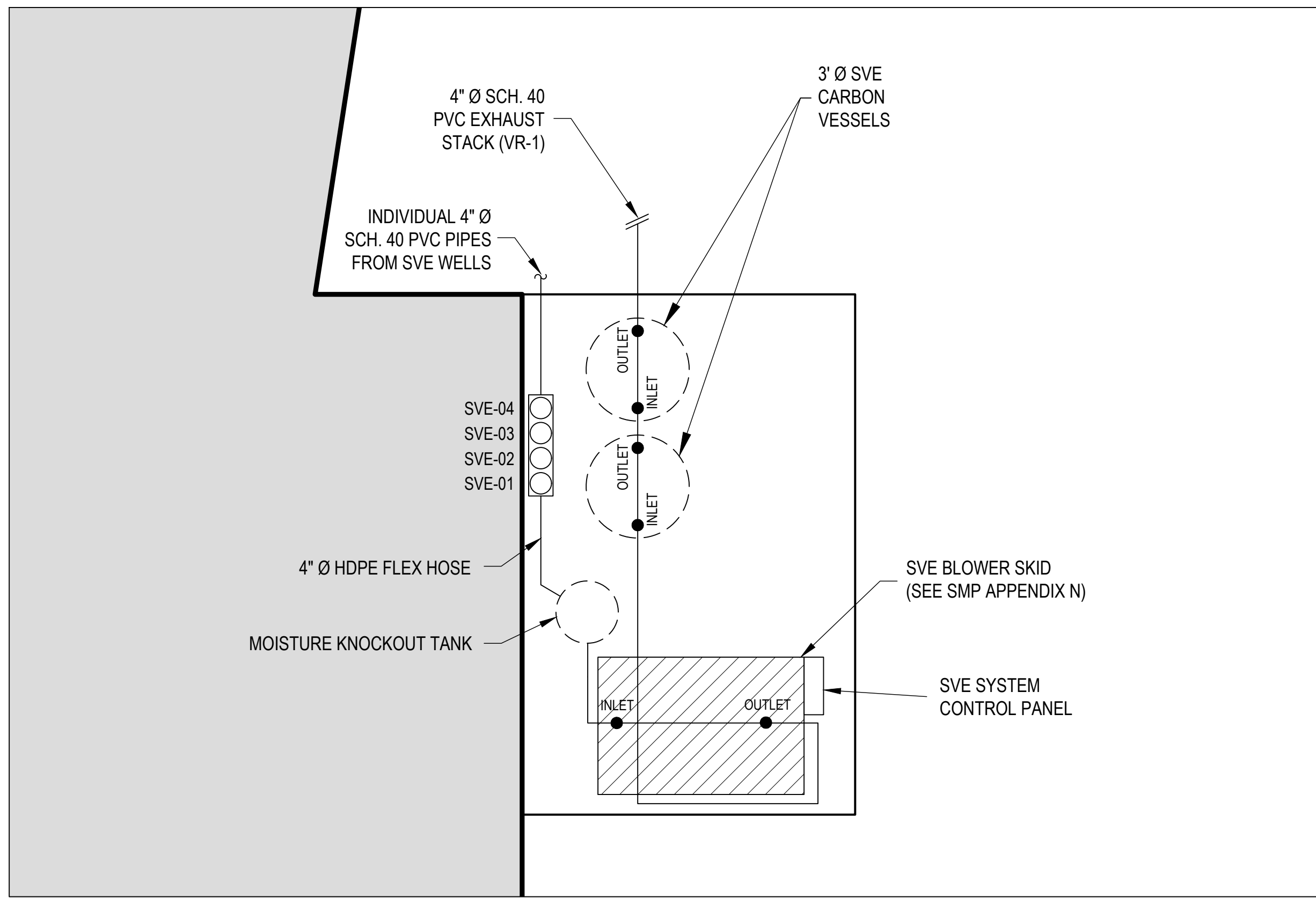
QAKRF
440 Park Avenue South, New York, NY 10016

DATE
11/22/2023
PROJECT NO.
210225
FIGURE
2



SEE DETAIL 2 ON AB-4

TO SVE BLOWER (SEE
DETAIL 2 ON FIG 3



1
FIG 3 SOIL VAPOR EXTRACTION SYSTEM AS- BUILT LAYOUT

NOTE: PIPE SPACING NOT TO SCALE

SVE VAPOR MONITORING POINT LOCATIONS		
ID	COLUMN LOCATION	ROOM
SVMP-01	144	GARAGE (SOUTH)
SVMP-02	143	RETAIL STORAGE
SVMP-03	153	GAS ROOM

