PERIODIC REVIEW REPORT

For the Property Located at
West 19th Street Development Site, New York, NY

Prepared for
HTRF Ventures, LLC
555 West 18th Street
New York, NY 10011

Prepared by
integral engineering p.c.
31 West 34th Street
Suite 7196
New York, NY 10001

March 13, 2025

CONTENTS

LIST OF FIGURES

ACRONYMS AND ABBREVIATIONS

AC	air conditioning
ACRIS	Automated City Register Information System
BBL	Blasland, Bouck and Lee, Inc.
COC	Certificate of Completion
IAC	HTRF Ventures, LLC, and IAC, Inc., and its affiliates
Integral	Integral Engineering, P.C.
NYSDEC	New York State Department of Environmental Conservation
OMP	Operations and Maintenance Plan
PRR	Periodic Review Report
SMP	Site Management Plan

1 INTRODUCTION

The Site, 80 Eleventh Avenue (Block 690, Lot 12, and Block 690, Lot 54; *aka* 555 W 18th Street), is one of numerous parcels that constitute the former West 18th Street Gas Works Site, a former manufactured gas plant operated by predecessors of Consolidated Edison Company of New York. Historical operations of the former plant impacted subsurface soil, groundwater, and soil vapor conditions on the Site.

The Site was redeveloped with a modern 10-story office building and was concurrently remediated circa 2008. Remediation was conducted pursuant to a Brownfield Cleanup Agreement, Index No. W2-1012-04-07, between the volunteers (multiple entities) and the New York State Department of Environmental Conservation (NYSDEC). In August 2006, Remedial Engineering, P.C., submitted a Final Engineering Report to NYSDEC that presented the results of environmental remediation as required by NYSDEC. On August 31, 2006, NYSDEC issued a Certificate of Completion approving the completion of the active remediation outlined in the Site Brownfield Cleanup Agreement.

On December 28, 2022, Responsive Realty LLC conveyed title to eleven of its affiliates as tenants in common. On April 4, 2023, the eleven affiliates of Responsive Realty LLC conveyed title to the Remedial Party, HTRF Ventures, LLC. A Change of Use Notification was submitted to NYSDEC on March 7, 2023, regarding the planned transfer of title and on April 11, 2023 a letter was sent to the Department confirming that title transfer to HTRF Ventures, LLC and confirming that HTRF Ventures, LLC is now the remedial party. Because HTRF Ventures, LLC, is the recipient of a Certificate of Completion (COC), no transfer of COC was needed in connection with the transfer of title.

The institutional controls and engineering controls that are part of the Site remedy are summarized below.

1.1 INSTITUTIONAL CONTROLS

An environmental easement was recorded for the Site on August 2, 2006. The environmental easement imposes Site use restrictions, requires monitoring and maintenance of the engineering controls, and prohibits any modification or removal of the engineering controls without prior notification and/or approval of NYSDEC.

1.2 ENGINEERING CONTROLS

The Site remedy includes two engineering controls.

- Subsurface barriers, consisting of:
  - A barrier layer (comprising a mud slab, waterproof/vapor barrier membrane, structural concrete slab, and foundation walls)
  - Site perimeter watertight sheeting and grouting.
- Continuous venting of the garage sublevel of the building with an active mechanical venting system.

The Site perimeter watertight sheeting and grouting are located beneath the building foundation and are, therefore, presumed to be in place and functional.

1.3 HISTORICAL EFFECTIVENESS OF REMEDIAL PROGRAM

The Site Management Plan (SMP) prepared by Turner Construction Company and dated July 18, 2006, outlines the inspection and the operation and maintenance activities for the barrier layer and the venting system. Following initial occupancy (January 2008), HTRF Ventures, LLC (an affiliate of IAC, Inc.)[1] implemented the monitoring plan and the Operations and Maintenance Plan (OMP) contained within the SMP. The institutional and engineering controls have been certified and approved annually between 2007 and 2024. The most recent certification was submitted to NYSDEC on March 12, 2024.

The Site remediation, with the exception of the ongoing monitoring and the operations and maintenance, has been completed. Each annual certification, including the certification for 2025 discussed herein, has demonstrated that the remedy continues to be effective in achieving the remedial objective for the Site: the protection of human health and the environment.

