

**EAST RIVER PLAZA
MANHATTAN, NEW YORK**

**SITE MANAGEMENT PERIODIC REVIEW REPORT
MAY 14, 2021 THROUGH MAY 14, 2024**

NYSDEC BCP Number: C231045

Prepared for:

**Tiago Holdings, LLC
Tiago Parking Holdings, LLC
Tiago Development, LLC
300 Robbins Lane, Syosset, New York**

Prepared by:

FPMgroup

*An **Olgoonik** Company*

**640 JOHNSON AVENUE, SUITE 101
BOHEMIA, NEW YORK 11776**

SEPTEMBER 2024

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LIST OF ACRONYMS

Acronym	Definition
ASP	Analytical Services Protocol
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
CAMP	Community Air Monitoring Program
COC	Certification of Completion
CoC	chain-of-custody
ECs/ICs	Engineering and Institutional Controls
ELAP	Environmental Laboratory Approval Program
FEMA	Federal Emergency Management Agency
FER	Final Engineering Report
FPM	FPM Group, Ltd.
HASP	Health and Safety Plan
MS/MSD	Matrix spike/matrix spike duplicate
MSL	mean sea level
NYCDEP	New York City Department of Environmental Protection
NYCRR	New York Code of Rules and Regulations
NYS	New York State
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
PE	Professional Engineer
PID	Photoionization detector
PRR	Periodic Review Report
QA/QC	Quality Assurance/Quality Control
RCA	Recycled concrete aggregate
SCOs	Site-specific Cleanup Objectives
SMP	Site Management Plan
SoMP	Soil Management Plan
SPDES	State Pollutant Discharge Elimination System
SVOCs	semivolatile organic compounds
TAL	Target Analyte List
TCL	Target Compound List
ug/l	micrograms per liter
USEPA	United States Environmental Protection Agency
USGS	United States Geologic Survey
USTs	Underground Storage Tanks
VOCs	volatile organic compounds



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.	C231045		
Site Name East River Plaza			
Site Address: FDR Drive btwn East 116th & East 119th Streets		Zip Code: 10035	
City/Town: New York			
County: New York			
Site Acreage: 4.500			
Reporting Period: May 14, 2021 to May 14, 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?		☒	☐
<i>Please See Attached</i>			
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.			
5. Is the site currently undergoing development?		☐	☒

Box 2	
	YES NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	☒ ☐
7. Are all ICs in place and functioning as designed?	☒ ☐
IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.	
A Corrective Measures Work Plan must be submitted along with this form to address these issues.	
Signature of Owner, Remedial Party or Designated Representative	Date

Box 2A

YES NO

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

☐☒

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid?
(The Qualitative Exposure Assessment must be certified every five years)

☒☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C231045**Box 3****Description of Institutional Controls**

Parcel
1715-22

Owner
Tiago Holdings, LLC

Institutional Control

Ground Water Use Restriction
Building Use Restriction
Site Management Plan

The Controlled Property may be used for commercial use and restricted residential use as long as the following long-term Engineering and Institutional Controls are employed:

- a) all engineering controls must be operated and maintained as specified in the Site Management Plan submitted by Grantor and approved by the Department for the Controlled Property (the "Site Management Plan"). No Engineering and Institutional Controls may be discontinued without a NYSDEC-approved amendment or extinguishment of this Environmental Easement;
- b) Annual inspections of the Controlled Property, certifications of Engineering and Institutional Controls and usage of Controlled Property, and Site Management Reporting to the Department must be conducted in accordance with the NYSDEC-approved Site Management Plan;
- c) groundwater and other environmental or public health monitoring, and reporting of information thus obtained, must be performed in a manner specified in the Site Management Plan;
- d) onsite environmental monitoring devices, including but not limited to, groundwater monitor wells, must be protected and replaced as necessary to ensure continued functioning in the manner specified in the NYSDEC-approved Site Management Plan;
- e) vegetable gardens are prohibited; and
- f) residential habitation will not take place in the basement or first floor and shall only occur above the first floor.

The Controlled Property may not be used for a higher level of use such as unrestricted use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

1716-8

Tiago Holdings, LLC

Site Management Plan

Ground Water Use Restriction
Building Use Restriction

The Controlled Property may be used for commercial use and restricted residential use as long as the following long-term Engineering and Institutional Controls are employed:

- a) all engineering controls must be operated and maintained as specified in the Site Management Plan submitted by Grantor and approved by the Department for the Controlled Property (the "Site Management Plan"). No Engineering and Institutional Controls may be discontinued without a NYSDEC-approved amendment or extinguishment of this Environmental Easement;
- b) Annual inspections of the Controlled Property, certifications of Engineering and Institutional Controls and usage of Controlled Property, and Site Management Reporting to the Department must be conducted in accordance with the NYSDEC-approved Site Management Plan;
- c) groundwater and other environmental or public health monitoring, and reporting of information thus obtained, must be performed in a manner specified in the Site Management Plan;
- d) onsite environmental monitoring devices, including but not limited to, groundwater monitor wells, must be protected and replaced as necessary to ensure continued functioning in the manner specified in the NYSDEC-approved Site Management Plan;
- e) vegetable gardens are prohibited; and
- f) residential habitation will not take place in the basement or first floor and shall only occur above the first floor.

The Controlled Property may not be used for a higher level of use such as unrestricted use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

Box 4

Description of Engineering Controls

Parcel
1715-22

Engineering Control

Subsurface Barriers
Cover System

1716-8

Cover System
Subsurface Barriers

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 complete.

YES NO
☒ ☐

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

- (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO
☒ ☐

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C231045

Box 6

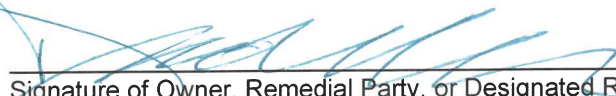
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

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 David Blumenfeld at 300 Robbins Lane, Syosset, New York 11791,
print name print business address

am certifying as Tiago Holdings, LLC (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

June 18, 2024
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 BEN T. CARICORI at 640 JOHNSON AVE, BOHEMIA, NY
print name print business address

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

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

Stamp
(Required for PE)

6/18/24
Date

SECTION 1.0 INTRODUCTION AND SITE OVERVIEW

1.1 INTRODUCTION

This Site Management Periodic Review Report (PRR) was prepared by FPM Group (FPM) to document ongoing site management activities at East River Plaza (Site) conducted between May 14, 2021 and May 14, 2024 under the New York State (NYS) Brownfield Cleanup Program (BCP) administered by New York State Department of Environmental Conservation (NYSDEC). The Site was remediated in accordance with the Brownfield Cleanup Agreement (BCA) Index# W2-1068-05-06, Site No. C231045, issued on June 15, 2005. The remedial activities were documented in the Final Engineering Report (FER) in December 2007 and the Certificate of Completion (COC) was issued on December 28, 2007.

Site management activities have been ongoing in accordance with the Site Management Plan (SMP) since the completion of remedial activities in November/December 2006. A revision of the groundwater monitoring procedures in the SMP was requested by the NYSDEC in 2009 to incorporate the US Environmental Protection Agency (USEPA) low-flow sampling methodology to reduce sample turbidity so as to better evaluate metals concentrations in groundwater. These revised procedures have been used since late 2009. The pertinent portions of the SMP were revised in August 2009 and the NYSDEC approved the revisions in September 2009. The groundwater monitoring program was terminated in 2011, as approved by the NYSDEC in 2011 (June 29, 2011 correspondence). The pertinent portions of the SMP were revised in July 2011 and the NYSDEC approved the revisions in August 2011 (August 18, 2011 correspondence). Site management activities for the reporting period are summarized herein in accordance with guidelines provided by the NYSDEC in an March 26, 2024 correspondence (reminder notice).

NYSDEC correspondence received during the reporting period includes an August 25, 2021 letter accepting the prior PRR and associated certification and the March 26, 2024 reminder notice, copies of which are included in Appendix B.

1.2 PRR EXECUTIVE SUMMARY

The findings in this PRR are summarized as follows:

- The Site was a former wire manufacturing facility. Soil impacted with petroleum and/or metals was present onsite. Limited groundwater impacts were also present.
- Remediation was completed in 2006 and included removal of all soil exceeding Track 4 Site-specific Cleanup Objectives (SCOs).

- Residual soil remained present following remediation and was covered by an approved gravel cover prior to the NYSDEC's issuance of the COC in December 2007. This gravel cover has been replaced by a cover consisting of pavement and/or concrete slabs at the lowest level of the building.
- Engineering and Institutional Controls (ECs/ICs) are present, including a composite cover system, a vapor barrier, and an environmental easement that restricts Site usage to commercial and restricted residential (above the first floor).
- Groundwater monitoring has been performed to evaluate the effectiveness of the remedy. The groundwater monitoring program was terminated in 2011, as approved by the NYSDEC in June 2011. The final groundwater monitoring performed in March 2011 continued to confirm that the remedy has been effective at eliminating Site-related impacts to groundwater quality. The groundwater monitoring well network has been maintained during the reporting period.
- Management of residual materials is governed by the SMP. No residual materials required management during the reporting period as there were no activities that impacted the cover system or vapor barrier.

➤ Effectiveness of Remedial Program

- The remedial program is effective, as evidenced by the continued improvement in downgradient groundwater quality observed in previous groundwater monitoring events.
- The final cover and vapor barrier remained in place throughout the reporting period and are effective at protecting the public from residual soil.

➤ Compliance

- All aspects of the Site are in compliance with the elements of the SMP.

➤ Recommendation

- As groundwater monitoring is no longer required and the monitoring well network is no longer in use it is recommend that the site monitoring wells be properly abandoned in accordance with NYSDEC CP-43 guidance. No other changes are recommended for the currently-approved monitoring, operation, or maintenance activities.

1.3 SITE OVERVIEW

Tiago Holdings, LLC, Tiago Parking Holdings, LLC and Tiago Development, LLC (collectively Tiago) entered into a BCA with the NYSDEC for a 4.5-acre property located in a

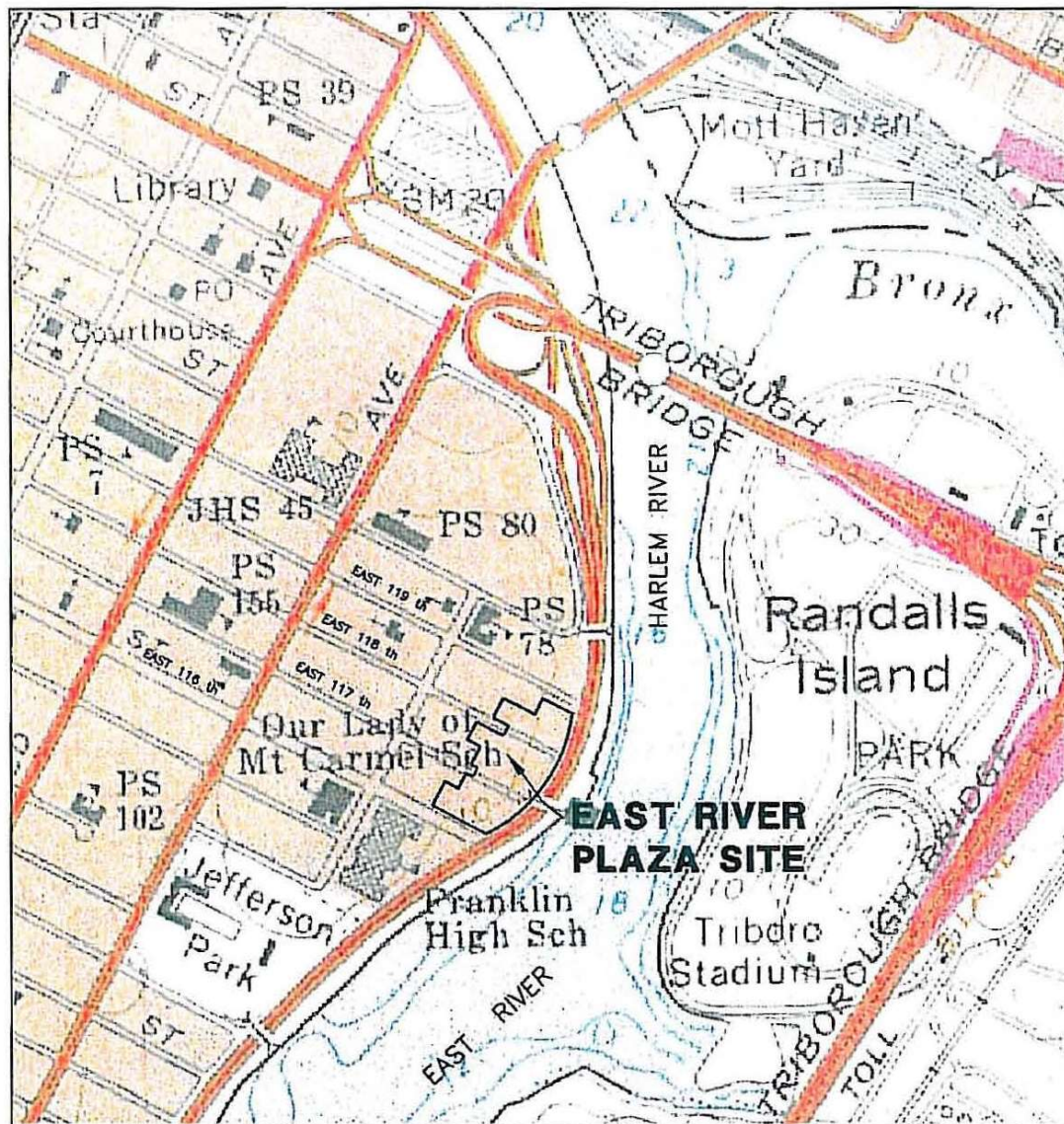
mixed commercial and residential area of East Harlem, Manhattan, New York. This BCA required Tiago to investigate and remediate contaminated media at the Site, which would be performed during redevelopment of the Site for commercial and residential use. A map of the Site location is shown in Figure 1.3.1; the Site boundary is shown overlain on an historic aerial view prior to redevelopment in Figure 1.3.2. The Site boundary is described in detail in the Environmental Easement, a copy of which is included in Appendix A.

The Site was initially developed prior to 1896 and was occupied by the Washburn Wire Company, which engaged in manufacturing of wire up until its closure in the 1980s. The Site was abandoned from the 1980s until remedial activities commenced in 2005. Prior to remediation, the parcels comprising the Site were purchased by Tiago, which is the current owner of the Site and the BCP Volunteer Applicant.

Investigations of the Site showed an area of petroleum-contaminated soil on the east side of the Site associated with former subsurface concrete vaults containing heating oil tanks. Floating product was also formerly present in this area. An area of metal-contaminated soil was identified on the east side of the Site in an area where acid tanks were formerly present. Each of these areas was addressed during the remedial action.

The topographic elevation of the Site, prior to remediation, was generally between 7 and 12 feet above mean sea level (MSL) and had been previously significantly modified from its original grade by placement of fill, presumably in conjunction with historic development. The remedial action removed the majority of the fill, lowering most of the Site to an elevation of approximately one foot above the existing water table. Groundwater at the Site is found at a depth of approximately 10 feet below the pre-redevelopment grade and flows to the southeast, toward the Harlem River.

The Site was remediated in accordance with the September 2005 NYSDEC-approved Remedial Work Plan. The remedial actions included excavation and disposal of soil, placement of a cover over residual soil, installation of a vapor barrier, and groundwater and soil vapor monitoring. Soil removal was conducted to the targeted depth in all areas of the Site. Remedial excavation work was completed on November 14, 2006. Subsequent soil excavation work performed for construction purposes was conducted using NYSDEC-approved soil management procedures.



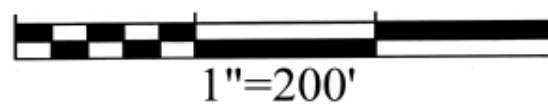
0 800 1600 feet

FPM GROUP

FIGURE 1.3.1 SITE LOCATION

EAST RIVER PLAZA SITE
NEW YORK, N.Y.

Drawn By: H.C. | Checked By: S.D. | Date: 4/28/10



4-16-05

Dewatering was routinely performed at the Site during remediation to allow access to submerged infrastructure to be removed for Site redevelopment. Stormwater accumulations were also removed as necessary. All removed fluids were discharged to the New York City combined sewer system in accordance with a NYCDEP sewer discharge permit.

The post-remediation samples confirmed that the remaining soil does not exceed the Track 4 SCOs. The remaining contaminated soil (residual soil) following remedial work was found generally at or below the water table and was covered by cover materials at the end of remedial activities. The cover materials at that time consisted of at least one foot of cover gravel underlain by a demarcation layer of Mirafi fabric. These cover materials have been replaced by a final cover during the ongoing redevelopment activities, as documented herein. The final cover was completed in 2009.

ECs and ICs have been implemented to protect public health and the environment from residual materials. There are two ECs: (1) a composite cover system consisting of asphalt and/or concrete pavement, concrete building slabs and walls, and/or one foot of gravel meeting the cover requirements in 6 NYCRR Part 375; and (2) vapor barrier materials consisting of a water-tight basement slab and wall sealing system. The composite cover system underwent modification during Site development. This modification included replacement of the cover gravel and Mirafi fabric demarcation layer with the asphalt and/or concrete pavement and concrete building slabs and walls.

A Soil Management Plan (SoMP) is included in the SMP for this Site. No soil management activities occurred during the reporting period as there were no activities beneath the cover system in this period.

The sub-grade portions of the Site building have been provided with a vapor barrier and seal system for waterproofing purposes during the development phase of this project; the vapor barrier was completed in 2009.

ICs are in place so as to implement, maintain, and monitor these ECs. The Site has ICs in the form of Site restrictions. Adherence to these ICs is required under the Environmental Easement, a copy of which is included in Appendix A. The ICs are discussed in detail in Section 2 of this PRR.

1.4 EVALUATION OF REMEDY PERFORMANCE, EFFECTIVENESS AND PROTECTIVENESS

The remedy has been implemented in compliance with the Site-specific Remedial Work Plan and FER and continues to be managed in compliance with the SMP. This remedy continues to perform effectively and protect the public from the remaining residual materials at the Site.

Throughout the reporting period, the complete final cover system of asphalt and/or concrete pavement and concrete slabs and walls was present and in good condition in compliance with the SMP. The vapor barrier system was completed in 2009 in conjunction with the installation of the final cover system. The vapor barrier is confirmed to be in compliance with the SMP. The cover and vapor barrier systems are effective and protect the public from exposure to residual materials at the Site.

The approved Site usage is commercial and restricted residential (residential use above the first floor). The first commercial tenant occupancy occurred in November 2009 and commercial tenants have occupied the Site throughout the reporting period. No residential use occurred during the reporting period. The Site development and usage are consistent with these approved uses. These use restrictions are effective at protecting the public from residual materials that remain onsite.

Groundwater monitoring was not conducted during the reporting period as the NYSDEC approved the termination of the groundwater monitoring program in June 2011. Inspection and maintenance of the groundwater monitoring wells was conducted as necessary. Previous groundwater monitoring has demonstrated that the remedy has been effective in achieving the remedial goal of improving and protecting groundwater quality.