LEGEND

- ABOVEGROUND SOLID 4" Ø SCHEDULE 40 PVC PIPE FROM SVE WELLS
- SOIL VAPOR EXTRACTION (SVE) WELL (SEE AB-3)
- SVE VAPOR MONITORING POINT (SEE AB-3)

SVE-01
SVMP-1

2
FIG 3 SVE EQUIPMENT AREA

NOTE: PIPE SIZE AND SPACING NOT TO SCALE

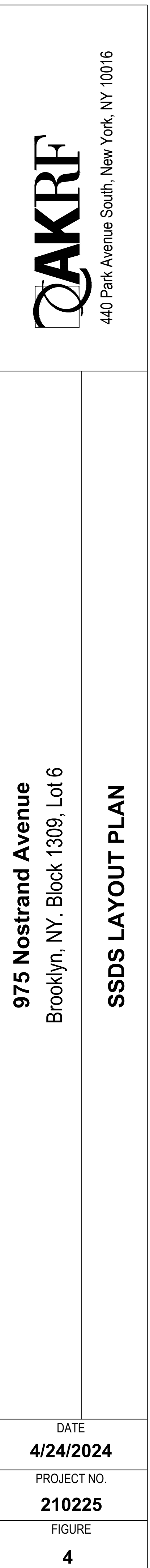
975 Nostrand Avenue
Brooklyn, NY. Block 1309, Lot 6

SVES LAYOUT PLAN

akrf

440 Park Avenue South, New York, NY 10016

DATE
5/27/2025
PROJECT NO.
210225
FIGURE
3



ATTACHMENT A
SVES AND SSDS INSPECTION LOG

SVE INSPECTION LOG MONTHLY SOIL VAPOR EXTRACTION SYSTEM INSPECTION 975 Nostrand Avenue, Brooklyn, NY				
Inspector Name: T. Larigan			Date: 4/13/2026	
Time IN: 09:00			Time OUT: 13:30	
GENERAL				
Weather: Partly Cloudy		Temperature: 70 F		Barometric Pressure: 30.15 Equipment Room Temperature: ~70
When was the last rain event? 4/2/2026				
Is the SVE blower currently operating? Yes / No (circle one) If no, ALERT PROJECT MANAGER and please list reason/alarm condition:				
What is the VFD setting? 42.5 Hz If under 30 Hz, ALERT PROJECT MANAGER:				
Is condensate in the knockout tank gauge below the low-high float sensor? Yes / No (circle one) If no, ALERT PROJECT MANAGER and manually drain knockout tank				
Is transfer pump working? Yes / No (circle one) If no, ALERT PROJECT MANAGER.				
Is 50-gallon drum full? Yes / No (circle one) If yes, acknowledge alarm on panel and ALERT PROJECT MANAGER.				
Any evidence of system tampering, vandalism or damage? Yes / No (circle one) If yes, ALERT PROJECT MANAGER and please note findings:				
Any evidence of system tampering, vandalism or damage to the exhaust stack? Yes / No (circle one) If yes, ALERT PROJECT MANAGER and please note findings:				
Notes: This SVE Inspection Log should be completed along with the sampling log for each sampling event. PID - Photoionization Detector; ppm - parts per million; NA - Not applicable; GAC - Granular Activated Carbon				
Comments:				
Emergency Contact Information				
	Name	Title	Contact Number	
	Ashutosh Sharma	AKRF Project Manager	646-388-9865 (office)	
	Joseph Kohl Riggs	Owner's Representative	718-473-9663 (office)	

SVE INSPECTION LOG MONTHLY SOIL VAPOR EXTRACTION SYSTEM INSPECTION 975 Nostrand Avenue, Brooklyn, NY				
SVE Operation CALL PROJECT MANAGER IF READING OUTSIDE ACCEPTABLE/TYPICAL RANGE (IN GRAY)				
Pre-Blower Inlet Temperature (°F): 40-80°F		Post-Blower Outlet Temperature (°F): 70-110°F		Knockout Tank Vacuum (Inches of water column): 0-90 inH2O
65		102		12
Pre-filter Vacuum (Inches of water column): 0-90 inH2O		Post-filter Vacuum (Inches of water column): 0-90 inH2O		Post-Blower Pressure (Inches of water column): 0-90 inH2O
9		12		36.5
GAC Influent PID (ppm):		GAC Intermediate PID (ppm): Less than GAC Influent PID		GAC Effluent PID (ppm): 0 ppm
4.3		ND		ND
Monitoring Location	Vacuum Reading "H2O Between 0 and 90 "H2O	Air Flow Reading "H2O Between 0.000 and 0.050 "H2O	Air Flow Reading CFM	Notes
SVE-01	9	0.01		
SVE-02	8.5	0.06		
SVE-03	8.5	0.04		
SVE-04	8	0.03		
SVMP-01	0.374			
SVMP-02	0.401			
SVMP-03	0.373			