1.4 REPORTING PERIOD COMPLIANCE

No areas of noncompliance relative to the SMP were identified during the reporting period.

1.5 RECOMMENDATIONS SUMMARY

NYSDEC has requested a revised SMP in December 2024 due to updates to DER-10 and DER-31. A draft of the new SMP will be submitted to NYSDEC for review after the due date of this PRR, so no changes or updates will affect this current certification. The new SMP will be used as guidance for the next annual PRR. Changes to the frequency for submittal of Periodic Review Reports (PRRs) or for discontinued Site management are not recommended at this time.

[1] *fka* IAC/InterActiveCorp. HTRF Ventures, LLC, and IAC, Inc., and its affiliates are collectively referred to in this report as "IAC."

2 SITE OVERVIEW

2.1 SITE LOCATION

The Site is located in the West Chelsea neighborhood of Manhattan, between West 18th and West 19th streets and Tenth and Eleventh avenues. The Hudson River is approximately 200 ft to the west. The area around the Site contains a mix of commercial and residential establishments. High-rise residential buildings are located on blocks immediately to the north, east, and south of the Site. Chelsea Piers recreational facility is located immediately adjacent to the west, across the West Side Highway (NY Route 9A).

Prior to remediation, the Site consisted of a two-story brick structure (demolished prior to the start of remediation) that served as a mid- to long-term parking garage and a small vacant lot in the southwestern part of the property. Remedial investigations were performed in 2002 and 2003 by Blasland, Bouck and Lee, Inc. (BBL). Soil, groundwater, and soil vapor were found to be contaminated primarily with volatile and semivolatile compounds.

2.2 REMEDIATION CHRONOLOGY

The Remedial Action Work Plan prepared by BBL was developed to achieve several remedial goals, including the removal of impacted soil to a depth of 15 ft, limiting the migration of subsurface contaminants on and off the Site, and preventing the exposure of future Site occupants to impacted soil, groundwater, or soil vapor.

In 2005, foundation piles were installed, and excavation of impacted soil commenced. Across the Site, the excavation depth varied from 12 to 25 ft. A subsurface perimeter barrier wall was installed to contain residual contamination left onsite. As part of the foundation construction design, a barrier layer was installed to prevent the potential intrusion into the building of volatile organic vapors and groundwater impacted with residual contamination. Once the foundation was completed, a basement-level mechanical venting system was installed to prevent vapors from accumulating in the unlikely event of a vapor barrier breach. NYSDEC issued a COC on August 31, 2006.

No changes to the selected remedy or the Site have occurred since remedy selection.

3 PREVIOUS EVALUATIONS OF REMEDY EFFECTIVENESS

IAC has completed 18 certifications (2007–2024) for the institutional and engineering controls at the Site, which have been approved by NYSDEC. Each year, the inspection of the venting system has demonstrated that the system continues to function as designed, and the initial inspection of the barrier layer generally has identified cracks, staining, efflorescence, or observations of water that typically require repair. Each year, as necessary, repairs have been made to the barrier layer system and reinspection has demonstrated that the barrier layer continues to function as designed. At the completion of the inspection/repair process, a certification has been made to NYSDEC that the engineering controls continue to function as designed and the remedy remains protective of public health and the environment.

4 INSTITUTIONAL AND ENGINEERING CONTROL PLAN COMPLIANCE REPORT

This section discusses compliance with the institutional and engineering control requirements and the certification of those controls.

4.1 INSTITUTIONAL CONTROL REQUIREMENTS AND COMPLIANCE

The institutional control for the Site is an environmental easement that:

1. Designates the Site for commercial and/or industrial use only (no residential use)
2. Requires monitoring and maintenance of the engineering controls developed for the Site
3. Grants NYSDEC uncontrolled access to the Site
4. Stipulates that any disturbance or alteration to the barrier layer may occur only after notification to and/or approval from NYSDEC
5. Requires annual certification of the engineering controls.

The SMP further restricts the use of groundwater at the Site without proper treatment or permission from NYSDEC.