SECTION 2.0

ENGINEERING AND INSTITUTIONAL CONTROLS COMPLIANCE

Remedial activities were completed at the Site in November/December 2006 and included excavation and removal of soils exceeding Track 4 Soil Cleanup Objectives (SCOs). ECs and ICs were then implemented to control human exposure to residual materials such that the Site would be suitable for commercial and restricted residential use. A summary of the EC/ICs implemented at the Site are as follows:

- Maintenance of an engineered composite cover consisting of asphalt and/or concrete pavement, and concrete building slabs and sidewalks meeting the cover requirements in 6 NYCRR Part 375 to prevent human exposure to residual contaminated soils remaining under the Site;
- Recording of an Environmental Easement, including ICs, to prevent future exposure to any contamination remaining at the Site;
- Installation of vapor barrier materials consisting of a water-tight basement slab and wall sealing system; and
- A Soil Management Plan (SoMP) with procedures to manage residual materials that may be disturbed during intrusive work beneath the cover materials.

Monitoring of the ECs and ICs was performed during the reporting period (May 14, 2021 through May 14, 2024) and the results are documented below. Certification of the ICs and ECs is discussed at the end of this section.

2.1 ENGINEERING CONTROL COMPONENTS

2.1.1 Composite Cover System

Exposure to residual contaminated soil is prevented by an engineered composite cover system comprised of a 1-2 foot thick layer of asphalt and/or concrete pavement, and concrete-covered sidewalks and concrete building slabs meeting the cover requirements in 6 NYCRR Part 375. Performance of the cover system EC is monitored by inspection. A Site plan showing the cover system that was in place throughout the reporting period is presented in Appendix B.

The final cover elements (pavement and building slabs) remained in place over the entire Site throughout the reporting period. The completed cover system checklists for the reporting period are also included in Appendix B. FPM has no recommendations for changes in this EC.

2.1.2 Vapor Barrier System

The sub-grade portions of the building (slab and foundation walls) were provided with a barrier and seal system for waterproofing purposes during the Site construction. This barrier and seal system also functions as a vapor barrier. The barrier and seal system includes a water-tight basement slab and wall system designed with a positive side waterproofing membrane beneath the slab, pile caps, and elevator pits using a sheet membrane waterproofing material. The foundation walls were also waterproofed using a similar sheet membrane waterproofing material applicable for walls. Penetrations through the slab and/or wall for pipes and duct banks were sealed in accordance with approved manufacturer's details.

The waterproofing materials were installed in association with each building foundation and cover element as it was constructed. The performance of the vapor barrier system EC is monitored by inspection. FPM conducted vapor barrier system inspections in 2021, 2022, and 2023; the results are documented on the completed checklists in Appendix B. The vapor barrier system remained in place and undisturbed throughout the reporting period. No issues were identified with the completed vapor barrier system and FPM has no recommendations for changes to this EC.

2.2 INSTITUTIONAL CONTROLS COMPONENTS

ICs are required at this Site to: (1) implement, maintain and monitor EC systems; (2) prevent future exposure to residual contamination by controlling disturbances of the subsurface contamination; and, (3) restrict the use of the Site to commercial and restricted residential uses only. Adherence to these ICs on the Site is required under the Environmental Easement recorded with the Office of the City Register of New York, City of New York on December 24, 2007. A copy of the recorded Environmental Easement is included in Appendix A. Implementation, maintenance, and monitoring of the EC systems were discussed in Section 2.1 above. Management of residual materials and restrictions on Site usage are discussed below.

2.2.1 Management of Residual Materials

An SoMP is included in the approved SMP; intrusive work that will disturb the residual materials is performed in compliance with the SoMP. No intrusive work was performed during the reporting period and, therefore, no management of residual materials was required.

The SoMP should continue to be implemented at the Site whenever residual soil is managed. The SoMP procedures are effective at controlling public exposure to residual soil. FPM has no recommendations for changes to the SoMP.

2.2.2 Restrictions on Site Usage

The Site usage is restricted to commercial and restricted residential (restricted residential above the first floor only) uses. Confirmation of Site usage is provided by inspection. Notification of restrictions on Site usage is also provided by statements required in the property deed, instruments of conveyance, leases, licenses, and other instruments granting rights to use the Site.

Confirmation of Site usage is documented in the Site-wide inspection checklists, copies of which are included in Appendix B. The first tenant occupancy occurred in November 2009, other tenant spaces were occupied during 2010, and commercial usage continued during the reporting period. All usage is commercial in conformance with approved Site usage. No deficiencies are noted and FPM has no recommendations for changes in Site usage or confirmation procedures.

Notification of restrictions on Site usage is provided in various conveyance and lease/license documents. Tiago, the Site owner, has confirmed that each of the Site conveyance and lease/license documents prepared since the Site COC was issued contains the necessary language. This confirmation is included with the EC/IC Certification Form in Appendix B. No deficiencies are reported and FPM has no recommendations for changes to these notifications.

2.3 EC/IC CERTIFICATION

The EC/IC Certification Form provided by the NYSDEC in its March 26, 2024 correspondence has been completed in accordance with the associated certification instructions. The completed certification form is included on page iv and the completed certification with attachments is included in Appendix B.

SECTION 3.0

MONITORING PLAN COMPLIANCE

The monitoring plan for the Site includes measures for evaluating the performance and effectiveness of the implemented ECs (cover system, vapor barrier) in reducing or mitigating contamination at the Site and are documented below. Direct monitoring of the ECs is performed by inspection and is documented in Section 2 of this PRR.

3.1 GROUNDWATER MONITORING

Groundwater monitoring was not conducted during the reporting period as the NYSDEC approved the termination of the groundwater monitoring program in June 2011. Inspection of the groundwater monitoring wells, shown on Figure 3.1.1, was conducted during the reporting period. No deficiencies were noted and no maintenance of the monitoring network was found to be necessary.

FPM recommends that the site monitoring wells be properly abandoned in accordance with NYSDEC CP-43 guidance as groundwater monitoring was terminated over 13 years and the wells are no longer necessary.

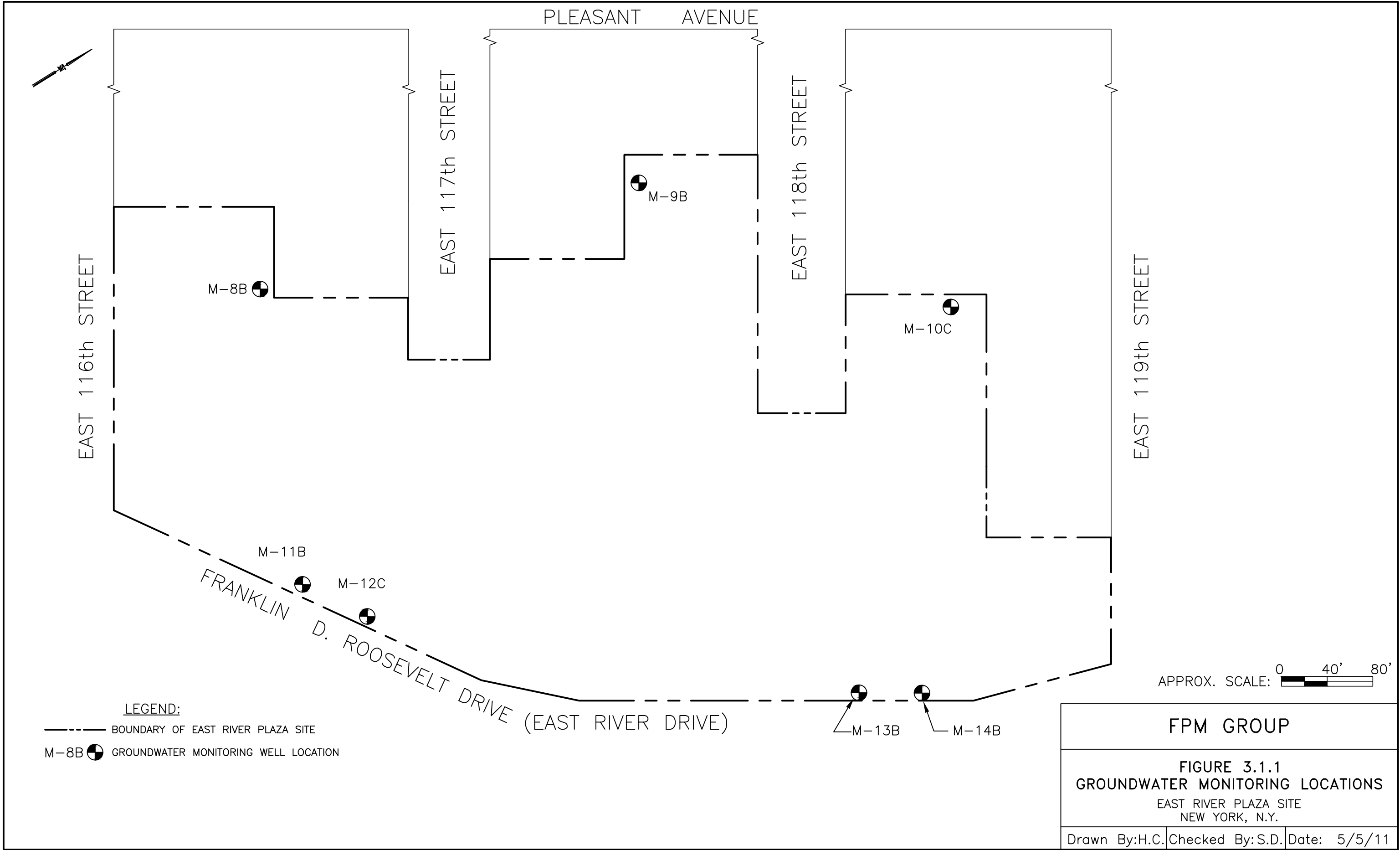
3.2 VAPOR BARRIER SYSTEM MONITORING

No vapor barrier system monitoring was performed during the reporting period as no change of use has occurred in the subgrade portions of the Site building since the last report in the 2018 PRR.

3.3 COVER SYSTEM MONITORING

The final cover elements (pavement and building slabs) was inspected annually and remained in place over the entire Site throughout the reporting period. No disturbance to the cover system were noted at the time of the annual inspections or reported by property management. The completed cover system checklists for the reporting period are also included in Appendix B. FPM has no recommendations for changes in this EC.

Z:\BDG\EAST RIVER PLAZA SITE\SMP 2010.dwg, 5/31/2018 10:28:58 AM, DWG To PDF.pc3



SECTION 4.0

OPERATION AND MAINTENANCE PLAN COMPLIANCE

The Site has no mechanical remedial systems requiring operation and maintenance. Therefore, the Operation and Maintenance (O&M) Plan includes only measures necessary to operate and maintain the groundwater monitoring well network. The wells are inspected on an annual basis and any necessary minor repairs are completed and documented. If a well is damaged beyond repair, it is replaced.

4.1 SUMMARY OF O&M ACTIVITIES

During the reporting period the monitoring wells were inspected three times and no repairs were necessary.

4.2 EVALUATION OF O&M ACTIVITIES

The completed O&M activities enabled the groundwater monitoring well network to perform as intended.

4.3 O&M DEFICIENCIES

There were no O&M deficiencies noted during the reporting period.

4.4 O&M CONCLUSIONS AND RECOMMENDATIONS

The O&M activities in the SMP were conducted throughout the reporting period. The groundwater monitoring program was terminated, with NYSDEC approval, in 2011. The Site wells will be retained at this time in the event that additional monitoring is necessary. The monitoring wells will continue to be inspected on an annual basis.

SECTION 5.0 CONCLUSIONS AND RECOMMENDATIONS

The overall condition of the Site and compliance with the requirements of the SMP and Environmental Easement are evaluated in this section. This section also includes conclusions and any recommendations for changes to the SMP.

5.1 COMPLIANCE WITH SMP

Assessment of the overall Site condition and compliance with the SMP during the reporting period was performed during site-wide inspections completed in December 2021, December 2022, and December 2023, as well as throughout the reporting period during periodic inspections. Copies of the completed site-wide inspection checklists are included in Appendix B. The results of the site-wide inspections are summarized as follows:

➤ EC/IC Plan

- The cover system EC was completed by the end of 2009. The vapor barrier system EC was also completed in 2009. The cover system and vapor barrier system were both completely in place and undisturbed throughout the reporting period. No change is recommended for the cover system or vapor barrier system ECs.
- ICs required for the Site, as enumerated in the Environmental Easement, have been implemented, including restrictions on Site usage, inclusion of appropriate information in Site conveyance and lease documents, prohibition of groundwater use and prohibition of vegetable gardens. It was noted that the Site was occupied by commercial tenants throughout the reporting period; this usage is consistent with the allowed uses. All of the ICs remained fully implemented throughout the reporting period. No changes are recommended for the ICs.

➤ Monitoring and O&M Plans

- Groundwater monitoring was not conducted during the reporting period as the NYSDEC approved the termination of the groundwater monitoring program in June 2011. Inspection and maintenance of the groundwater monitoring wells was conducted as necessary and in accordance with the SMP.

5.2 PERFORMANCE AND EFFECTIVENESS OF THE REMEDY

The remedy has been implemented in compliance with the Site-specific Remedial Work Plan and FER and continues to be managed in compliance with the SMP. This remedy continues to perform effectively and protect the public from the remaining residual materials at the Site.

Throughout the reporting period, the final cover system and vapor barrier were complete and in good condition. The completed cover system and vapor barrier effectively protect Site occupants from the remaining residual materials.

The approved Site usage is commercial and restricted residential (residential use above the first floor). Commercial tenants occupied the Site throughout the reporting period. The Site usage and development are consistent with the approved uses and are protective.

Groundwater monitoring was not conducted during the reporting period as the NYSDEC approved the termination of the groundwater monitoring program in June 2011. Previous groundwater monitoring has confirmed an improvement in downgradient groundwater quality following the completion of remedial action. The implemented remedy has been effective at eliminating Site-related impacts to groundwater quality. The monitoring well network remains in place and has been repaired as needed.

5.3 RECOMMENDATIONS

Based on the current Site conditions, FPM recommends that the site monitoring wells be abandoned in accordance with NYSDEC CP-43 guidance as they are no longer necessary for the remedy and groundwater monitoring was terminated in June 2011 with NYSDEC approval.

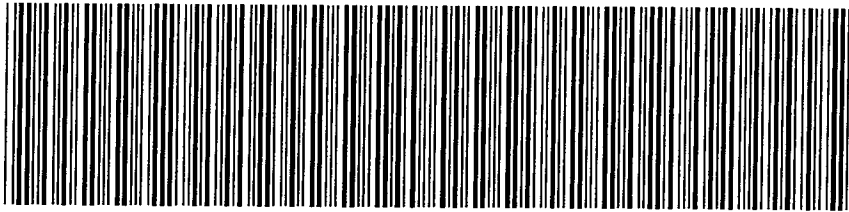
FPM has no other recommendations for changes to the PRR submittals or the remedy.

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.



2007122100054001002E9388

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 16

Document ID: 2007122100054001

Document Date: 12-20-2007

Preparation Date: 12-21-2007

Document Type: EASEMENT

Document Page Count: 14

PRESENTER:

GUARDIAN LAND ABSTRACT CORP.
AS AGENT FOR COMMONWEALTH / G41112NY
1010 NORTHERN BOULEVARD, PO BOX 385
GREAT NECK, NY 11021
516-466-6050
glendarutter@title-team.com/ PICK UP RSR

RETURN TO:

DAVID KAPLAN, ESQ.
300 ROBBINS LANE
SYOSSET, NY 11791

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1715	22	Entire Lot	517 EAST 116 STREET
Property Type: COMMERCIAL REAL ESTATE				
Borough	Block	Lot	Unit	Address
MANHATTAN	1716	19	Partial Lot	539 EAST 117 STREET
Property Type: COMMERCIAL REAL ESTATE				

x Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

TIAGO HOLDINGS, LLC
300 ROBBINS LANE
SYOSSET, NY 11791

GRANTEE/BUYER:

COMMISSIONER DEPT. ENVIRONMENTAL
CONSERVATION
625 BROADWAY
ALBANY, NY 12233

FEES AND TAXES

Mortgage			Filing Fee:	
Mortgage Amount:	\$	0.00	\$	165.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	
Exemption:			\$	0.00
TAXES: County (Basic):			NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00	\$	0.00
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
TOTAL:	\$	0.00		
Recording Fee:	\$	114.00		
Affidavit Fee:	\$	0.00		

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

Recorded/Filed 12-24-2007 13:58

City Register File No.(CRFN):

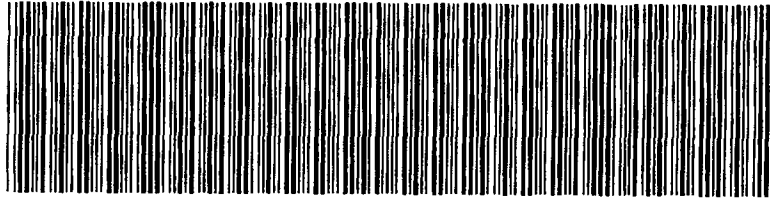
2007000625401



Glenn M. Hill

City Register Official Signature

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2007122100054001002C9108

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 16

Document ID: 2007122100054001

Document Date: 12-20-2007

Preparation Date: 12-21-2007

Document Type: EASEMENT

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1815	23	Entire Lot	527 EAST 118 STREET
Property Type: COMMERCIAL REAL ESTATE				
Borough	Block	Lot	Unit	Address
MANHATTAN	1815	31	Entire Lot	540 EAST 119 STREET
Property Type: COMMERCIAL REAL ESTATE				

County: New York Site No: C231045 Contract/Order No: W2-1068-05-06

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

THIS INDENTURE made this ²⁵~~20~~ day of December, 2007, between Tiago Holdings, LLC ("Grantor Fee Owner" or "Grantor"), a New York limited liability company having an office at 300 Robbins Lane, Syosset, New York, 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 of ensuring the potential restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

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

WHEREAS, Grantor, is the owner of real property located in the City of New York, New York County, New York known and designated on the tax map of the Borough of Manhattan as 517-544 East 116th Street, Block 1715, Lot 22, 539-555 East 117th Street and 512-522 East 118th Street, Block 1716, Lot 19, 527-549 East 118th Street, Block 1815, Lot 23, and 540-546 East 119th Street, Block 1815, Lot 31, which is designated as Site No. C231045 under the Brownfield Cleanup Agreement which is comprised of approximately 4.5 hereinafter more fully described in Schedule A attached hereto and made a part hereof (the " Controlled Property"); and;

WHEREAS, the Commissioner does hereby acknowledge that the Department accepts this Environmental Easement in order to ensure the protection of human health and the environment and to achieve the requirements for remediation established at this 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 covenants and mutual promises contained herein and the terms and conditions of **Brownfield Cleanup Agreement Number W2-1068-05-06** Grantor grants, conveys and releases to Grantee a permanent Environmental Easement pursuant to Article 71, Title 36 of the ECL 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 potential restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The following engineering and institutional controls ("Engineering and Institutional Controls") 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. The Controlled Property may be used for commercial use and restricted residential use (as defined in NYSDEC Regulations Subpart 375-1.8(g)(2) as long as the following long-term Engineering and Institutional Controls are employed:

a) all engineering controls must be operated and maintained as specified in the Site Management Plan submitted by Grantor and approved by the Department for the Controlled Property (the "Site Management Plan"). No Engineering and Institutional Controls may be discontinued without a NYSDEC-approved amendment or extinguishment of this Environmental Easement;

b) Annual inspections of the Controlled Property, certifications of Engineering and Institutional Controls and usage of Controlled Property, and Site Management Reporting to the Department must be conducted in accordance with the NYSDEC-approved Site Management Plan;

- c) groundwater and other environmental or public health monitoring, and reporting of information thus obtained, must be performed in a manner specified in the Site Management Plan;
- d) on-site environmental monitoring devices, including but not limited to, groundwater monitor wells, must be protected and replaced as necessary to ensure continued functioning in the manner specified in the NYSDEC-approved Site Management Plan;
- e) vegetable gardens are prohibited; and
- f) residential habitation will not take place in the basement or first floor and shall only occur above the first floor.