SSDS MONITORING INSPECTION FORM 975 Nostrand Avenue Brooklyn, NY					
Inspector Name: T. Larigan			Date: 4/13/2026		
Time In: 9:00			Time Out: 13:30		
General					
Weather: Partly Cloudy		Temperature: 70 F		Barometric Pressure: 30.15 in Hg	
When was the last rain event? 4/2					
Are the blowers currently operating? Yes / No					
If no, please list reason/alarm condition:					
Any evidence of system tampering, vandalism or damage in the first floor equipment room? - No					
Is air discharging from the exhaust piping to the roof? - Yes					
Any evidence of system tampering, vandalism, or damage to the exhaust stack? - No					
Were all cleanout/sampling port caps securely attached prior to system testing? - Yes					
If no, list location and contact Project Manager/Project Director.					
Is the concrete floor slab overlying all of the SSDS piping runs intact? - Yes					
If no, list location and contact Project Manager/Project Director.					
SSDS Operations					
Monitoring Point (MP) or Riser (R) Identification	Location	Flow Rate ¹ in. H ₂ O	Applied Vacuum ¹ in. H ₂ O	Induced Vacuum ² in. H ₂ O	Notes
MP-1	Garage (north)	NA	NA	0.269	
MP-2	Garage (center-west)	NA	NA	0.338	
MP-3	Garage (center-east)	NA	NA	0.343	
MP-4	Garage (SVE/SSDS room)	NA	NA	0.384	
MP-5	Garage (southeast)	NA	NA	0.341	
MP-6	Water Meter Room	NA	NA	0.433	
MP-7	Hallway	NA	NA	0.342	
MP-8	MDF Room	NA	NA	0.234	
MP-9	Garage	NA	NA	0.349	
MP-10	Garage	NA	NA	NR	not accessible
MP-11	Garage	NA	NA	0.32	
MP-12	Next to GMR	NA	NA	0.297	
MP-13	Next to Stair C	NA	NA	0.325	
MP-14	Next to Ramp	NA	NA	NR	not accessible

SSDS Operations					
Monitoring Point (MP) or Riser (R) Identification	Location	Flow Rate ¹ in. H ₂ O	Applied Vacuum ¹ in. H ₂ O	Induced Vacuum ² in. H ₂ O	Notes
R-1	SSDS/SVE Room (Southwest)	3	0.03	NA	
R-2	SSDS/SVE Room (Southwest)	2	0.03	NA	
R-3	SSDS/SVE Room (Southwest)	1.5	0.02	NA	
R-4	SSDS/SVE Room (Southwest)	3	0.03	NA	
R-5	SSDS/SVE Room (Southwest)	2.5	0.01	NA	
R-6	SSDS/SVE Room (Southwest)	2	0.02	NA	
R-7	SSDS/SVE Room (Southwest)	2	0.0	NA	
R-8	SSDS/SVE Room (Southwest)	1	0.02	NA	
R-9	SSDS/SVE Room (Southwest)	3	0.02	NA	
R-10	SSDS Room (East)	3	0.04	NA	
R-11	SSDS Room (East)	2	0.06	NA	
R-12	SSDS Room (East)	3	0.03	NA	
R-13	SSDS Room (East)	2.5	0.04	NA	
R-14	SSDS Room (East)	2	0.04	NA	
R-15	SSDS Room (East)	2.5	0.04	NA	
Comments: Combined applied vacuum on VR-1 riser= 1.4; VR-2 riser= 3; VR-3 riser= 2; VR-4 riser= 0.82 Vacuum readings: SF-2= 0.513 , SF-3= 0.688 , SF-4 inaccessible due to utility piping obstructing access.					
Notes: 1. Normal system flow rates range from 40 to 100 cfm. Applied vacuum readings range from 1 to 15 in. H ₂ O. System readings will be obtained from each riser leg (R-1 through R-5). 2. Normal system induced vacuum readings should be a minimum of 0.004 in. H ₂ O. System readings will be obtained from each monitoring point (MP-1 through MP-14). 3. If observations are confirmed to be outside of this range, inform emergency contacts below and prepare corrective action plan, if necessary. in. of H ₂ O - inches of water cfm - cubic feet per minute NA - not applicable					