A review of New York City's Automated City Register Information System (ACRIS) indicates that, as of February 11, 2025, the easement remains in place. No changes or legal amendments have been made to the easement filing.

4.2 ENGINEERING CONTROL REQUIREMENTS AND COMPLIANCE

The Site remedy includes two engineering controls.

- Subsurface barriers, consisting of:
  - A barrier layer (comprising a mud slab, waterproof/vapor barrier membrane, structural concrete slab, and foundation walls)
  - Site perimeter watertight sheeting.
- Continuous venting of the garage sublevel of the building with an active mechanical venting system.

The Site perimeter watertight sheeting is located beneath the building foundation and is, therefore, presumed to be in place and functional. The SMP does not provide a monitoring plan for this engineering control.

4.2.1 Barrier Layer

As part of the 2025 certification process, a representative of Integral Engineering, P.C. (Integral), visited the Site on January 24, 2025, to inspect the perimeter foundation walls and the foundation slab. Integral did not observe any evidence of water infiltration in the basement foundation walls. As a result, Integral does not recommend any grout injection repairs this year. Locations of grout injection repairs from previous years can be seen in Figure 1.

4.2.2 Venting System

As part of the 2025 certification process, Integral staff collected measurements, during the Site visit on January 24, 2025, from the venting system to evaluate whether the fans meet design air flows consistent with the requirements of the SMP. While individual fans were operating at as low as 76 percent of individual design flow, others were operating above the design flow such that the total flow of all fans was 99.7% of the total design flow. Integral considers this to be within an acceptable margin and consistent with the objectives of the SMP. Therefore, Integral found the system to be operating consistent with design criteria.

The airflow measurement data sheets are included in Appendix A.

5 MONITORING PLAN COMPLIANCE AND OMP COMPLIANCE

The OMP was developed to provide procedures to operate and maintain institutional and engineering controls on the Site. The OMP includes a detailed protocol to be followed in the event that compliance issues are noted in connection with the environmental easement during annual evaluation of the institutional controls, in addition to repair procedures for the engineering controls that are part of the Site remedy. The necessity of repairs is determined through evaluation of Site information gathered in accordance with the monitoring plan. These operation and maintenance actions confirm that the Site remedy continues to be effective for the protection of public health and the environment through continued implementation of the institutional and engineering controls.

5.1 BARRIER LAYER

IAC instructs its engineering/management team to perform preventive maintenance of the barrier layer. The team has been instructed to monitor daily activities that have the potential to compromise the integrity of the barrier layer. Examples of such activities include, but are not limited to:

1. Movement or storage of heavy objects with the potential to affect the integrity of the barrier layer
2. Installation of floor drains, elevator pits, or other building features that may compromise the barrier layer
3. Spilled liquid or chemicals in direct contact with the barrier layer
4. Activities (e.g., foundation construction) at adjacent properties.

The engineering/management team has been instructed to look for and report to the building manager any actions or conditions that have the potential to compromise the intended remedial function of the barrier layer. The building manager will immediately contact a qualified professional to determine if these activities have impacted the integrity of the barrier layer and if the barrier layer requires repair.

5.2 VENTING SYSTEM

The OMP requires that the venting system be maintained and operated in accordance with its manufacturer's specifications. IAC has instructed its engineering/management team to be aware of the operating standards of the venting system and to make observations that may

indicate that the system is not in compliance with its operational standards. These observations include, but are not limited to:

1. Persistent odors or exhaust in the cellar of the building
2. Fans that are not operational.

The engineering/management team has been instructed to look for and report any actions or conditions that have the potential to compromise the intended function of the venting system to the building manager. The building manager will immediately contact the qualified professional to determine if these activities have impacted the function of the venting system and if the venting system requires repair. As necessary, preventive maintenance (e.g., replacing filters, cleaning lines) repairs and/or adjustments will be made to ensure the system's continued effectiveness.

The IAC Building Engineer stated that IAC has increased the filter replacement schedule for the GSF-C-1 intake vents from biannually to quarterly in order to better match the intake and exhaust of the basement air handling system and be able to run them at higher airflow. The filters were changed the morning of January 24, 2025, before Integral's evaluation. The new filters can be seen in the photo log (Appendix B).