The Grantor hereby acknowledges receipt of a copy of the NYSDEC-approved Site Management Plan, dated December 2007 ("SMP"). The SMP describes obligations that 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 on the Controlled Property, 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. Upon notice of not less than thirty (30) days the Department in exercise of its discretion and consistent with applicable law may revise the SMP. The notice shall be a final agency determination. 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:

Regional Remediation Engineer
Region Two
NYS Department of Environmental Conservation
Hunters Point Plaza
47-40 21st Street
Long Island City, New York 11101-5401

or:

Site Control Section
Division of Environmental Remediation
NYS Department of Environmental Conservation
625 Broadway
Albany, New York 12233

B. The Controlled Property may not be used for a higher level of use such as **unrestricted** use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of 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 to Article 71 of the Environmental Conservation Law.

D. 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.

E. Grantor covenants and agrees that it shall annually, or such time as NYSDEC may allow, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury that the controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls employed at the Controlled Property were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such control to protect the public health and environment or constitute a violation or failure to comply with any Site Management Plan for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls.

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 Controlled Property, including:

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

2. The right to give, sell, assign, or otherwise transfer the underlying fee interest to the Controlled Property by operation of law, by deed, or by indenture, 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 intentionally violates this environmental easement, the Grantee may revoke the Certificate of Completion provided under ECL Article 27, Title 14, or Article 56, Title 5 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. Grantor shall then have a reasonable amount of time from receipt of such notice to cure. At the expiration of said second period, Grantee may commence any proceedings and take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement in accordance with applicable law to require compliance with the terms of this Environmental Easement.

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 its enforcement rights in the event of a subsequent breach of or noncompliance with any of the terms of this Environmental Easement.

6. Notice. Whenever notice to the State (other than the annual certification) or approval from the State 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 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:

Environmental Easement Attorney
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

Such correspondence shall be delivered by hand, or 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.

County: New York Site No: C231045 Contract/Order No: W2-1068-05-06

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. This Environmental Easement may be amended only by an amendment executed by the Commissioner of the New York State Department of Environmental Conservation 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 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. Conflict with Reciprocal Easement. Any conflicts between the terms and provisions of that certain Reciprocal Easement, Restriction and Common Area Maintenance Declaration made as of January 31, 2007 by Tiago Holdings, LLC recorded in CRFN 2007000097184 and the terms and provisions of this environmental easement, shall be resolved in favor of this environmental easement.

County: New York Site No: C 230145 Contract/Order No: W2-1068-05-06

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

Tiago Holdings, LLC

By: FC East River Associates, LLC

By: RRG East River, LLC

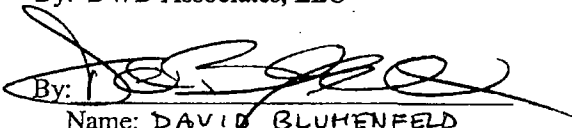
By: 

Name: DAVID L. BERLINER

Title: SR. VICE PRESIDENT

Date: 12/10/2007

By: DWD Associates, LLC

By: 

Name: DAVID BLUMENFELD

Title: MANAGER

Date: DEC. 7, 2007

Grantor's Acknowledgment

State of New York)
) ss.:
County of KINGS)

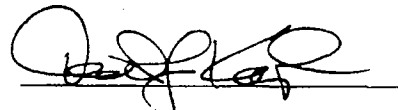
On the 10th day of Dec., 2007 before me, the undersigned, personally appeared DAVID L. BLUMENFELD, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her 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.

State of New York)
) ss.:
County of NASSAU)

 Jeanne Mucci
JEANNE MUCCI
Notary Public, State of New York
No. 30-4834577

Qualified in Nassau County
Commission Expires March 30, 2011

On the 7th day of DECEMBER, 2007, before me, the undersigned, personally appeared DAVID BLUMENFELD, personally known to me who or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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.


DAVID J. KAPLAN
Notary Public, State of New York
No. 02KA6010914
Qualified in Nassau County
Commission Expires July 27, 2009

 **SEAL**

County: New York Site No: C231045 Contract/Order No: W2-1068-05-06

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

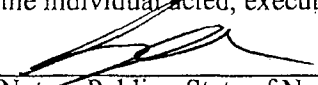
by:


Alexander B. Grannis, Commissioner

Grantee's Acknowledgment

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

On the 20 day of Dec, in the year 207, before me, the undersigned,
personally appeared ALEXANDER B. GRANNIS, personally known to me or proved to
me on the basis of satisfactory evidence to be the individual whose name is subscribed to
the within instrument and acknowledged to me that he executed the same in his capacity as
Commissioner of the State of New York Department of Environmental Conservation, and
that by his signature on the instrument, the individual, or the person upon behalf of which
the individual acted, executed the instrument.


Notary Public - State of New York

SCOTT OWENS
Notary Public, State of New York
No. 02606108092
Qualified in Albany County
Commission Expires April 12, 2008



SCHEDULE A

NOVEMBER 22, 2006
REVISED SEPTEMBER 13, 2007
REVISED DECEMBER 7, 2007
C96511

METES & BOUNDS DESCRIPTION
BROWNFIELDS PARCEL
LANDS OF TIAGO HOLDINGS, LLC
LOT 22, BLOCK 1715, LOT 19, BLOCK 1716
AND LOTS 23 & 31, BLOCK 1815
BOROUGH OF MANHATTAN
CITY, COUNTY AND STATE OF NEW YORK

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF EAST 116TH STREET (100 FOOT WIDE RIGHT OF WAY), SAID POINT BEING DISTANT 248.00 FEET FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF EAST 116TH STREET WITH THE EASTERLY SIDE OF PLEASANT AVENUE (A.K.A. AVENUE "A", A.K.A. PALADINO AVENUE, 100 FOOT WIDE RIGHT OF WAY) AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. NORTHERLY, PARALLEL WITH THE EASTERLY SIDE OF PLEASANT AVENUE, A DISTANCE OF 100.92 FEET (100 FEET, 11 INCHES) TO THE CENTER LINE OF BLOCK 1715, THENCE;
2. EASTERLY, PARALLEL WITH THE NORTHERLY SIDE OF EAST 116TH STREET, A DISTANCE OF 106.92 FEET (106 FEET, 11 INCHES) TO A POINT, THENCE;
3. NORTHERLY, PARALLEL WITH THE EASTERLY SIDE OF PLEASANT AVENUE, A DISTANCE OF 100.92 FEET (100 FEET, 11 INCHES) TO A POINT ON THE SOUTHERLY SIDE OF EAST 117TH STREET (60 FOOT WIDE RIGHT OF WAY), THENCE;
4. EASTERLY, ALONG THE SOUTHERLY SIDE OF EAST 117TH STREET, A DISTANCE OF 30.00 FEET TO A POINT, THENCE;
5. NORTHERLY, ALONG THE EASTERLY TERMINUS OF EAST 117TH STREET AND BEING PARALLEL WITH THE EASTERLY SIDE OF PLEASANT AVENUE, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY SIDE OF EAST 117TH STREET, THENCE;
6. WESTERLY, ALONG THE NORTHERLY SIDE OF EAST 117TH STREET, A DISTANCE OF 61.92 FEET (61 FEET, 11 INCHES) TO A POINT, THENCE;

7. NORTHERLY, PARALLEL WITH THE EASTERLY SIDE OF PLEASANT AVENUE, A DISTANCE OF 100.92 FEET (100 FEET, 11 INCHES) TO THE CENTER LINE OF BLOCK 1716, THENCE;
8. WESTERLY, PARALLEL WITH THE NORTHERLY SIDE OF EAST 116TH STREET, A DISTANCE OF 125.00 FEET TO A POINT, THENCE;
9. NORTHERLY, PARALLEL WITH THE EASTERLY SIDE OF PLEASANT AVENUE, A DISTANCE OF 100.92 FEET (100 FEET, 11 INCHES) TO THE SOUTHERLY SIDE OF EAST 118TH STREET (60 FOOT WIDE RIGHT OF WAY), THENCE;
10. EASTERLY, ALONG THE SOUTHERLY SIDE OF EAST 118TH STREET, A DISTANCE OF 196.98 FEET (196 FEET, 11 3/4 INCHES) TO A POINT, THENCE;
11. NORTHERLY, ALONG THE EASTERLY TERMINUS OF EAST 118TH STREET AND BEING PARALLEL WITH THE EASTERLY SIDE OF PLEASANT AVENUE, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY SIDE OF EAST 118TH STREET, THENCE;
12. WESTERLY, ALONG THE NORTHERLY SIDE OF EAST 118TH STREET, A DISTANCE OF 40.04 FEET (40 FEET, 1/2 INCH) TO A POINT, THENCE;
13. NORTHERLY, PARALLEL WITH THE EASTERLY SIDE OF PLEASANT AVENUE, A DISTANCE OF 100.92 FEET (100 FEET, 11 INCHES) TO THE CENTER LINE OF BLOCK 1815, THENCE;
14. EASTERLY, PARALLEL WITH THE NORTHERLY SIDE OF EAST 116TH STREET, A DISTANCE OF 125.20 FEET (125 FEET, 2 3/8 INCHES) TO A POINT, THENCE;
15. NORTHERLY, PARALLEL WITH THE EASTERLY SIDE OF PLEASANT AVENUE, A DISTANCE OF 100.92 FEET (100 FEET, 11 INCHES) TO THE SOUTHERLY SIDE OF EAST 119TH STREET (60 FOOT WIDE RIGHT OF WAY), THENCE;
16. EASTERLY, ALONG THE SOUTHERLY SIDE OF EAST 119TH STREET, A DISTANCE OF 129.70 FEET (129 FEET, 8 3/8 INCHES) TO THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF EAST 119TH STREET AND THE NEW WESTERLY SIDE OF FRANKLIN D. ROOSEVELT DRIVE (A.K.A. EAST RIVER DRIVE, A.K.A. AVENUE "B", VARIABLE WIDTH RIGHT OF WAY), THENCE; THE FOLLOWING FOUR (4) COURSES ALONG SAID NEW WESTERLY SIDE OF FRANKLIN D. ROOSEVELT DRIVE:
 17. SOUTHERLY, A DISTANCE OF 77.74 FEET (77 FEET, 8 7/8 INCHES) TO A POINT OF CURVATURE, THENCE;
 18. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 25 DEGREES - 27 MINUTES - 37 SECONDS, AN ARC LENGTH OF 444.37 FEET (444 FEET, 4 1/2 INCHES), TO A POINT OF TANGENCY, THENCE;
 19. SOUTHWESTERLY, A DISTANCE OF 87.41 FEET (87 FEET, 4 7/8 INCHES) TO A POINT, THENCE;
 20. SOUTHWESTERLY, A DISTANCE OF 138.35 FEET (138 FEET, 4 1/4 INCHES) TO THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF FRANKLIN D. ROOSEVELT DRIVE AND THE NORTHERLY SIDE OF EAST 116TH STREET, THENCE;

21. WESTERLY, ALONG THE NORTHERLY SIDE OF EAST 116TH STREET, A DISTANCE OF 263.62 FEET (263 FEET, 7 ½ INCHES) TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 194,457 SQUARE FEET OR 4.464 ACRES

CONTROL POINT ASSOCIATES, INC.

PLEASANT

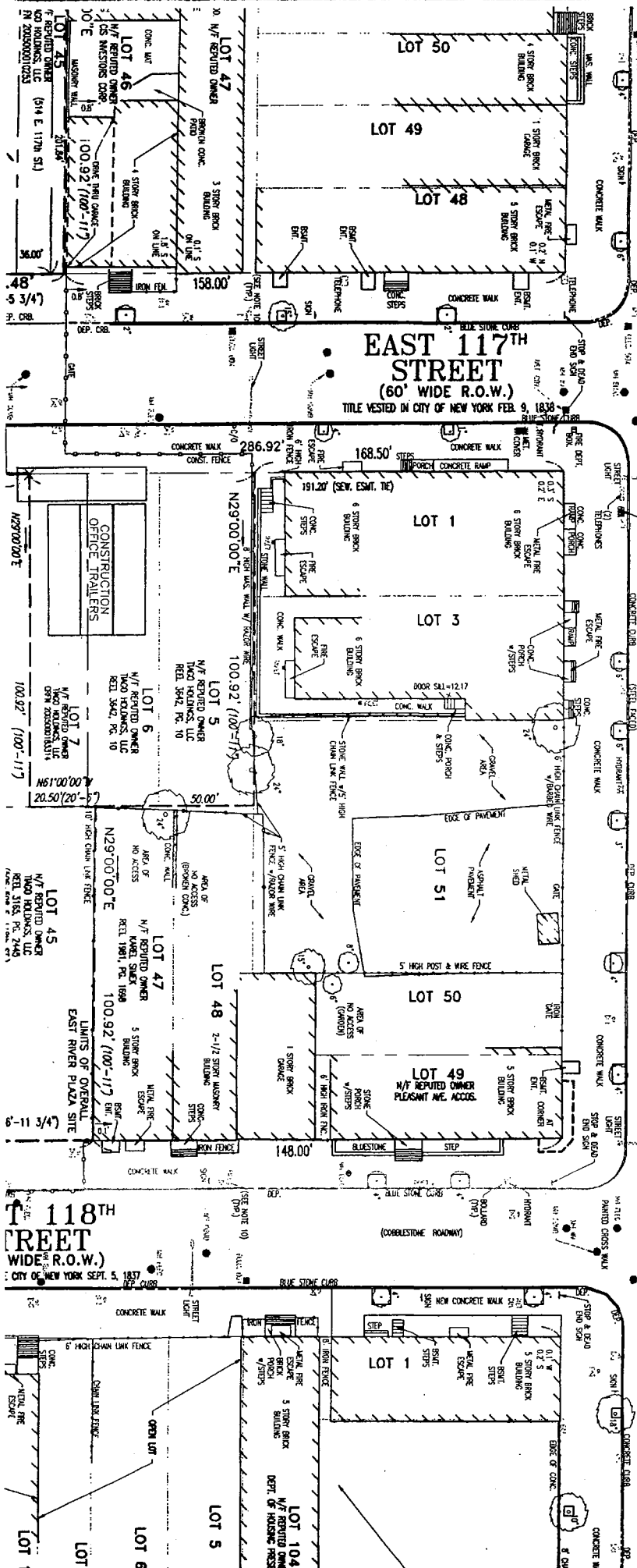
TITLE VESTED IN THE CITY OF NEW YORK OCT. 1 1851
(A.K.A. AVENUE A)
(A.K.A. PALADINO AVENUE)
(100' WIDE R.O.W.)

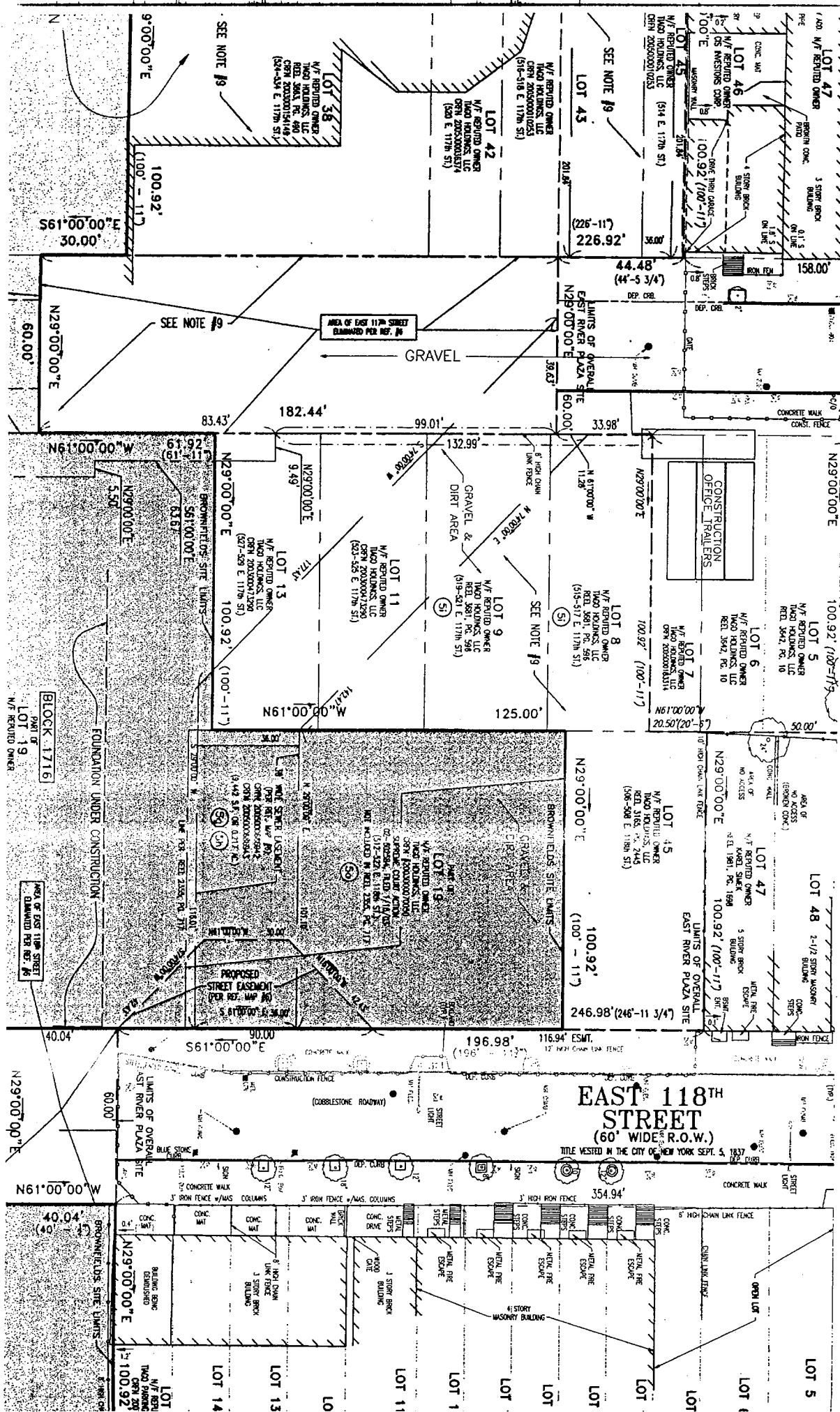
AVENUE

TWO-WAY TRAFFIC

TITLE VESTED IN THE CITY OF NEW YORK OCT. 1 1851
(A.K.A. AVENUE A)
(A.K.A. PALADINO AVENUE)
(100' WIDE R.O.W.)

ONE WAY

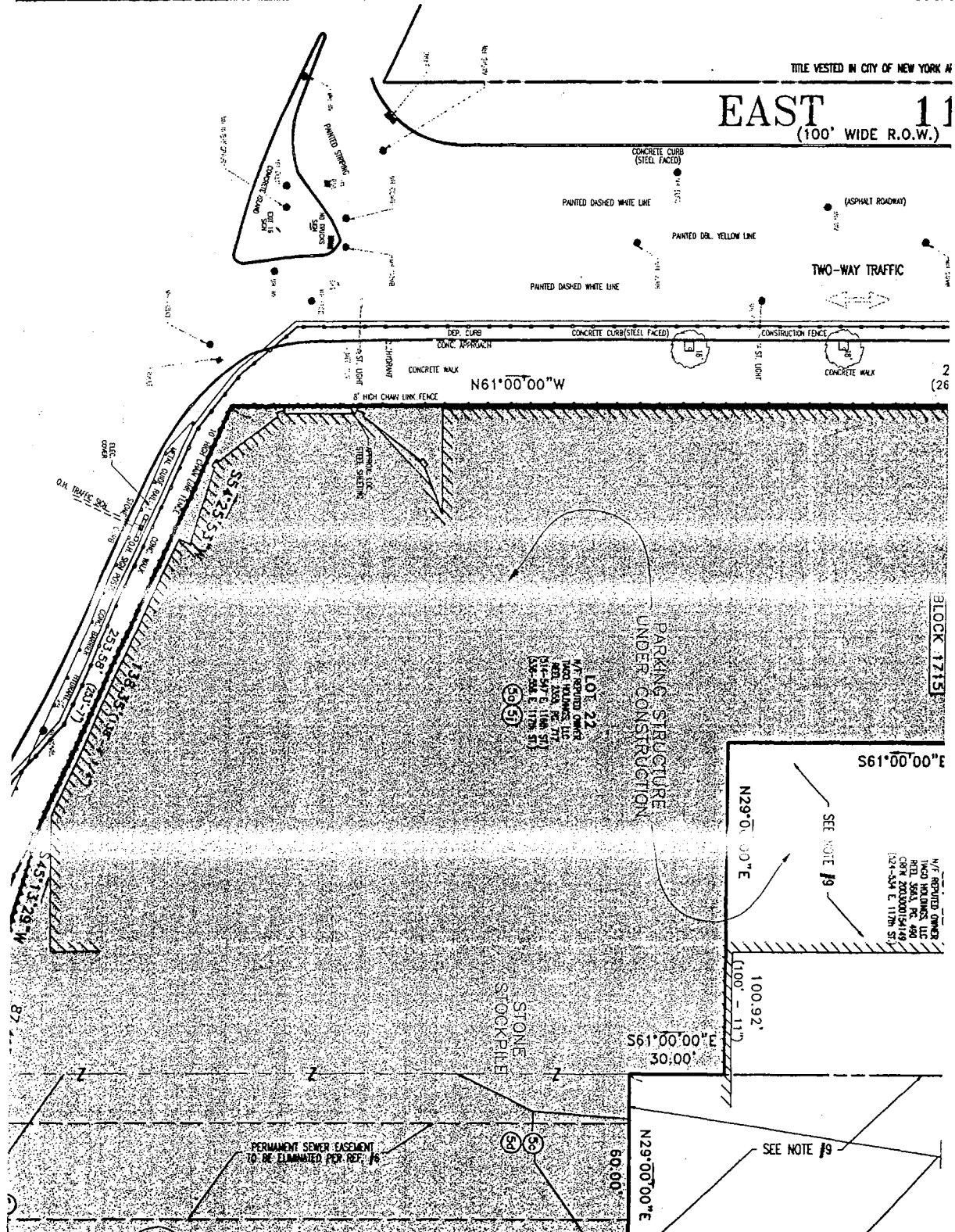


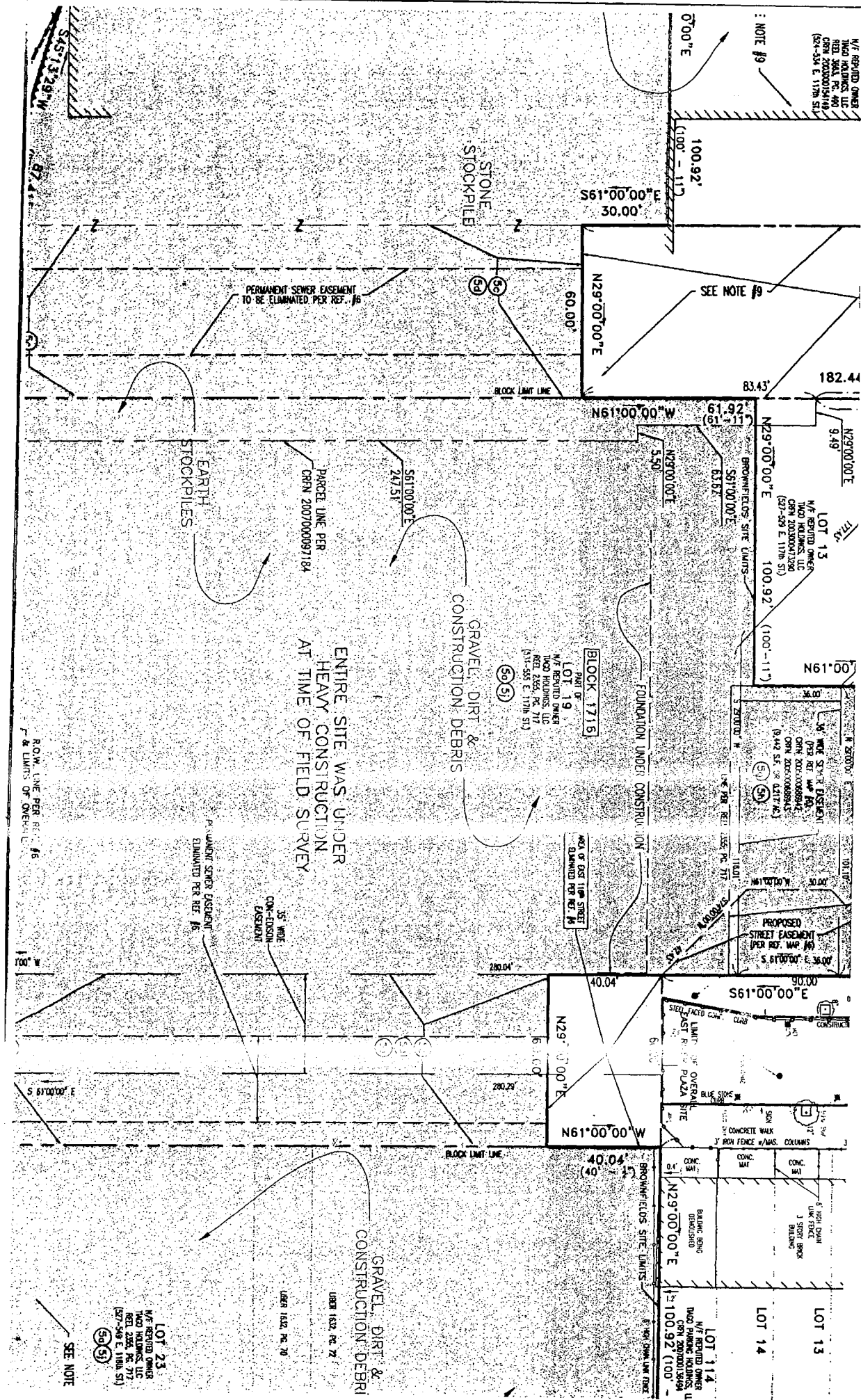


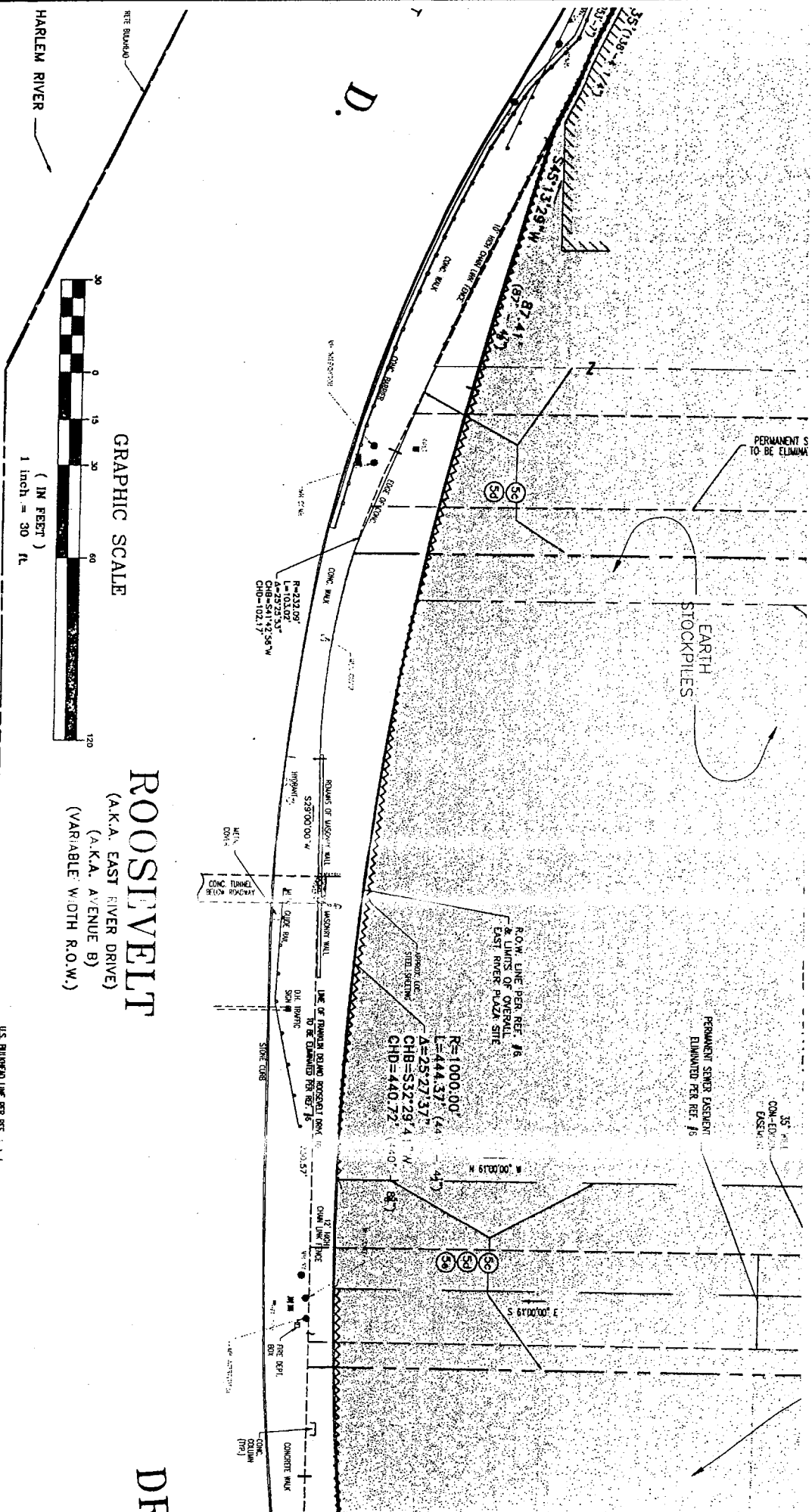
PROHIBITED

TITLE VESTED IN CITY OF NEW YORK AT

EAST 111
(100' WIDE R.O.W.)





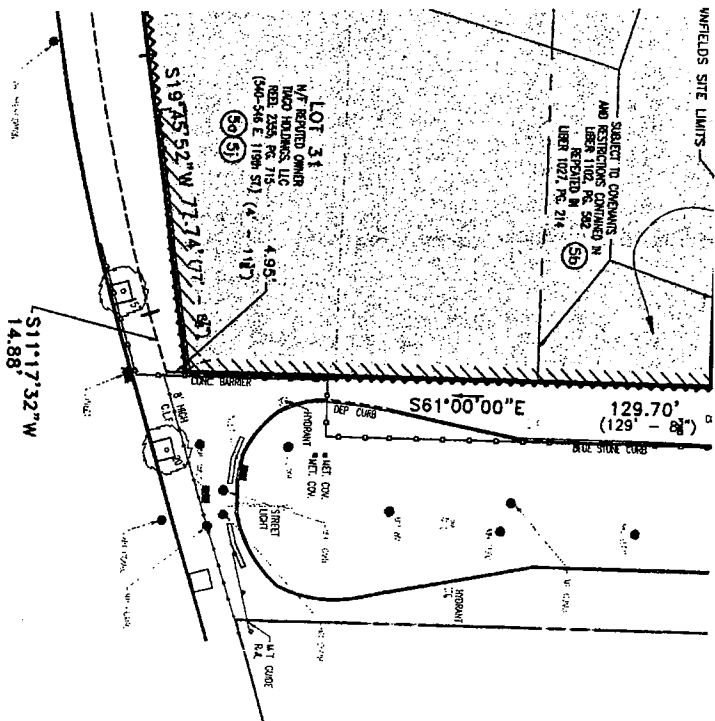


ROOSIVELT
(A.K.A. EAST RIVER DRIVE)
(A.K.A. AVENUE B)
(VARIABLE WIDTH R.O.W.)

DE

1	
No.	

DATE 07-2



0°
3°
28°
708°46'W
5.92°

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSLAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND PUBLISHED IN 2005, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 10, 13, 14 & 17 OF TABLE A, THEREOF, IN REFERENCE TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NGNS AND IN PURSUANT TO THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW YORK, THE RELATIVE POSITIVE/ALTA ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

STREET	D.A.H.	G.S.G.	12-07-07
	DRAWN:	APPROVED:	DATE

ALTA/ACSM LAND TITLE SURVEY
EAST RIVER PLAZA
BROWNFIELDS PARCEL
BETWEEN FRANKLIN D. ROOSEVELT DRIVE & PLEASANT
AVENUE, FROM E. 116TH STREET TO E. 119TH STREET
LOT 22, BLOCK 1715, LOT 19, BLOCK 1716 AND
LOTS 23 & 31, BLOCK 1815
BOROUGH OF MANHATTAN, CITY, COUNTY & STATE OF NEW YORK

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

APPENDIX B

EC/IC DOCUMENTATION AND CORRESPONDANCE

- NYSDEC Letter Approving 2021 PRR
- NYSDEC March 26, 2024 PRR and Certification Reminder Notice
- Final Cover System throughout Reporting Period
- Complete IC/EC Certification with Attachments

NYSDEC LETTER APPROVING 2021 PRR

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 2

47-40 21st Street, Long Island City, NY 11101

P: (718) 482-4995

www.dec.ny.gov

August 25, 2021

TIAGO PARKING HOLDINGS, LLC
DAVID BLEMENFELD
300 Robbins Lane
Syosset, NY 11791

Re: Site Management (SM) Periodic Review Report (PRR) Response Letter
East River Plaza, New York
New York County, Site No.: C231045

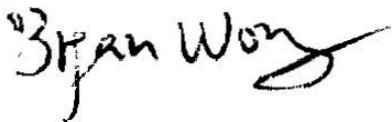
Dear David Blumenfeld (as the Certifying Party):

The Department has reviewed your Periodic Review Report (PRR) and IC/EC Certification for following period: May14, 2018 to May 14, 2021.

The Department hereby accepts the PRR and associated Certification. The frequency of Periodic Reviews for this site is 3 year(s), your next PRR is due on June 13, 2024. You will receive a reminder letter and updated certification form 45-days prior to the due date.

If you have any questions, or need additional forms, please contact me at 718-482-4905 or e-mail: yukyin.wong@dec.ny.gov

Sincerely,



Bryan Wong
Project Manager

ec: Jane O'Connell – NYSDEC
Scarlett McLaughlin, Anthony Perretta – NYSDOH
Stephanie Davis, Ben Cancemi – FPM



Department of
Environmental
Conservation

NYSDEC March 26, 2024
PRR and Certification Reminder Notice

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation

625 Broadway, 11th Floor, Albany, NY 12233-7020

P: (518)402-9543 | F: (518)402-9547

www.dec.ny.gov

4/2/2021

David Blumenfeld
TIAGO PARKING HOLDINGS, LLC
300 ROBBINS LANE
Syosset, NY 11791
DBlumenfeld@BDG.NET

Re: Reminder Notice: Site Management Periodic Review Report and IC/EC Certification Submittal

Site Name: East River Plaza

Site No.: C231045

Site Address: FDR Drive btwn East 116th & East 119th Streets
New York, NY 10035

Dear David Blumenfeld:

This letter serves as a reminder that sites in active Site Management (SM) require the submittal of a periodic progress report. This report, referred to as the Periodic Review Report (PRR), must document the implementation of, and compliance with, site-specific SM requirements. Section 6.3(b) of DER-10 *Technical Guidance for Site Investigation and Remediation* (available online at <http://www.dec.ny.gov/regulations/67386.html>) provides guidance regarding the information that must be included in the PRR. Further, if the site is comprised of multiple parcels, then you as the Certifying Party must arrange to submit one PRR for all parcels that comprise the site. The PRR must be received by the Department no later than **June 13, 2021**. Guidance on the content of a PRR is enclosed.

Site Management is defined in regulation (6 NYCRR 375-1.2(at)) and in Chapter 6 of DER-10. Depending on when the remedial program for your site was completed, SM may be governed by multiple documents (e.g., Operation, Maintenance, and Monitoring Plan; Soil Management Plan) or one comprehensive Site Management Plan.

A Site Management Plan (SMP) may contain one or all of the following elements, as applicable to the site: a plan to maintain institutional controls and/or engineering controls ("IC/EC Plan"); a plan for monitoring the performance and effectiveness of the selected remedy ("Monitoring Plan"); and/or a plan for the operation and maintenance of the selected remedy ("O&M Plan"). Additionally, the technical requirements for SM are stated in the decision document (e.g., Record of Decision) and, in some cases, the legal agreement directing the remediation of the site (e.g., order on consent, voluntary agreement, etc.).