5.3 SUMMARY OF OPERATIONS AND MAINTENANCE COMPLETED

Monitoring consistent with the protocol described in Section 5.1 was performed by the building engineering/management team during the reporting period.

5.4 CONCLUSIONS/RECOMMENDATIONS FOR MONITORING PLAN COMPLIANCE

Based on discussions with building personnel, IAC is meeting the requirements of the monitoring plan.

6 BARRIER LAYER INSPECTION

As part of the 2025 certification process, Integral staff visited the Site on January 24, 2025, and inspected the perimeter foundation walls and the foundation slab.

At the time of the visit, the below-grade level of the building was being used for parking, storage, and mechanical equipment. The building was occupied at the time of the inspection, and cars were parked in the garage portion of the below-grade level. Integral observed the unobstructed concrete floor slab and foundation walls for visible cracks and evidence of water infiltration, and looked for areas of stain growth, sediment deposits, and efflorescence buildup. A photo log of the inspection is included as Appendix B.

6.1 FOUNDATION SLAB OBSERVATIONS

A traffic-bearing waterproofing coating is applied to the foundation slab in the parking portion of the below-grade level, as well as in the mechanical and storage rooms along the north and east perimeter walls. This coating prevents one from determining whether there are small-width (hairline) cracks in the concrete slab on grade. However, Integral did not observe cracks through the coating or pockets of water trapped under the traffic-bearing waterproofing coating.

Minor cracking, consistent with observations from previous inspections, was noted in the floor paint underneath the central stairs in the north hallway due to grout injection in a nearby wall. Cracking was noted in the floor paint in the Switch Gear Room and the building manager believes this was due to installation of new large pieces of equipment which were dragged on the floor. No cracks in the concrete slab underneath the floor paint was noted. Integral believes the cracking is surficial damage and is not causing any vapor intrusion.

Traffic-bearing waterproofing coating is not applied in the storage rooms along the west foundation wall, and the floors in these rooms showed no evidence of water infiltration during this reporting period.

6.2 FOUNDATION WALL OBSERVATIONS

The foundation wall is a cast-in-place, reinforced concrete wall that encloses the entire perimeter of the below-grade space. The interior of the wall is typically painted with white or gray paint. In locations where the slab on grade has a traffic-bearing waterproofing coating, the coating extends vertically up the wall for 4 to 6 in. There are also several penetrations through the north foundation wall where underground utilities enter the building.

Integral observed historical evidence of staining or efflorescence (but not active water infiltration) at various locations along the perimeter foundation wall. See Figure 1 for the locations of these past observations.

6.3 DISCUSSION AND RECOMMENDATIONS

Integral's discussion and recommendations for repairs to the barrier-layer system, as part of the OMP, are below.

6.3.1 Observations of 2024 Repairs

In February 2024, one location with evidence of water infiltration was repaired with hydro active grout injection, in accordance with Appendix A to the OMP. Integral observed this location during the 2025 visit and found that it remained effective in terms of preventing water infiltration.

6.3.2 Foundation Slab Recommendations

Consistent with previous years' findings, the pattern and size of the small-width cracks in the concrete topping slab inside of the storage rooms are typical for concrete shrinkage cracks. These cracks result from the loss of moisture from the surface of the concrete during curing, are typically shallow, and would not allow water to penetrate through the slab. Therefore, Integral believes that they do not represent a breach or significant damage to the barrier-layer system. The isolated growth of the cracks may be attributed to environmental factors, such as temperature and humidity. Integral recommends continued as-needed grout injection, in accordance with Appendix A to the OMP, with no additional remedial action at this time to address the minor, typical concrete shrinkage cracks.

6.3.3 Foundation Wall Recommendations

Upon completion of the January 2025 visit, Integral did not recommend any grout injection repairs. There was no evidence of water infiltration during the inspection.