When you submit the PRR (by the due date above), include the enclosed forms documenting that all SM requirements are being met. The Institutional Controls (ICs) portion of the form (Box 6) must be signed by you or your designated representative. The Engineering Controls (ECs) portion of the form (Box 7) must be signed by a Professional Engineer (PE). If you cannot certify that all SM requirements are being met, you must submit a Corrective Measures Work Plan that identifies the actions to be taken to restore compliance. The work plan must include a schedule to be approved by the Department. The Periodic Review process will not be considered complete until all necessary corrective measures are completed and all required controls are certified. Instructions for completing the certifications are enclosed.



Department of
Environmental
Conservation

All site-related documents and data, including the PRR, must be submitted in electronic format to the Department of Environmental Conservation. The required format for documents is an Adobe PDF file with optical character recognition and no password protection. Data must be submitted as an electronic data deliverable (EDD) according to the instructions on the following webpage:

<https://www.dec.ny.gov/chemical/62440.html>

Documents may be submitted to the project manager either through electronic mail or by using the Department's file transfer service at the following webpage:

<https://fts.dec.state.ny.us/fts/>

The Department will not approve the PRR unless all documents and data generated in support of the PRR have been submitted using the required formats and protocols.

You may contact Bryan Wong, the Project Manager, at 718-482-4905 or yukyin.wong@dec.ny.gov with any questions or concerns about the site. Please notify the project manager before conducting inspections or field work. You may also write to the project manager at the following address:

New York State Department of Environmental Conservation
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101

Enclosures

PRR General Guidance
Certification Form Instructions
Certification Forms

ec: w/ enclosures

Bryan Wong, Project Manager

Jane O'Connell, Hazardous Waste Remediation Supervisor, Region 2

Enclosure 1

Certification Instructions

I. Verification of Site Details (Box 1 and Box 2):

Answer the three questions in the Verification of Site Details Section. The Owner and/or Qualified Environmental Professional (QEP) may include handwritten changes and/or other supporting documentation, as necessary.

II. Certification of Institutional Controls/ Engineering Controls (IC/ECs)(Boxes 3, 4, and 5)

1.1.1. Review the listed IC/ECs, confirming that all existing controls are listed, and that all existing controls are still applicable. If there is a control that is no longer applicable the Owner / Remedial Party should petition the Department separately to request approval to remove the control.

2. In Box 5, complete certifications for all Plan components, as applicable, by checking the corresponding checkbox.

3. If you cannot certify "YES" for each Control listed in Box 3 & Box 4, sign and date the form in Box 5. Attach supporting documentation that explains why the **Certification** cannot be rendered, as well as a plan of proposed corrective measures, and an associated schedule for completing the corrective measures. Note that this **Certification** form must be submitted even if an IC or EC cannot be certified; however, the certification process will not be considered complete until corrective action is completed.

If the Department concurs with the explanation, the proposed corrective measures, and the proposed schedule, a letter authorizing the implementation of those corrective measures will be issued by the Department's Project Manager. Once the corrective measures are complete, a new Periodic Review Report (with IC/EC Certification) must be submitted within 45 days to the Department. If the Department has any questions or concerns regarding the PRR and/or completion of the IC/EC Certification, the Project Manager will contact you.

III. IC/EC Certification by Signature (Box 6 and Box 7):

If you certified "YES" for each Control, please complete and sign the IC/EC Certifications page as follows:

- For the Institutional Controls on the use of the property, the certification statement in Box 6 shall be completed and may be made by the property owner or designated representative.
- For the Engineering Controls, the certification statement in Box 7 must be completed by a Professional Engineer or Qualified Environmental Professional, as noted on the 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. **C231045**

Site Name **East River Plaza**

Site Address: FDR Drive btwn East 116th & East 119th Streets Zip Code: 10035
City/Town: New York
County: New York
Site Acreage: 4.500

Reporting Period: May 14, 2018 to May 14, 2021

YES NO

1. Is the information above correct? ☐ ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? ☐ ☐

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? ☐ ☐

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? ☐ ☐

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development? ☐ ☐

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below?
Restricted-Residential, Commercial, and Industrial ☐ ☐

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

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

		Box 2A	
		YES	NO
8.	Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☐
If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.			
9.	Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	☐	☐
If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.			
SITE NO. C231045		Box 3	
Description of Institutional Controls			

Parcel
1715-22

Owner
Tiago Holdings, LLC

Institutional Control

Ground Water Use Restriction
Building Use Restriction
Site Management Plan

The Controlled Property may be used for commercial use and restricted residential use as long as the following long-term Engineering and Institutional Controls are employed:

- a) all engineering controls must be operated and maintained as specified in the Site Management Plan submitted by Grantor and approved by the Department for the Controlled Property (the "Site Management Plan"). No Engineering and Institutional Controls may be discontinued without a NYSDEC-approved amendment or extinguishment of this Environmental Easement;
- b) Annual inspections of the Controlled Property, certifications of Engineering and Institutional Controls and usage of Controlled Property, and Site Management Reporting to the Department must be conducted in accordance with the NYSDEC-approved Site Management Plan;
- c) groundwater and other environmental or public health monitoring, and reporting of information thus obtained, must be performed in a manner specified in the Site Management Plan;
- d) onsite environmental monitoring devices, including but not limited to, groundwater monitor wells, must be protected and replaced as necessary to ensure continued functioning in the manner specified in the NYSDEC-approved Site Management Plan;
- e) vegetable gardens are prohibited; and
- f) residential habitation will not take place in the basement or first floor and shall only occur above the first floor.

The Controlled Property may not be used for a higher level of use such as unrestricted use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

1716-8

Tiago Holdings, LLC

Site Management Plan

Ground Water Use Restriction
Building Use Restriction

The Controlled Property may be used for commercial use and restricted residential use as long as the following long-term Engineering and Institutional Controls are employed:

- a) all engineering controls must be operated and maintained as specified in the Site Management Plan submitted by Grantor and approved by the Department for the Controlled Property (the "Site Management Plan"). No Engineering and Institutional Controls may be discontinued without a NYSDEC-approved amendment or extinguishment of this Environmental Easement;
- b) Annual inspections of the Controlled Property, certifications of Engineering and Institutional Controls and usage of Controlled Property, and Site Management Reporting to the Department must be conducted in accordance with the NYSDEC-approved Site Management Plan;
- c) groundwater and other environmental or public health monitoring, and reporting of information thus obtained, must be performed in a manner specified in the Site Management Plan;
- d) onsite environmental monitoring devices, including but not limited to, groundwater monitor wells, must be protected and replaced as necessary to ensure continued functioning in the manner specified in the NYSDEC-approved Site Management Plan;
- e) vegetable gardens are prohibited; and
- f) residential habitation will not take place in the basement or first floor and shall only occur above the first floor.

The Controlled Property may not be used for a higher level of use such as unrestricted use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

Box 4

Description of Engineering Controls

Parcel
1715-22

Engineering Control

Subsurface Barriers
Cover System

1716-8

Cover System
Subsurface Barriers

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 complete.

YES NO

☐ ☐

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

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

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

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

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

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

YES NO

☐ ☐

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

**IC CERTIFICATIONS
SITE NO. C231045**

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 _____ at _____,
print name print business address

am certifying as _____ (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

Date

EC CERTIFICATIONS

Box 7

Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I _____ at _____,
print name print business address

am certifying as a Professional Engineer for the _____
(Owner or Remedial Party)

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

Stamp
(Required for PE)

Date

Enclosure 3
Periodic Review Report (PRR) General Guidance

- I. Executive Summary: (1/2-page or less)
 - A. Provide a brief summary of site, nature and extent of contamination, and remedial history.
 - B. Effectiveness of the Remedial Program - Provide overall conclusions regarding;
 - 1. progress made during the reporting period toward meeting the remedial objectives for the site
 - 2. the ultimate ability of the remedial program to achieve the remedial objectives for the site.
 - C. Compliance
 - 1. Identify any areas of non-compliance regarding the major elements of the Site Management Plan (SMP, i.e., the Institutional/Engineering Control (IC/EC) Plan, the Monitoring Plan, and the Operation & Maintenance (O&M) Plan).
 - 2. Propose steps to be taken and a schedule to correct any areas of non-compliance.
 - D. Recommendations
 - 1. recommend whether any changes to the SMP are needed
 - 2. recommend any changes to the frequency for submittal of PRRs (increase, decrease)
 - 3. recommend whether the requirements for discontinuing site management have been met.
- II. Site Overview (one page or less)
 - A. Describe the site location, boundaries (figure), significant features, surrounding area, and the nature and extent of contamination prior to site remediation.
 - B. Describe the chronology of the main features of the remedial program for the site, the components of the selected remedy, cleanup goals, site closure criteria, and any significant changes to the selected remedy that have been made since remedy selection.
- III. Evaluate Remedy Performance, Effectiveness, and Protectiveness
Using tables, graphs, charts and bulleted text to the extent practicable, describe the effectiveness of the remedy in achieving the remedial goals for the site. Base findings, recommendations, and conclusions on objective data. Evaluations and should be presented simply and concisely.
- IV. IC/EC Plan Compliance Report (if applicable)
 - A. IC/EC Requirements and Compliance
 - 1. Describe each control, its objective, and how performance of the control is evaluated.
 - 2. Summarize the status of each goal (whether it is fully in place and its effectiveness).
 - 3. Corrective Measures: describe steps proposed to address any deficiencies in ICECs.
 - 4. Conclusions and recommendations for changes.
 - B. IC/EC Certification
 - 1. The certification must be complete (even if there are IC/EC deficiencies), and certified by the appropriate party as set forth in a Department-approved certification form(s).
- V. Monitoring Plan Compliance Report (if applicable)
 - A. Components of the Monitoring Plan (tabular presentations preferred) - Describe the requirements of the monitoring plan by media (i.e., soil, groundwater, sediment, etc.) and by any remedial technologies being used at the site.
 - B. Summary of Monitoring Completed During Reporting Period - Describe the monitoring tasks actually completed during this PRR reporting period. Tables and/or figures should be used to show all data.
 - C. Comparisons with Remedial Objectives - Compare the results of all monitoring with the remedial objectives for the site. Include trend analyses where possible.
 - D. Monitoring Deficiencies - Describe any ways in which monitoring did not fully comply with the monitoring plan.
 - E. Conclusions and Recommendations for Changes - Provide overall conclusions regarding the monitoring completed and the resulting evaluations regarding remedial effectiveness.
- VI. Operation & Maintenance (O&M) Plan Compliance Report (if applicable)
 - A. Components of O&M Plan - Describe the requirements of the O&M plan including required activities, frequencies, recordkeeping, etc.
 - B. Summary of O&M Completed During Reporting Period - Describe the O&M tasks actually completed during this PRR reporting period.
 - C. Evaluation of Remedial Systems - Based upon the results of the O&M activities completed, evaluated

the ability of each component of the remedy subject to O&M requirements to perform as designed/expected.

- D. O&M Deficiencies - Identify any deficiencies in complying with the O&M plan during this PRR reporting period.
- E. Conclusions and Recommendations for Improvements - Provide an overall conclusion regarding O&M for the site and identify any suggested improvements requiring changes in the O&M Plan.

VII. Overall PRR Conclusions and Recommendations

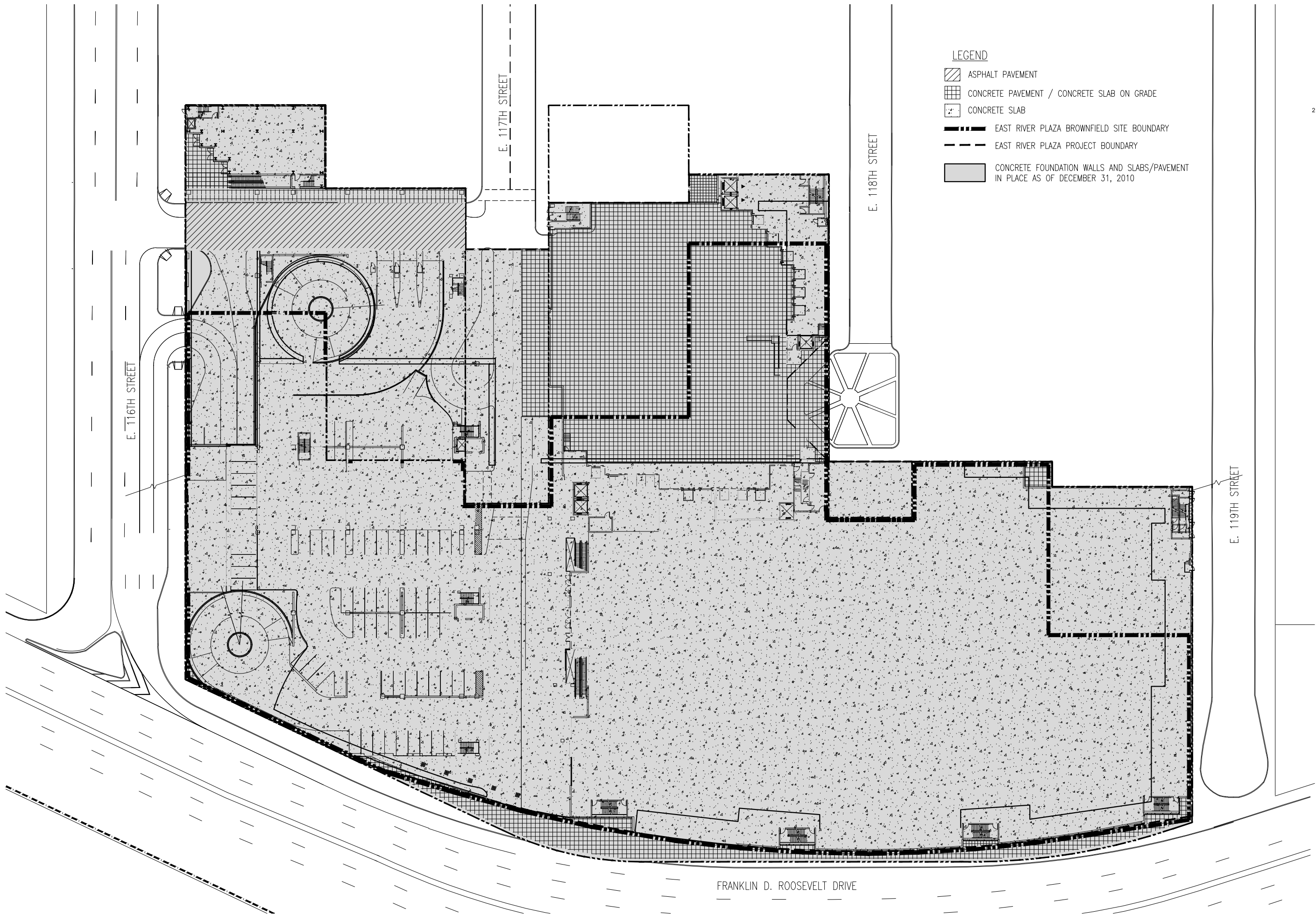
- A. Compliance with SMP - For each component of the SMP (i.e., IC/EC, monitoring, O&M), summarize;
 - 1. whether all requirements of each plan were met during the reporting period
 - 2. any requirements not met
 - 3. proposed plans and a schedule for coming into full compliance.
- B. Performance and Effectiveness of the Remedy - Based upon your evaluation of the components of the SMP, form conclusions about the performance of each component and the ability of the remedy to achieve the remedial objectives for the site.
- C. Future PRR Submittals
 - 1. Recommend, with supporting justification, whether the frequency of the submittal of PRRs should be changed (either increased or decreased).
 - 2. If the requirements for site closure have been achieved, contact the Departments Project Manager for the site to determine what, if any, additional documentation is needed to support a decision to discontinue site management.

VIII. Additional Guidance

Additional guidance regarding the preparation and submittal of an acceptable PRR can be obtained from the Departments Project Manager for the site.

FINAL COVER SYSTEM THROUGHOUT REPORTING PERIOD

Z:\BDG\EAST RIVER PLAZA SITE\BROWNFIELDS\EN-2a December 31_2010.dwg, 5/31/2018 10:27:51 AM, DWG To PDF.pc3





GREENBERG FARROW
ARCHITECTURE
ENGINEERING
PLANNING
■■■

245 5TH AVE. 26TH FL
NEW YORK, NY 10016
VOICE 212.725.9530
FAX 212.725.9552

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STRUCTURE ENGINEER, CONSULTANT
228 E. 45th Street 3rd Street
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VOLLMUTH & BRUSH
CIVIL ENGINEER
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Blue Point, NY 11715-1204
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Fax: 631-363-2062

MEUSER RUTLEDGE
CONSULTING ENGINEERS
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VAN DEUSEN & ASSOCIATES
VERTICAL TRANSPORTATION CONSULTANT
5 Regent Street Suite 524
Livingston, New Jersey 07039
Phone: 888-994-9200
Fax: 973-994-2539

PHILIP HABIB & ASSOCIATES
TRANSPORTATION DESIGN CONSULTANT
226 W. 26th Street
New York, NY 10001
Phone: 212-929-5656
Fax: 212-929-5605

DRAWING ISSUE RECORD	
DATE	DESCRIPTION
06-10-05	

REVISION RECORD		
NO.	DATE	DESCRIPTION

PROFESSIONAL SEAL

PRINCIPAL IN CHARGE	
SITE DEVELOPMENT COORDINATOR	
PROJECT MANAGER	
QUALITY CONTROL	
PROJECT NAME	

EAST RIVER PLAZA

116th STREET & F.D.R. DRIVE
EAST HARLEM, NEW YORK

TIAGO HOLDINGS, LLC
6800 JERICHO TURNPIKE

PROJECT NUMBER
20010370

SHEET TITLE

**PAVEMENT PLAN
SHOWING FINAL COVER
ELEMENTS IN PLACE
AS OF DECEMBER 31, 2009**

SHEET NUMBER

EN-2

NYSDEC 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.	C231045	
Site Name East River Plaza		
Site Address: FDR Drive btwn East 116th & East 119th Streets		Zip Code: 10035
City/Town: New York		
County: New York		
Site Acreage: 4.500		
Reporting Period: May 14, 2021 to May 14, 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? <i>Please See Attached</i>		☒ ☐
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?		☐ ☒

Box 2	
	YES NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	☒ ☐
7. Are all ICs in place and functioning as designed?	☒ ☐
IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.	
A Corrective Measures Work Plan must be submitted along with this form to address these issues.	
Signature of Owner, Remedial Party or Designated Representative	Date

Box 2A

YES

NO

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

☐☒

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid?
(The Qualitative Exposure Assessment must be certified every five years)

☒☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C231045**Box 3****Description of Institutional Controls**

Parcel
1715-22

Owner
Tiago Holdings, LLC

Institutional Control

Ground Water Use Restriction
Building Use Restriction
Site Management Plan

The Controlled Property may be used for commercial use and restricted residential use as long as the following long-term Engineering and Institutional Controls are employed:

- a) all engineering controls must be operated and maintained as specified in the Site Management Plan submitted by Grantor and approved by the Department for the Controlled Property (the "Site Management Plan"). No Engineering and Institutional Controls may be discontinued without a NYSDEC-approved amendment or extinguishment of this Environmental Easement;
- b) Annual inspections of the Controlled Property, certifications of Engineering and Institutional Controls and usage of Controlled Property, and Site Management Reporting to the Department must be conducted in accordance with the NYSDEC-approved Site Management Plan;
- c) groundwater and other environmental or public health monitoring, and reporting of information thus obtained, must be performed in a manner specified in the Site Management Plan;
- d) onsite environmental monitoring devices, including but not limited to, groundwater monitor wells, must be protected and replaced as necessary to ensure continued functioning in the manner specified in the NYSDEC-approved Site Management Plan;
- e) vegetable gardens are prohibited; and
- f) residential habitation will not take place in the basement or first floor and shall only occur above the first floor.

The Controlled Property may not be used for a higher level of use such as unrestricted use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

1716-8

Tiago Holdings, LLC

Site Management Plan

Ground Water Use Restriction
Building Use Restriction

The Controlled Property may be used for commercial use and restricted residential use as long as the following long-term Engineering and Institutional Controls are employed:

- a) all engineering controls must be operated and maintained as specified in the Site Management Plan submitted by Grantor and approved by the Department for the Controlled Property (the "Site Management Plan"). No Engineering and Institutional Controls may be discontinued without a NYSDEC-approved amendment or extinguishment of this Environmental Easement;
- b) Annual inspections of the Controlled Property, certifications of Engineering and Institutional Controls and usage of Controlled Property, and Site Management Reporting to the Department must be conducted in accordance with the NYSDEC-approved Site Management Plan;
- c) groundwater and other environmental or public health monitoring, and reporting of information thus obtained, must be performed in a manner specified in the Site Management Plan;
- d) onsite environmental monitoring devices, including but not limited to, groundwater monitor wells, must be protected and replaced as necessary to ensure continued functioning in the manner specified in the NYSDEC-approved Site Management Plan;
- e) vegetable gardens are prohibited; and
- f) residential habitation will not take place in the basement or first floor and shall only occur above the first floor.

The Controlled Property may not be used for a higher level of use such as unrestricted use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

Box 4

Description of Engineering Controls

Parcel
1715-22

Engineering Control

Subsurface Barriers
Cover System

1716-8

Cover System
Subsurface Barriers

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 complete.

YES NO
☒ ☐

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

- (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO
☒ ☐

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C231045

Box 6

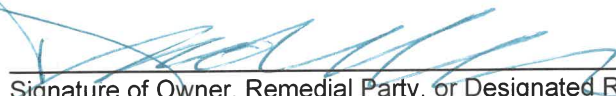
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

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 David Blumenfeld at 300 Robbins Lane, Syosset, New York 11791,
print name print business address

am certifying as Tiago Holdings, LLC (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

June 18, 2024
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 BEN T. CALICCI at 640 JOHNSON AVE, BOHEMIA, NY
print name print business address

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

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

Stamp
(Required for PE)

6/18/24
Date

TIAGO HOLDINGS, LLC
c/o BLUMENFELD DEVELOPMENT GROUP, LTD.
300 ROBBINS LANE
SYOSSET, NEW YORK 11791

June 18, 2024

Ms. Marlen Salazar
New York State Department of Environmental Conservation
Region 2 Office
47-40 21st Street
Long Island City, NY 11101

**Re: Site Management Periodic Review Report for
East River Plaza, Brownfield Cleanup Agreement Index # W2-1068-05-06
Site No. C231045**

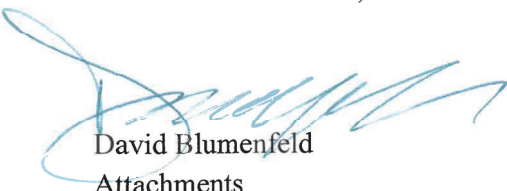
Dear Ms. Salazar

I am writing in reference to the above-referenced project and reporting requirements relative to the permits that were issued for various activities, including construction-related activities during the reporting period May 14, 2021 to May 14, 2024. Pursuant to the Site Management Plan ("SMP"), Tiago Holdings, LLC ("Tiago") is required to provide copies of all permits issued for activities at the site.

During the reporting period, various building permits were issued by New York City Department of Buildings ("NYC DOB") for interior tenant improvements relating to multiple retail establishments at East River Plaza. A list of all permits issued during the reporting period. It should be noted that work performed pursuant to these permits did not disturb the engineering controls required in accordance with the SMP.

If you have any questions or concerns, please do not hesitate to contact Raffaella Petrasek at (516) 624-1973.

Very truly yours,
TIAGO HOLDINGS, LLC



David Blumenfeld
Attachments

Sworn before me this 18th day of June, 2024



Notary Public



East River Plaza
NYC DOB Work Permits
May 2021 through May 14, 2024

#	Permit Num	Property	Boro/Block/Lot	Issued	Permit Type Expires	Status	Description 1	Description 2	Description 3	Area of Proposed Work	
1	M00052161-I1_EL	East River Plaza (517 East 117th St)	MN/1716/8	6/11/20218	Equipment	12/31/2022	ISSUED/COMPLETE	ELECCTRICAL	General Wiring	Application to replace existing metal halide fixtures with new LED lighting	Levels 1 - 5
2	M00095993-I1_EL	East River Plaza (517 East 117th St)	MN/1716/8	11/3/2018	Sign	3/30/2020	ISSUED/COMPLETE	ELECCTRICAL	Field Sign	Sign tag for illuminated accessory business wall sign [Aldi];	Level 2
3	M00196187-I1-EL	East River Plaza (517 East 117th St)	MN/1716/8	7/18/2019	Equipment	3/7/2024	ISSUED/COMPLETE	ELECCTRICAL	Sidewalk Shed Wiring & Lighting	Piping and lighting for shed	n/a
4	M00213872-I1	East River Plaza (517 East 117th St)	MN/1716/8	8/26/219	Equipment	6/24/2020	ISSUED/COMPLETE		Alternation/Replacement	Modification to the existing controller to install door position monitoring system (DPM) (Software only)	
5	M00287640-I1	East River Plaza (517 East 117th St)	MN/1716/8	4/5/2021	No Work/PA		ISSUED/COMPLETE	PUBLIC ASSEMBLY	Establishing Place of Assembly	Gym or recreation center public place of assembly [Planet Fitness]	Level 3
6	M00269952-I1-EW-SP	East River Plaza (517 East 117th St)	MN/1716/8	4/27/2020	Spinkler	2/2/2021	ISSUED/APPROVED	FIRE PROTECTION	Fire Protection System	PAA to install new sprinkler heads	Basement/Cellar
7		East River Plaza (517 East 117th St)	MN/1716/8	4/7/2020	Equipment	4/1/2021	ISSUED/COMPLETE		Air Conditioning	Replace absorption chiller with six clima cool models on mezzanine with a total capacity of 191 tons; LOC issued 7/9/2020	Mezzanine Level 1
8	M00312787-I1-MS	East River Plaza (517 East 117th St)	MN/1716/8	3/23/2020	Equipment	12/31/2021	ISSUED/COMPLETE	ELECCTRICAL	General Wiring	General wiring for chiller	n/a
9	M00346096-I1-VT	East River Plaza (517 East 117th St)	MN/1716/8	4/8/2021	Equipment	4/8/2022	ISSUED	VT	Alteration/Replacement	Installation of mandated door lock monitor	n/a
10	M00384977-I1-EL	East River Plaza (517 East 117th St)	MN/1716/8	8/13/2020	Equipment	2/28/2025	ISSUED	ELECCTRICAL	Alteration/Replacement	Retro fit existing lights with retro fit kit	
11	M00465179-I1	East River Plaza (517 East 117th St)	MN/1716/8	3/1/2021	ALT		ISSUED	Gen Construction	Alteration	Minor renovation for removal of food service coffee area and propose storage room fit out. Minor partition work and finishes. Mechanical (M00465926) and Plumbing (M00465915) work filed under separate applications. [Target]	Level 2
12	M000465915-I1	East River Plaza (517 East 117th St)	MN/1716/8	3/1/2021	ALT		ISSUED	ELECCTRICAL	Alteration	Plumbing work associated with M00465179	Level 2
13	M00465926-I1	East River Plaza (517 East 117th St)	MN/1716/8	3/1/2021	ALT		ISSUED	PLUMBING	Alteration	Mechanical work assoicated with M00465179	Level 2
14		East River Plaza (517 East 117th St)	MN/1716/8	9/13/2021	Sign	10/12/2021	ISSUED/COMPLETE	ELECCTRICAL	Field Sign	Installation of illuminated wall sign reading "Aldi" NOTE: this permit supercedes electrical permit #M330633; original contractor no longer in business	n/a
15	M00592307-I1-EL	East River Plaza (517 East 117th St)	MN/1716/8	10/1/2021	Sign	10/31/2021	ISSUED	ELECCTRICAL	Field Sign	Installation of illuminated wall sign reading "Burlington" NOTE: permit supercedes electrical permit #M343724 (in BIS System).	n/a
16	M00614913-I1-EL	East River Plaza (517 East 117th St)	MN/1716/8	10/19/2021	Sign	10/31/2021	ISSUED	ELECCTRICAL	Field Sign	Installation of illuminated wall sign reading "Burlington" NOTE permit supercedes electrical permit #M343739 (in BIS System).	n/a
17	M00614918-I1-EL	East River Plaza (517 East 117th St)	MN/1716/8	6/6/2022	ALT	12/25/2022	ISSUED	Gen Construction	Alteration	Remove interior partition. New Interior partitions. Existing toilet rooms to be refurbished in tenant space 305 [Ashley Furniture]	Level 3
18	M00725886-I1-GC	East River Plaza (517 East 117th St)	MN/1716/8	6/22/2022	Equipment	1/1/2023	ISSUED/COMPLETE	ELECCTRICAL	General Wiring	Alteration of existing ductwork per interior zone alterations. Addition of exhaust fan for electrical room for tenant space 305 [Ashley Furniture] LOC Issued:2/2/2023	Level 3
19	M00725930-S1-EL	East River Plaza (517 East 117th St)	MN/1716/8	6/30/2022	Equipment	6/30/2023	ISSUED	PLUMBING	Alteration	Installation of various plumbing fixtures in tenatn space 305 [Ashley Furniture]	
20	M00726008-I1-PL	East River Plaza (517 East 117th St)	MN/1716/8	5/26/2022	Sign	8/17/2022	ISSUED	Sign	Sign	Erect an illuminated business accessory wall sign ["Ashley"]	Ground Floor
21	M00736722-I1-SG	East River Plaza (517 East 117th St)	MN/1716/8	8/2/2022	Equipment	8/2/2023	ISSUED	FIRE PROTECTION	Fire Protection System	Modification to existing ground floor sprinkler system due to tenant build out. Rearragne 6 sprinkler heads, add 3 new sprinkler heads.	Ground Floor
22	M00783396-I1-LA	East River Plaza (517 East 117th St)	MN/1716/8	3/11/2024	Equipment	7/31/2024	ISSUED	VT	Alteration/Replacement	Furnish and install modernization of 1 traction elevator	n/a
23	M01011372-I1-EL	East River Plaza (517 East 117th St)	MN/1716/8	2/27/2024	Equipment	7/31/2024	ISSUED	ELECCTRICAL	Alternation/Replacement	Modernize elevator	

East River Plaza
NYC DOB Work Permits
May 2021 through May 14, 2024

#	Permit Num	Property	Boro/Block/Lot	Issued	Permit Type	Expires	Status	Description 1	Description 2
1		East River Plaza (517 East 116th St)	MN/1715/22	3/11/2024	Elevator	7/31/2024	Issued	FURNISH AND INSTALL - MODERNIZATION OF 2 TRACTION ELEVATORS AS DESCRIBED IN THE DEVICE JOB DESCRIPTION. ALL WORK TO COMPLY WITH ASME A17.1-2013, PART 8, SECTION 8.7.2 AS MODIFIED BY CHAPTER K1 APPENDIX K AND CHAPTER 30 OF NYC 2022 BUILDING CODE. ALL TESTS TO BE CONDUCTED IN THE PRESENCE OF AN NYC DOB ELEVATOR INSPECTOR	
	M01011578-I1-VT								
2		East River Plaza (517 East 116th St)	MN/1715/22	3/11/2024	Elevator	7/31/2024	Issued	FURNISH AND INSTALL - MODERNIZATION OF 2 TRACTION ELEVATORS AS DESCRIBED IN THE DEVICE JOB DESCRIPTION. ALL WORK TO COMPLY WITH ASME A17.1-2013, PART 8, SECTION 8.7.2 AS MODIFIED BY CHAPTER K1 APPENDIX K AND CHAPTER 30 OF NYC 2022 BUILDING CODE. ALL TESTS TO BE CONDUCTED IN THE PRESENCE OF AN NYC DOB ELEVATOR INSPECTOR	
	M01011579-I1-VT								
3		East River Plaza (545 East 116th St)	MN/1715/22	3/31/2022	Elevator	11/20/2022	Issued	F/I (1) ONE NEW VRC AS PER ASME B20.1 2006 AND K2 OF THE NYC BUILDING CODE	
	M00029916-I1-VT								
4		East River Plaza (545 East 116th St)	MN/1715/22	4/25/2018	Electrical	1/1/2022	Issued	General Wiring	Install VRC-Shopping Cart Conveyor
	M00036180-I1-EL								



Buildings



Work Permit Department Of Buildings

Permit Number: M00052161-II-EL

Issued: 06/11/2018

Expires: 12/31/2022

Address: 517 EAST 117 STREET 10035

Issued To: RAYMOND MCQUILLAN

Business: CORP. ELEC'L TECHNOLOGIES

License No: 011364

Description: General Wiring

Replace Existing Metal Halide Fixtures with New LED Lighting



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

A stylized, handwritten signature in black ink, likely belonging to the Borough Commissioner.

Commissioner of Buildings:

A handwritten signature in black ink, likely belonging to the Commissioner of Buildings, with the name "Linda Chanley" being legible.

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00095993-II-EL

Issued: 11/03/2018

Expires: 03/30/2020

Address: 517 EAST 117 STREET 10035

Issued To: CRAIG SAMUELS

Business: AMPERE ELECL SERVICES COR

License No: 011997

Description: Field Sign

SIGN TAG FOR ILLUMINATED ACCESSORY BUSINESS WALL SIGN



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

A stylized, handwritten signature in black ink, likely belonging to the Borough Commissioner.

Commissioner of Buildings:

A handwritten signature in black ink, likely belonging to the Commissioner of Buildings, Peter Chanler.

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00196187-II-EL

Issued: 07/18/2019

Expires: 06/12/2024

Address: 517 EAST 117 STREET 10035

Issued To: MELVYN ZWEBNER

Business: ILLUMINOUS ELECTRIC CORP.

License No: 009747

Description: Sidewalk Shed Wiring & Lighting
piping and lighting for shed



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

A stylized, handwritten signature in black ink, likely belonging to the Borough Commissioner.

Commissioner of Buildings:

A handwritten signature in black ink, likely belonging to the Commissioner of Buildings.

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00213872-I1-VT

Issued: 08/26/2019

Expires: 06/24/2020

Address: MANHATTAN 517 EAST 117 STREET, 10035

Issued To: MICHAEL STAUB

Application Type: EBN/PPN

Business: TRANSEL ELEV & ELECT, INC

Filing Include: ALTERATION/REPLACEMENT

License No: L - 402001

Device Number(s): 1P45285

Is this application to install Door Lock Monitoring only: NO



Description: MODIFICATION TO THE EXISTING CONTROLLER TO INSTALL DOOR POSITION MONITORING SYSTEM (DPM) (SOFTWARE ONLY) AS PER REQUIREMENTS OF ASME A17.3 OF 2002 AS MODIFIED BY CHAPTER K3 OF 2014 NYC BC APPENDIX K SECTION 3.10.12. ALL TESTS AND INSPECTIONS MUST BE PERFORMED AS PER 1RCNY SECTION 101-02 AND 101-07.

For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00312787-I1-MS

Permit Classification: SERVICE EQUIPMENT

Address: MANHATTAN 517 EAST 117 STREET

Work on Floor(s): MEZZANINE 1 THROUGH 1

Total number of dwelling units at location: 0

Number of dwelling units occupied during construction: 0

Description: REPLACE ABSORPTION CHILLER WITH SIX CLIMA COOL MODELS ON THE MEZZANINE WITH A TOTAL CAPACITY OF 191 TONS. NO CHANGE TO EGRESS, USE, OCCUPANCY.

Issued: 02/25/2020

Expires: 02/25/2021

Issued To: LAUREN LARSEN

Business: POWER COOLING INC

License No: GC-001843



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00336221-II-EL

Issued: 03/23/2020

Expires: 12/31/2021

Address: 517 EAST 117 STREET 10035

Issued To: BARRY SAXE

Business: CEDAR ELEC'L CONT'RS INC.

License No: 011056

Description: General Wiring

General Wiring For Chiller



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00346096-I1-VT

Issued: 04/08/2021

Expires: 04/08/2022

Address: MANHATTAN 517 EAST 117 STREET, 10035

Issued To: JOSEPH VILLANO

Application Type: EBN/PPN

Business: OTIS ELEVATOR COMPANY

Filing Include: ALTERATION/REPLACEMENT

License No: L - 056128

Device Number(s): 1P46252

Is this application to install Door Lock Monitoring only: NO



Description: INSTALLATION OF MANDATED DOOR LOCK MONITOR PER CITY CODE ASME A17.3 (2002). DOOR LOCK MONITORING ONLY ON THIS APPLICATION. ALL WORK TO COMPLY WITH CHAPTER 30 OF THE NYC BUILDING CODE.

For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: **M00384977-II-EL**

Issued: **08/13/2020**

Expires: **02/28/2025**

Address: **517 EAST 117 STREET 10035**

Issued To: **HOWARD WEISS**

Business: **H. & L. ELECTRIC INC**

License No: **011728**

Description: **Lighting Work**

RSPM HL JOB A3713 RETRO FIT EXISTING LIGHTS WITH RETRO FIT KIT



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

A stylized, handwritten signature in black ink, likely belonging to the Borough Commissioner.

Commissioner of Buildings:

A handwritten signature in black ink, likely belonging to the Commissioner of Buildings.

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00592307-II-EL

Issued: 09/13/2021

Expires: 10/12/2021

Address: 517 EAST 117 STREET 10035

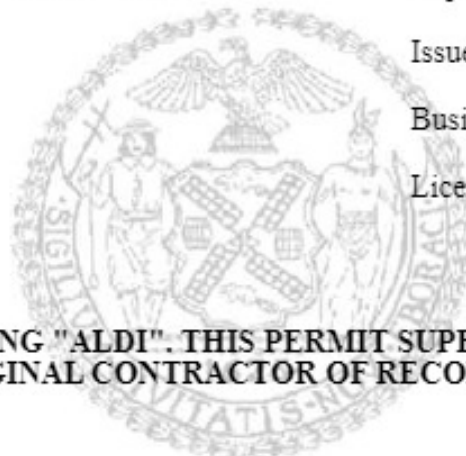
Issued To: LAWRENCE BROWN

Business: CITY ELEC'L SIGN ERECTORS

License No: 012712

Description: Field Sign

INSTALLATION OF ILLUMINATED WALL SIGN READING "ALDI". THIS PERMIT SUPERSEDES ELECTRICAL PERMIT #M330633 IN THE BIS SYSTEM. WE ARE SUPERSEDING BECAUSE THE ORIGINAL CONTRACTOR OF RECORD IS NO LONGER IN BUSINESS.