7 CERTIFICATION OF INSTITUTIONAL AND ENGINEERING CONTROLS

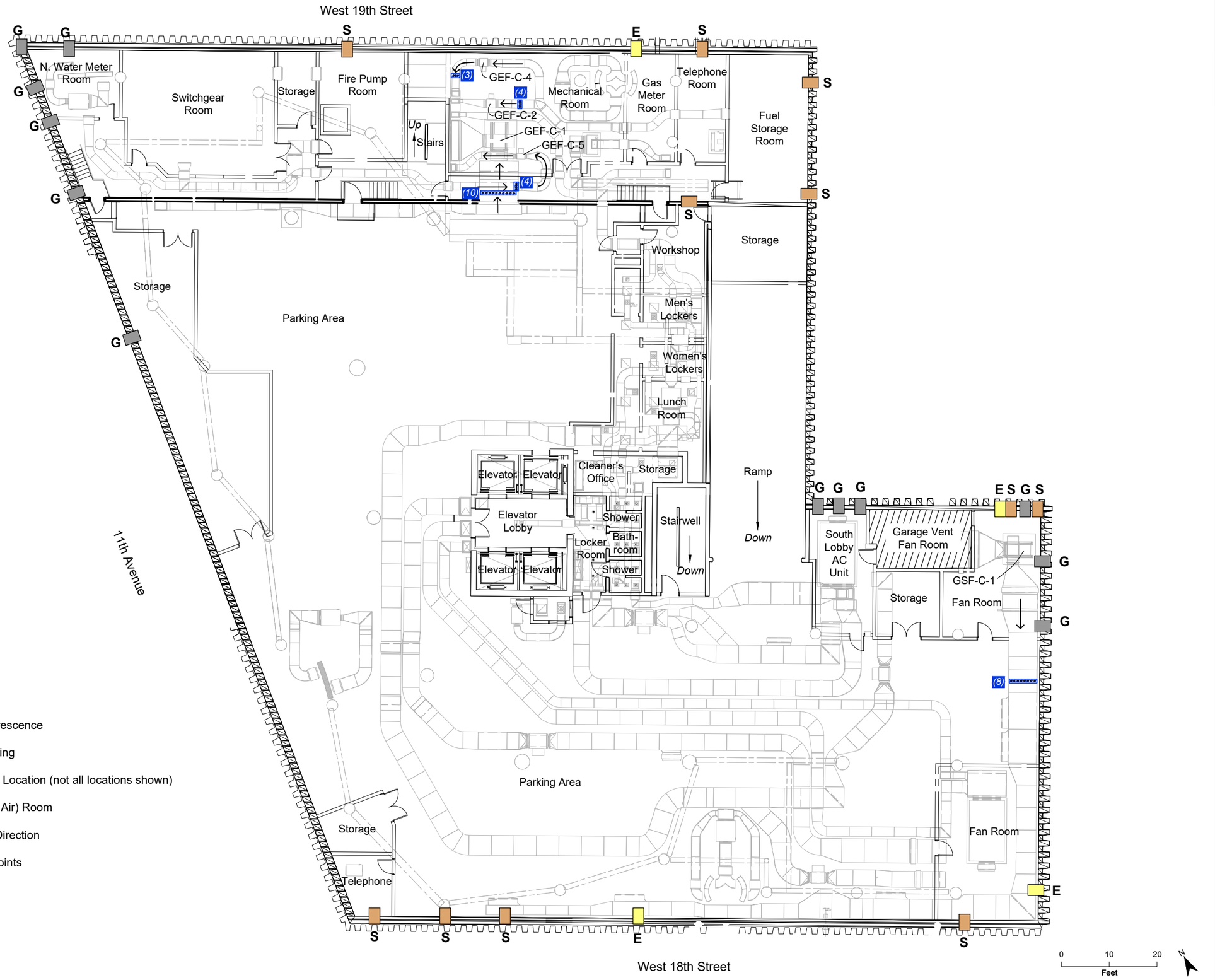
Integral has concluded that the barrier layer and venting systems continue to function as designed. Review of ACRIS has confirmed that the environmental easement remains in place. As such, Integral concludes that the remedy continues to be protective of human health and the environment. The institutional and engineering controls have been certified in the Institutional and Engineering Controls Certification Form (Appendix C).

8 OVERALL PRR CONCLUSIONS AND RECOMMENDATIONS

The requirements of the SMP were met during the reporting period. As part of the 2025 annual certification process, both the institutional and engineering controls for the Site have been documented to be currently in place and functional as designed.

Integral concludes that the remedy continues to be protective of human health and the environment. We do not recommend changing the frequency of the submittal of PRRs at this time.

Patrick S. McGuire, E.I.T. (908.797.6103, pmcguire@integral-corp.com) or Jeff Marsh, P.E. (315.651.2020, jmarsh@integral-corp.com) of Integral are available to answer questions regarding this PRR.



REV	DATE	DESCRIPTION	APP

integral engineering p.c.
31 W 34th AVENUE, SUITE 7196
NEW YORK, NY 10001
www.integral-corp.com

IAC/InterActiveCorp

PERIODIC REVIEW REPORT IAC BUILDING
550 WEST 18th ST

NEW YORK NY 10011

DRN	DATE
EB	1-30-2025
DES	DATE
CHK	DATE
SCALE	PROJECT NO.
1" = 20'	E014

VAPOR BARRIER OBSERVATIONS

FIGURE

1

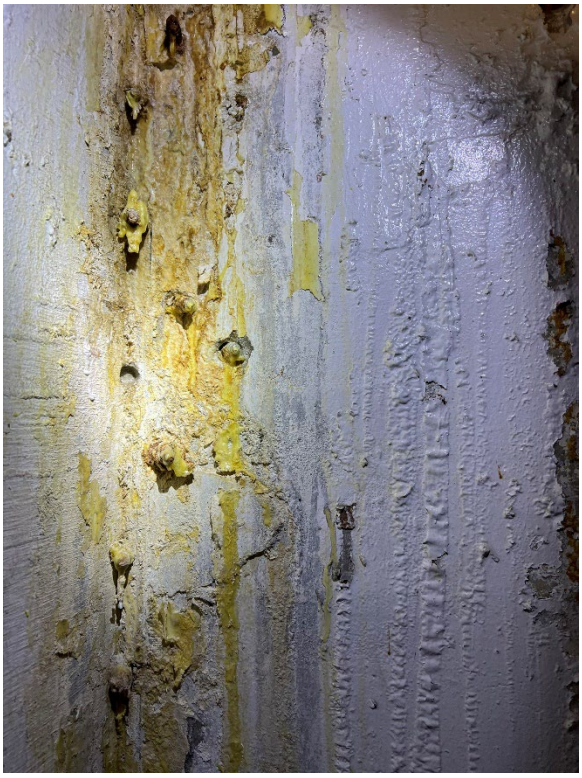
OF **1**

Summary

Project:	IAC Fan Inspection
Engineer:	Patrick McGuire
Date:	January 24, 2025

System	Design Flow	Actual Flow	% of Design
GSF-C-1	26,000 CFM	31,251 CFM	120.2%
GEF-C-1	26,000 CFM	19,735 CFM	75.9%
GEF-C-2	800 CFM	1,598 CFM	199.8%
GEF-C-4	1,000 CFM	1,094 CFM	109.4%
GEF-C-5	800 CFM	731 CFM	91.4%
Total	**54,600 CFM**	**54,409 CFM**	**99.7%**

HTRF Ventures, LLC
Appendix B: Inspection Photos
Site Photographs from January 2025



Photograph 1. Closeup of Previous Grout Injection from 2024 in South Lobby AC Unit Room (January 24, 2025).

Photograph 2. Previous Grout Injection from 2024 in South Lobby AC Unit Room (January 24, 2025).