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

A stylized, handwritten signature in black ink, likely belonging to the Borough Commissioner.

Commissioner of Buildings:

A handwritten signature in black ink, likely belonging to the Commissioner of Buildings.

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00614913-II-EL

Issued: 10/19/2021

Expires: 10/31/2021

Address: 517 EAST 117 STREET 10035

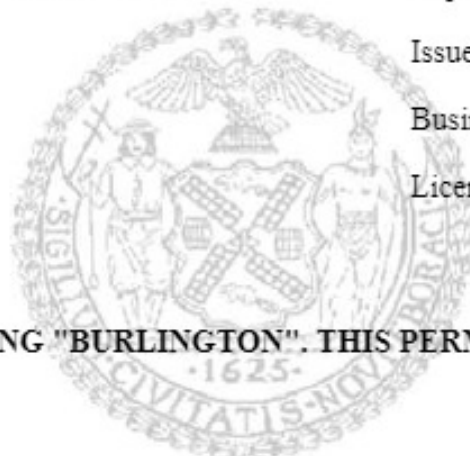
Issued To: LAWRENCE BROWN

Business: CITY ELEC'L SIGN ERECTORS

License No: 012712

Description: Field Sign

INSTALLATION OF ILLUMINATED WALL SIGN READING "BURLINGTON". THIS PERMIT SUPERSEDES ELECTRICAL PERMIT #M343724 IN THE BIS SYSTEM.



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00614918-II-EL

Issued: 10/19/2021

Expires: 10/31/2021

Address: 517 EAST 117 STREET 10035

Issued To: LAWRENCE BROWN

Business: CITY ELEC'L SIGN ERECTORS

License No: 012712

Description: Field Sign

INSTALLATION OF ILLUMINATED WALL SIGN READING "BURLINGTON". THIS PERMIT SUPERSEDES ELECTRICAL PERMIT #M343739 IN THE BIS SYSTEM.



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00725886-I1-GC

Permit Classification: ALTERATION

Address: MANHATTAN 517 EAST 117 STREET

Work on Floor(s): FLOOR NUMBER(S) 3 THROUGH 3

Total number of dwelling units at location: 0

Number of dwelling units occupied during construction: 0

Description: REMOVE INTERIOR PARTITION. NEW INTERIOR PARTITIONS. EXISTING TOILET ROOMS TO BE REFURBISHED, IN TENANT SPACE 305 (ASHLEY FURNITURE)

Issued: 06/06/2022

Expires: 12/25/2022

Issued To: WAYNE NOEL JR.

Business: STATEWIDE
CONSTRUCTION

License No: GC-623352



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00725930-S1-EL

Issued: 06/22/2022

Expires: 01/01/2023

Address: 517 EAST 117 STREET 10035

Issued To: BRIAN EGAN

Business: SOURCE ELECTRIC INC

License No: 013285

Description: General Wiring

Alteration of existing ductwork per interior zone alterations. Addition of exhaust fan for electrical room for tenant space 305 (Ashley Furniture).



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

A stylized, handwritten signature in black ink, likely belonging to the Borough Commissioner.

Commissioner of Buildings:

A handwritten signature in black ink, reading "Erin A. Urbink", which is the signature of the Commissioner of Buildings.

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00726008-I1-PL

Permit Classification: PLUMBING

Address: MANHATTAN 517 EAST 117 STREET

Work on Floor(s): FLOOR NUMBER(S) 3 THROUGH 3

Total number of dwelling units at location: 0

Number of dwelling units occupied during construction: 0

Description: INSTALLATION OF VARIOUS PLUMBING FIXTURES IN TENANT SPACE 305 (ASHLEY FURNITURE)

Issued: 06/30/2022

Expires: 06/30/2023

Issued To: ANTHONY PISCITELLI

Business: VILLAGE P & H NY INC

License No: P-001510



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

A stylized, handwritten signature in black ink, likely belonging to the Borough Commissioner.

Commissioner of Buildings:

A handwritten signature in black ink, reading "Eric A. Albini", belonging to the Commissioner of Buildings.

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00736722-I1-SG

Permit Classification: SIGN

Address: MANHATTAN 517 EAST 117 STREET

Work on Floor(s): GROUND FLOOR

Total number of dwelling units at location: 0

Number of dwelling units occupied during construction: 0

Description: ERECT AN ILLUMINATED BUSINESS ACCESSORY WALL SIGN. NO CHANGE IN USE, EGRESS, OR OCCUPANCY.

Issued: 05/26/2022

Expires: 08/17/2022

Issued To: JOSEPH MORRA

Business: VALLESIGNS & AWNINGS
INC

License No: S-000219



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

A stylized, handwritten signature in black ink, likely belonging to the Borough Commissioner.

Commissioner of Buildings:

A handwritten signature in black ink, reading "Eric A. Albini", belonging to the Commissioner of Buildings.

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00783396-II-LA

Issued: 08/02/2022

Expires: 08/02/2023

Address: 517 EAST 117 STREET 10035

Issued To: ADAM LEVINE

Business: CAPITOL FIRE SPRINKLER CO

License No: 001063

Description: Modification to Existing Ground Floor Sprinkler System due to tenant Build Out. Rearrange 6 Sprinkler Heads on Existing Ground Floor Sprinkler System with approximately 50' of 1" pipe, appropriate fittings and hangers. Add 3 New Sprinkler Heads with approximately 30' of 1" pipe and appropriate fittings and hangers. System will be down for less than 7 hours. Existing Firestopping will not be compromised.

For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M01011319-I1-VT

Issued: 03/11/2024

Expires: 07/31/2024

Address: MANHATTAN 517 EAST 117 STREET, 10035

Issued To: GEORGE ZIUGZDA

Application Type: EBN

Business: NOUVEAU ELEVATOR IND LLC

Filing Include: ALTERATION/REPLACEMENT

License No: L - 366001

Device Number(s): 1P45285

Is this application to install Door Lock Monitoring only: NO



Description: FURNISH AND INSTALL - MODERNIZATION OF 1 TRACTION ELEVATOR AS DESCRIBED IN THE DEVICE JOB DESCRIPTION. ALL WORK TO COMPLY WITH ASME A17.1-2013, PART 8, SECTION 8.7.2 AS MODIFIED BY CHAPTER K1 APPENDIX K AND CHAPTER 30 OF NYC 2022 BUILDING CODE. ALL TESTS TO BE CONDUCTED IN THE PRESENCE OF AN NYC DOB ELEVATOR INSPECTOR

For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M01011372-II-EL

Issued: 02/27/2024

Expires: 07/31/2024

Address: 517 EAST 117 STREET 10035

Issued To: WILLIAM WHALEN

Business: NEE ELECTRICAL, LLC

License No: 009891

Description: Elevators/Escalator/Material Lift

Modernize elevator # 1P45198,1P45199,1P45200,1P45201,1P45285



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

A stylized, handwritten signature in black ink, likely belonging to the Borough Commissioner.

Commissioner of Buildings:

A handwritten signature in black ink, which appears to read "James S. Odello", belonging to the Commissioner of Buildings.

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M01011578-I1-VT

Issued: 03/11/2024

Expires: 07/31/2024

Address: MANHATTAN 517 EAST 116 STREET, 10029

Issued To: GEORGE ZIUGZDA

Application Type: EBN

Business: NOUVEAU ELEVATOR IND LLC

Filing Include: ALTERATION/REPLACEMENT

License No: L - 366001

Device Number(s): 1P45198, 1P45199

Is this application to install Door Lock Monitoring only: NO



Description: FURNISH AND INSTALL - MODERNIZATION OF 2 TRACTION ELEVATORS AS DESCRIBED IN THE DEVICE JOB DESCRIPTION. ALL WORK TO COMPLY WITH ASME A17.1-2013, PART 8, SECTION 8.7.2 AS MODIFIED BY CHAPTER K1 APPENDIX K AND CHAPTER 30 OF NYC 2022 BUILDING CODE. ALL TESTS TO BE CONDUCTED IN THE PRESENCE OF AN NYC DOB ELEVATOR INSPECTOR

For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M01011579-I1-VT

Issued: 03/11/2024

Expires: 07/31/2024

Address: MANHATTAN 517 EAST 116 STREET, 10029

Issued To: GEORGE ZIUGZDA

Application Type: EBN

Business: NOUVEAU ELEVATOR IND LLC

Filing Include: ALTERATION/REPLACEMENT

License No: L - 366001

Device Number(s): 1P45201, 1P45200

Is this application to install Door Lock Monitoring only: NO



Description: FURNISH AND INSTALL - MODERNIZATION OF 2 TRACTION ELEVATORS AS DESCRIBED IN THE DEVICE JOB DESCRIPTION. ALL WORK TO COMPLY WITH ASME A17.1-2013, PART 8, SECTION 8.7.2 AS MODIFIED BY CHAPTER K1 APPENDIX K AND CHAPTER 30 OF NYC 2022 BUILDING CODE. ALL TESTS TO BE CONDUCTED IN THE PRESENCE OF AN NYC DOB ELEVATOR INSPECTOR

For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00029916-I1-VT

Issued: 03/31/2022

Expires: 11/20/2022

Address: MANHATTAN 545 EAST 116 STREET, 10029

Issued To: CHARLES MIRAGLIA

Application Type: EA

Business: GOTHAM ELEV INSPECT INC

Filing Include: NEW INSTALLATION

License No: L - 487003

Device Number(s): 1V0988840

Description: F/I (1) ONE NEW VRC AS PER ASME B20.1 2006 AND K2 OF THE NYC BUILDING CODE



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

Commissioner of Buildings:

Acting Commissioner of Buildings

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: M00036180-II-EL

Issued: 04/25/2018

Expires: 01/01/2022

Address: 545 EAST 116 STREET 10029

Issued To: MARCELO ASPESI

Business: MILLENNIUM MAINT & ELEC'L

License No: 011450

Description: General Wiring

Install VRC-Shopping Cart Conveyor



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

A stylized, handwritten signature in black ink, likely belonging to the Borough Commissioner.

Commissioner of Buildings:

A handwritten signature in black ink, likely belonging to the Commissioner of Buildings, Richard Chandler.

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

TIAGO HOLDINGS, LLC
c/o BLUMENFELD DEVELOPMENT GROUP, LTD.
300 ROBBINS LANE
SYOSSET, NEW YORK 11791

June 18, 2024

Ms. Marlen Salazar
New York State Department of Environmental Conservation
Region 2 Office
47-20 21st Street
Long Island City, NY 11101

Re: Site Management Periodic Review Report for 2024
East River Plaza, Brownfield Cleanup Agreement Index # W2-1068-05-06
Site No. C231045

Dear Ms. Salazar:

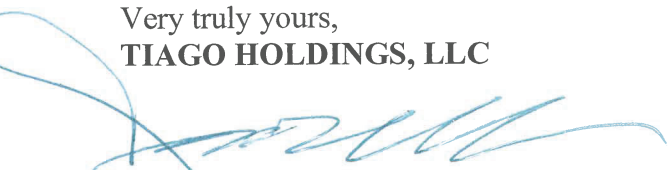
I am writing in reference to the above-referenced project and reporting requirements relative to the leasing activity for the reporting period of May 14, 2021 through May 14, 2024. Pursuant to the Site Management Plan ("SMP"), Tiago Holdings, LLC ("Tiago") is required to report on annual leasing activity and confirm that all documents of conveyance entered into during the applicable period include the required language and reference to the Environmental Easement.

Tiago entered into two (2) new lease agreements during the reporting period of May 14, 2021 through May 14, 2024. Please find attached the relevant pages of the leases, to verify the execution date and the inclusion of the required language.

If you have any questions or concerns, please do not hesitate to contact Raffaella Petrsek at (516) 624-1973.

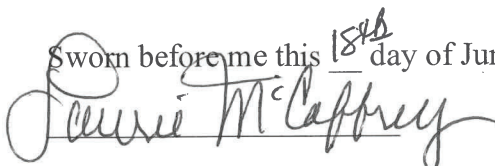
Thank you for your assistance with this matter.

Very truly yours,
TIAGO HOLDINGS, LLC



David Blumenfeld

Sworn before me this 18th day of June, 2024



Notary Public



SHOPPING CENTER LEASE

by and between

Tiago Holdings, LLC

as Landlord

and

Factory Direct of New York, East River Plaza, LLC

as Tenant

Dated: as of February 11, 2022

LOCATION:

**Premises within the Shopping Center located
at the intersection of the FDR Drive and 116th Street, New York, NY**

(ii) except as disclosed in environmental reports and/or audits obtained by Landlord with respect to the Shopping Center (copies of which will be available for inspection by Tenant following Tenant's written request therefor) or as disclosed in the Environmental Easement (and/or documentation referred to therein), no leak, spill, release, discharge, emission or disposal of Hazardous Materials has occurred on or in the Shopping Center or the Premises prior to the Commencement Date and (iii) the Shopping Center and the Premises are currently free of any Hazardous Materials that are not in compliance with applicable Environmental Laws. If the presence of Hazardous Materials in or on the Shopping Center caused or permitted by Landlord, its agents, employees or contractors results in contamination of the Premises or if Landlord breaches its representations above, then Landlord shall indemnify, defend and hold Tenant harmless from and against any and all claims, judgments, damages, penalties, fines, costs, liabilities or losses (including reasonable sums paid in settlement of claims, reasonable attorneys' fees and disbursements, consultant fees and expert fees) which arise during or after the Term as a result of such contamination or breach. The indemnification of Tenant by Landlord herein includes costs incurred in connection with any investigation of site conditions or any clean-up, and any remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision because of Hazardous Materials present in or on the Premises for which Landlord is responsible hereunder.

Section 9.2. *Definitions.*

As used herein, the term "Hazardous Materials" means any substance or substances which are (i) defined under any Environmental Law (defined below) as a hazardous substance, hazardous waste, hazardous material, pollutant or contaminant, (ii) a petroleum hydrocarbon, including crude oil or any fraction thereof, (iii) hazardous, toxic, corrosive, flammable, explosive, infectious, radioactive, carcinogenic or a reproductive toxicant or (iv) otherwise regulated pursuant to any Environmental Law. The term "Environmental Law" shall mean all federal, state and local laws, statutes, ordinances, regulations, rules, judicial and administrative orders and decrees, permits, licenses, approvals, authorizations and similar requirements of all federal, state and local governmental agencies or other governmental authorities pertaining to the protection of human health and safety or the environment now existing or later adopted during the Term.

Section 9.3. *Survival of Obligations.*

The obligations of Landlord and Tenant under this Article 9 shall survive the Expiration Date and the Early Termination Date (if any).

Section 9.4. *Landlord's Inspection and Cure Rights.*

Landlord and its agents shall have the right, but not the duty, to inspect the Premises from time to time (subject to Article 20 hereof) to determine whether Tenant is complying with the terms of this Article 9. If Tenant is not in compliance with this Article 9, Landlord shall have the right, but not the obligation, to enter upon the Premises in accordance with Article 20 hereof to remedy said noncompliance at Tenant's expense.

Section 9.5. *Environmental Easement.*

Tenant specifically acknowledges that **the Premises and the Shopping Center are subject to that certain Environmental Easement held by the New York State Department of Environmental Conservation**

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pursuant to Title 36 of Article 71 of the Environmental Conservation Law, which was granted by Landlord in an instrument dated December 20, 2007 and recorded in New York County in CRFN 2007000625401 (the “Environmental Easement”). Landlord represents that Landlord’s compliance with the requirements of the Brownfield Cleanup Agreement (as defined in the Environmental Easement) and the Site Management Plan (as defined in the Environmental Easement) (collectively, the “Environmental Agreements”) will not interfere in any material respect with the operation of the Premises for the Permitted Use as contemplated by this Lease. Tenant covenants and agrees that: (a) it shall not cause Landlord to be in default of the requirements of the Environmental Agreements; and (b) Tenant will comply with the provisions of the Environmental Agreements applicable to the Premises.

Section 9.6. Landlord’s Obligations.

Landlord covenants and agrees that it will comply with its obligations under the Environmental Agreements applicable to the Shopping Center, and if Landlord breaches its obligations thereunder, then Landlord shall indemnify, defend and hold Tenant harmless from and against any and all claims, judgments, damages, penalties, fines, costs, liabilities or losses (including sums paid in settlement of claims, reasonable attorneys’ fees and disbursements, consultant fees and expert fees) which arise during or after the Term as a result of such breach.

ARTICLE 10 - INTENTIONALLY OMITTED

ARTICLE 11 - FIXED MINIMUM RENT

Commencing on the Rent Commencement Date, Tenant shall pay to Landlord, as Fixed Minimum Rent for the Premises, the amount(s) set forth in Section 1.1(f), said amount(s) to be due and payable in monthly installments, in advance, on the first day of each and every calendar month thereafter throughout the Term, provided that Tenant shall pay, upon the execution and delivery of this Lease by Tenant, \$37,979.50 to be applied against the first full monthly installment of Fixed Minimum Rent. Except as expressly provided in the immediately preceding sentence, Tenant shall at no time pay the Fixed Minimum Rent more than one (1) month in advance of its due date. The Fixed Minimum Rent, Percentage Rent and all other Additional Charges shall be paid to Landlord at the address set forth above or such other place (including by “Electronic Funds Transfer”, either through the Automated Clearing House system or via wire transfer through the Federal Reserve system or through any future system or method which may become available, to Landlord’s designated account, as it may change from time to time) as Landlord may, from time to time, give Tenant notice of, or as Landlord may otherwise direct.

ARTICLE 12 - ADDITIONAL CHARGES

Section 12.1. Common Area Maintenance Costs.

(a) For the purpose of this Section 12.1, the following definitions shall apply:

(i) The term “CAM” includes all costs and charges payable by Landlord, as the owner of the Shopping Center, including without limitation the cost of maintaining, managing, operating, policing, securing, repairing, replacing, insuring, landscaping, enhancing and protecting the Shopping Center, and all charges payable by Landlord pursuant to the Declaration, plus Landlord’s ten percent (10%) administrative fee thereon (not to be applied to taxes or insurance costs or any single capital expenditure in excess of \$20,000). CAM shall not include, however, (A) Real Estate Taxes, payments in lieu of taxes, and personal property taxes; or (B) the Excluded Costs (as hereinafter defined).

{01015411.DOC.7}

SHOPPING CENTER LEASE

by and between

Tiago Holdings, LLC

as Landlord

and

BioLife Plasma Services L.P.

as Tenant

Dated: as of January 18, 2024

LOCATION:

**Premises within the Shopping Center located
at East River Plaza, 517 117th Street, New York, NY**

delayed.