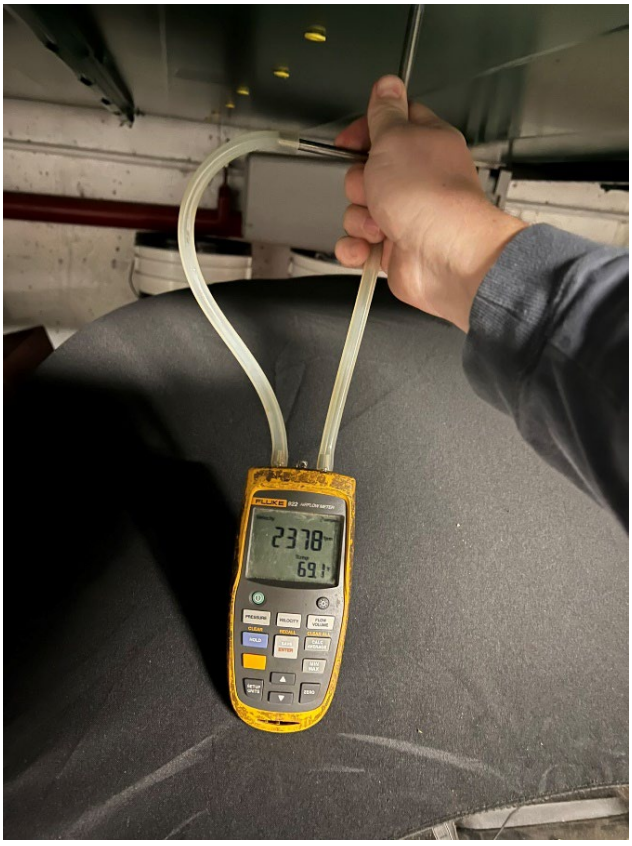
HTRF Ventures, LLC
Appendix B: Inspection Photos
Site Photographs from January 2025

Photograph 3. Outdoor Area above Garage Vent Fan Room Showing Metal Grate Flooring and Vegetation (January 24, 2025).

Photograph 4. GSF-C-1 New Intake Filters (January 24, 2025).

HTRF Ventures, LLC
Appendix B: Inspection Photos
Site Photographs from January 2025

Photograph 5. Used and Replaced GSF-C-1 Air Filters (January 24, 2025).



Photograph 6. Manometer and Pitot Tube Monitoring Equipment Measuring Air Velocity in GSF-C-1 Air Duct (January 24, 2025).

HTRF Ventures, LLC
Appendix B: Inspection Photos
Site Photographs from January 2025

Photograph 7. Cracking in Floor Paint in North Hallway due to Grout Injection in Foundation Wall Above. (January 24, 2025).

Photograph 8. Historical Staining and Previous Grout Injection Locations in South Fan Room (January 24, 2025).

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. **C231017**

Site Name 19th Street Development Site

Site Address: 80 11th Avenue Zip Code: 10011
City/Town: New York
County: New York
Site Acreage: 0.680

Reporting Period: February 11, 2024 to February 11, 2025

	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? 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.

Signature of Owner, Remedial Party or Designated Representative Date

SITE NO. C231017 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
690-12	HTRF Ventures, LLC	
		Landuse Restriction
		Site Management Plan
		Landuse Restriction

An Environmental Easement for the property was filed on July 31, 2006, restricting future use to industrial/commercial, and requiring: 1)monitoring and maintenence of the subsurface barrier, 2)continuous operation of a sub-level ventilation system 3)annual certification.

690-54	HTRF Ventures, LLC	
		Landuse Restriction
		Site Management Plan

An Environmental Easement for the property was filed on July 31, 2006, restricting future use to industrial/commercial, and requiring: 1)monitoring and maintenence of the subsurface barrier, 2)continuous operation of a sub-level ventilation system 3)annual certification.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
690-12	
	Vapor Mitigation
	Subsurface Barriers
	Vapor Mitigation
	Subsurface Barriers
690-54	
	Vapor Mitigation
	Subsurface Barriers

-Subsurface barrier (building foundation).
-Operation of a sub-level ventilation 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 Engineering Control certification;

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

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. C231017

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 Jason Bannister (print name) at 555 W. 19th St., New York, NY 10011 (print business address),

am certifying as Remedial Party (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

3.6.25
Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional 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 Jeff Marsh (print name) at 31 West 34th St, Ste 7196 New York, NY 10001 (print business address),

am certifying as a Qualified Environmental Professional for the Remedial Party (Owner or Remedial Party)

STATE OF NEW YORK
JEFFREY E MARSH
104688
LICENSED PROFESSIONAL ENGINEER

Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification

Stamp (Required for PE)

3/13/25
Date