(b) Landlord represents that, to its actual knowledge, (i) any handling, transportation, storage, treatment or use of Hazardous Materials that may have occurred with respect to the Shopping Center prior to the Commencement Date have been in compliance with applicable Environmental Laws (as hereinafter defined), (ii) except as disclosed in environmental reports and/or audits obtained by Landlord with respect to the Shopping Center (copies of which will be available for inspection by Tenant following Tenant's written request therefor) or as disclosed in the Environmental Easement (and/or documentation referred to therein), no leak, spill, release, discharge, emission or disposal of Hazardous Materials has occurred on the Shopping Center prior to the Commencement Date and (iii) the Shopping Center is currently free of any Hazardous Materials that are not in compliance with applicable Environmental Laws.

Section 9.2. *Definitions.*

As used herein, the term "Hazardous Materials" means any substance or substances which are (i) defined under any Environmental Laws as a hazardous substance, hazardous waste, hazardous material, pollutant or contaminant, (ii) a petroleum hydrocarbon, including crude oil or any fraction thereof, (iii) hazardous, toxic, corrosive, flammable, explosive, infectious, radioactive, carcinogenic or a reproductive toxicant or (iv) otherwise regulated pursuant to any Environmental Law. The term "Environmental Laws" shall mean all federal, state and local laws, statutes, ordinances, regulations, rules, judicial and administrative orders and decrees, permits, licenses, approvals, authorizations and similar requirements of all federal, state and local governmental agencies or other governmental authorities pertaining to the protection of human health and safety or the environment now existing or later adopted during the Term.

Section 9.3. *Survival of Obligations.*

The obligations of each party under this Article 9 shall survive the Expiration Date and the Early Termination Date (if any).

Section 9.4. *Landlord's Inspection and Cure Rights.*

Landlord and its agents shall have the right, but not the duty, to inspect the Premises from time to time to determine whether Tenant is complying with the terms of this Article 9. If Tenant is not in compliance with this Article 9, Landlord shall have the right, but not the obligation, to immediately enter upon the Premises to remedy said noncompliance at Tenant's expense.

Section 9.5. *Environmental Easement.*

Tenant specifically acknowledges that **the Premises and the Shopping Center are subject to that certain Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law**, which was granted by Landlord in an instrument dated December 20, 2007 and recorded in New York County in CRFN 2007000625401 (the "Environmental Easement"). Landlord represents that Landlord's compliance with the requirements of the Brownfield Cleanup Agreement (as defined in the Environmental Easement) and the Site Management Plan (as defined in the Environmental Easement) (collectively, the "Environmental Agreements") will not interfere in any material respect with the operation of the Premises for the Permitted Use as contemplated by this Lease. Tenant covenants and agrees that: (a) it shall not cause Landlord to be in default of the requirements of the Environmental Agreements; and (b) Tenant will comply with the

{01317386.DOCX.3}

provisions of the Environmental Agreements applicable to the Premises.

Section 9.6. Landlord's Obligations.

Landlord shall, at its sole cost and expense, promptly remove, clean-up, dispose of or otherwise remediate, in accordance with Environmental Laws and good commercial practice, any Hazardous Materials in violation of applicable Requirements on, under or about the Shopping Center or the Premises that are not caused by Tenant's breach of its obligations set forth above. Landlord shall indemnify, defend with counsel reasonably acceptable to Tenant and hold Tenant harmless from and against any claims, judgments, damages, penalties, fines, costs, liabilities or losses (including sums paid in settlement of claims, reasonable attorneys' fees and disbursements, consultant fees and expert fees) arising out of any Hazardous Materials in violation of applicable Requirements on, under or about the Shopping Center or the Premises as of the date of this Lease or which were or are caused by Landlord Related Parties (as hereinafter defined). It is specifically agreed and understood that Tenant's liability and/or responsibility with respect to Hazardous Materials is limited to those substances that were introduced by Tenant or any person claiming by or through Tenant and its or their employees, agents or contractors ("Tenant Related Parties") and not to substances that were present prior to the date possession of the Premises is delivered to Tenant or that were introduced or exacerbated by others, including but not limited to Landlord or any of Landlord's agents, employees or contractors ("Landlord Related Parties"). Landlord shall not and shall not direct or knowingly suffer or permit any of its Landlord Related Parties to, at any time handle, use, manufacture, store or dispose of any Hazardous Materials in or about the Premises or the Shopping Center in violation of applicable Requirements.

ARTICLE 10 - INTENTIONALLY OMITTED

ARTICLE 11 - FIXED MINIMUM RENT

Commencing on the Rent Commencement Date, Tenant shall pay to Landlord, as Fixed Minimum Rent for the Premises, the amount(s) set forth in Section 1.1(f), said amount(s) to be due and payable in monthly installments, in advance, on the first day of each and every calendar month thereafter throughout the Term, provided that Tenant shall pay, within sixty (60) days after the execution and delivery of this Lease by Tenant, \$39,872.58 to be applied against the first full monthly installment of Fixed Minimum Rent. Except as expressly provided in the immediately preceding sentence, Tenant shall at no time pay the Fixed Minimum Rent more than one (1) month in advance of its due date. The Fixed Minimum Rent, Percentage Rent and all other Additional Charges shall be paid to Landlord at the address set forth above or such other place (including by "Electronic Funds Transfer", either through the Automated Clearing House system or via wire transfer through the Federal Reserve system or through any future system or method which may become available, to Landlord's designated account, as it may change from time to time) as Landlord may, from time to time, give Tenant notice of, or as Landlord may otherwise direct.

ARTICLE 12 - ADDITIONAL CHARGES

Section 12.1. Common Area Maintenance Costs.

(a) For the purpose of this Section 12.1, the following definitions shall apply:

(i) The term "CAM" includes all costs and charges payable by Landlord, as the owner of the Shopping Center, including without limitation the cost of maintaining, managing, operating, policing, cleaning (including garbage and trash removal), securing, repairing, replacing, insuring, landscaping, enhancing and protecting the Shopping Center, and all charges payable by Landlord pursuant to the Declaration, plus Landlord's ten percent (10%) administrative fee thereon. CAM shall not include, {01317386.DOCX.3}

APPENDIX C

2021 ANNUAL INSPECTION

- Site-Wide Inspection Checklist – 2021
- Cover System and Vapor Barrier System Checklist – 2021
- Photolog - 2021

SITE-WIDE INSPECTION CHECKLIST – 2021

**Site-Wide Inspection List
East River Plaza
East Harlem, Manhattan, New York**

Date of Inspection: December 28, 2021

Site-wide inspections will be performed annually, at a minimum. A site-wide inspection shall also be performed after severe events that may affect the Engineering Controls (ECs) or monitoring wells.

The following inspection form shall be completed during each site-wide inspection. Supporting documentation shall be attached, as necessary. The completed site-wide inspection checklist and supporting documentation shall be included in the associated Annual Site Management Report.

Compliance with Institutional Controls

Institutional Controls (ICs) are required under the Remedial Work Plan to: (1) implement, maintain and monitor EC systems; (2) prevent future exposure to residual contamination by controlling disturbances of the subsurface materials; and, (3) restrict the use of the Site to commercial and restricted residential uses only. Adherence to these ICs on the Site (Controlled Property) is required under the Environmental Easement. These ICs are described in Section 2.3 of the Site Management Plan. Please complete the following checklist to confirm compliance with the Site ICs:

- The Controlled Property may be used for commercial use. Confirm whether commercial use is occurring: Commercial use of the property occurred throughout the reporting period.
- The Controlled Property may be used for restricted residential use only above the first floor. Confirm the current locations of residential use: No residential use occurred during the reporting period. The Site development is consistent with future residential use only above the first floor.
- All Engineering Controls (cover system and vapor barrier system) must be operated and maintained as specified in the Site Management Plan for the Controlled Property. Confirm operation and maintenance of ECs and attach checklists: Throughout the reporting period

the cover system and vapor barrier system were completely installed. No penetrations of these systems occurred during the reporting period. The completed EC checklist is attached.

- Annual inspections and certifications must be conducted in accordance with the Site Management Plan. Confirm compliance with annual inspections and certifications: The annual inspections, including the cover system inspection, vapor barrier inspection, and site-wide inspection, were completed. The certification is included in the Site Management Periodic Review Report (PRR).
- Groundwater and other environmental or public health monitoring, and reporting of information thus obtained, must be performed in a manner specified in the Site Management Plan (SMP). Confirm that the required monitoring and reporting are in accordance with the SMP: Groundwater monitoring and periodic public health monitoring (i.e. vapors, dust, noise during intrusive activities) are conducted in accordance with the SMP. Groundwater monitoring has been reported in the PRRs. No groundwater monitoring occurred during the reporting period as the NYSDEC approved termination of groundwater monitoring in 2011. No periodic public health monitoring occurred during the reporting period as no intrusive activities occurred in the period.
- Onsite environmental monitoring devices, including but not limited to groundwater monitoring wells, will be protected and replaced as necessary to ensure continued functioning in the manner specified in the Site Management Plan. Confirm that monitoring devices have been protected and/or replaced: All environmental monitoring devices have been maintained in accordance with the SMP and are protected. The monitoring wells were observed during the site-wide inspection and no issues were noted.
- Vegetable gardens are prohibited. Confirm the absence of vegetable gardens: There are no vegetable gardens onsite.
- All soil disturbance activities that will impact residual contaminated material, including building renovation/expansion, subgrade utility line repair/relocation, and new construction must be conducted in accordance with the NYSDEC-approved Site

Management Plan. Confirm that these activities are in compliance with the SMP: No soil disturbance activities occurred during the reporting period.

- Use of the groundwater underlying the Controlled Property is prohibited without treatment rendering it safe for the intended purpose. Confirm that groundwater use has not occurred: No use of the groundwater underlying the Site has occurred.
- The Controlled Property may not be used for a higher level of use, such as unrestricted use, and the above-stated engineering controls may not be discontinued without proper notification of the NYSDEC of the change and approval of that use by the NYSDEC, and an amendment of the Site Management Plan approved by the NYSDEC. Confirm continued compliance with the Environmental Easement: The Site is in compliance with the use restrictions and engineering controls in the Environmental Easement.
- Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of 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 to Article 71 of the Environmental Conservation Law.

Confirm that property deed and all subsequent instruments of conveyance are in compliance: The property deed and instruments of conveyance are in compliance with the Environmental Easement. A statement from the Site owner (Grantor) to this effect is included in the applicable PRR.

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

incorporate or reference the Environmental Easement: The leases and other right-to-use documents for the Site incorporate or reference the Environmental Easement. A statement for the Site owner (Grantor) to this effect is included in the applicable PRR.

- Grantor covenants and agrees that it shall annually, or such time as NYSDEC may allow, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury that the controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls employed at the Controlled Property were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such control to protect the public health and environment or constitute a violation or failure to comply with any Site Management Plan for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls. Confirm the submittal of the Certification Statement: The Certification Statement is included in the applicable PRR.

Compliance with Engineering Controls

Using the completed checklists from Attachment 5 of the Site Management Plan, provide a written evaluation of the condition and continued effectiveness of the ECs: The checklists in Attachment 5 of the SMP were completed and are attached. They document the following condition and effectiveness of the ECs:

- The final cover system EC was completed in 2009 in accordance with the Pavement Plan in the FER and remained in place throughout the reporting period. The cover system continues to minimize potential hazards to the safety and health of the public and is in compliance with the SMP.
- The vapor barrier system EC was completed in 2009 in coordination with the installation of the final elements of the cover system and remained in place throughout the reporting period. The vapor barrier system effectively minimizes potential hazards to the safety and health of the public.

General Site Conditions

Provide a written description of the Site conditions at the time of the site-wide inspection. Attach digital photographs or other supporting information as needed: Each level of the above-grade Site building was occupied throughout the reporting period by a retail tenant. Retail tenants also occupied one of the two sub-grade areas during the reporting period. A digital Photolog is attached showing conditions representative of the reporting period and at the time of the site-wide inspection.

Site Management Activities

Provide a discussion and assessment of ongoing site management activities including, but not limited to, soil/materials management, groundwater monitoring, community air monitoring, nuisance control, well replacement/repair, health and safety monitoring, and other applicable and pertinent activities. Attach supporting documentation as necessary: No groundwater monitoring was conducted as groundwater monitoring was terminated in 2011, as approved by the NYSDEC in June 2011. The monitoring wells remain present onsite. No soil/materials management, community air monitoring, nuisance control or health and safety monitoring were conducted in the reporting period as no intrusive activities (below the Site cover) were conducted.

Compliance with Permits and Schedules

The Operation and Maintenance Plan included in Section 4 of the Site Management Plan does not include any permit requirements but does include a schedule for groundwater monitoring well maintenance. Discuss compliance with the groundwater monitoring well maintenance schedule: The groundwater monitoring wells are checked during each monitoring event as per the SMP and were also checked during the Site-wide inspection. No maintenance was required to the monitoring wells during the reporting period.

Site Records

The Site records include, but are not limited to, groundwater monitoring reports, EC inspection checklists, site-wide inspection checklists, soil management documents, community air monitoring documents, regulatory agency correspondence, reports, and the Annual Site Management PRR. Confirm that each type of Site record is up to date and provide comments:

Each of the referenced documents that was applicable to activities during the reporting period has been kept up to date. Copies of the completed documents are included in the PRR.

Inspector Information

Name and Affiliation of Inspector(s): Ben Cancemi, FPM Group.

Date of Inspection: December 28, 2021.

Reason for Inspection: Annual Site-Wide Inspection.

List additional inspections or activities conducted in association with this inspection: See Attachments.

Attachments:

- Cover System and Vapor Barrier System Inspection Checklist and supporting documents.
- Photolog.

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COVER SYSTEM AND VAPOR BARRIER SYSTEM CHECKLIST - 2021

**Cover System and Vapor Barrier System
Inspection Checklist
East River Plaza, Manhattan, New York**

Date of Inspection: December 28, 2021

Description of Cover System and Vapor Barrier System

This property is equipped with a surface cover system, including pavement, concrete slabs at the lowest level of the building, and/or at least one foot of cover gravel underlain by Mirafi fabric. The Pavement Plan in Appendix P of the Final Engineering Report (FER) shows the approved design for the final concrete/asphalt cover at this Site. An as-built survey in Appendix P shows the gravel cover system.

The property building is also equipped with a vapor barrier and seal system. This system includes a positive-side waterproofing membrane beneath the slab, pile caps and elevator pits. The foundation walls are also waterproofed using a similar sheet membrane material. Penetrations through the slab and walls for pipes and duct banks are also sealed. Vapor barrier and seal materials are specified in the foundation construction documents included in Appendix Q of the FER.

Activities that have the potential to disrupt the cover system and/or vapor barrier system must be reported in advance to the property owner such that they can be monitored and documented and any necessary repairs made. Examples of activities that may disturb the cover and/or vapor barrier systems include:

- Cutting or removal of pavement
- Breakup or significant deterioration of pavement/slab
- Cutting or removal of concrete slab or foundation materials on lowest level of building
- Planting or removal of vegetation (trees/shrubs) through the pavement or slab
- Excavations for subsurface utilities or other purposes
- Any activities that may disturb the ground

The cover and vapor barrier systems must be inspected at least annually. More frequent inspections may be conducted during construction activities with the potential to affect these

systems. An inspection shall also be conducted following a severe condition (flood, fire, etc.) with the potential to affect the cover and/or vapor barrier systems. The following checklist shall be used during each inspection. Supplemental information should be attached to the checklist, if needed. Copies of completed checklists and any supplemental information will be included in the Annual Site Management Report.

Notifications to the NYSDEC are required for the following conditions:

- 10-day advance notice of any significant proposed ground-intrusive activities;
- 48-hour notice of any damage or defect to the foundation structures that reduces or has the potential to reduce the effectiveness of the cover system and/or vapor barrier system; and
- 48-hour notification following any severe condition with the potential to affect the cover system and/or vapor barrier system.

Follow-up status reports for the above conditions must be submitted to the NYSDEC within 45 days. Additional information concerning notifications is included in Section 2.4.2 of the Site Management Plan (SMP).

Cover System Inspection Checklist:

A visual inspection of the entire cover system throughout the Site must be conducted, to include the gravel, asphalt, concrete pavement and/or concrete slab. Representative digital photographs must be taken showing the cover extent, nature and condition. The following questions must be answered. Please attach supporting information as necessary.

- If gravel is present, note and describe its thickness and continuity: Throughout the reporting period 100 percent of the Site was covered with asphalt or concrete pavement and/or concrete slab.
- The approved gravel cover is constructed of $\frac{3}{4}$ -inch washed RCA provided by Tilcon of New York. What is the nature of the observed gravel cover? Is it consistent with the approved gravel cover? The gravel cover is presently covered by the final asphalt/concrete cover and could not generally be observed.

- The gravel is underlain by Mirafi fabric. Is any of the fabric visible? If so, describe the condition: No Mirafi fabric is currently visible as it is covered by the asphalt/concrete pavement and/or slab.
- Asphalt and/or concrete pavement provide cover for the on-grade portions of the site. Are these materials continuous or are there penetrations? Describe: All previous penetrations in the concrete slab, and walls and pavement have been properly sealed in accordance with the waterproofing/vapor barrier specifications. The asphalt/concrete pavement were continuous throughout the reporting period and no unsealed penetrations were observed.
- Comment on the condition of the asphalt/concrete pavement. All asphalt/concrete pavement is completed and in good condition.
- Concrete slabs and foundation walls provide cover within the lower levels of the Site building. Are these materials continuous? Describe: Yes, the concrete slabs and foundation walls in the lower levels of the Site building are continuous.
- Comment on the condition of the concrete slabs and foundation walls. The concrete slabs and foundation walls are completed and in good condition.
- Provide any other pertinent information regarding the condition of the cover system here: Photographs representative of conditions during the reporting period are attached to the Site-wide Inspection Checklist and show the location, nature and condition of the cover materials.

Vapor Barrier System Inspection Checklist

A visual inspection must be conducted to confirm that the vapor barrier system remains in place. The vapor barrier system is installed beneath the concrete slabs and foundation walls and, therefore, cannot be directly observed. Therefore, monitoring of the vapor barrier system is largely contingent on monitoring of the concrete slab and foundation components. Foundation penetrations should be observed where feasible. The following questions must be answered. Attach additional supporting information as necessary.

- Are the concrete slab and foundation components intact? Describe: Yes, these components were completed during 2009 and all components were observed to be intact during the reporting period.
- Are there any conditions associated with the concrete slab and/or foundation components that suggest the possibility of damage to the vapor barrier system? No. No conditions were observed that suggest damage to the vapor barrier system.
- Do the foundation penetrations exhibit indications of water leakage, soil penetration or other conditions suggesting problems with the foundation seals? Describe: No. No conditions were observed that suggest problems with the foundation seals.
- Is water infiltration observed through any lower-level floors or walls, suggesting possible problems with the vapor barrier system? Describe: No.
- Provide any other pertinent information regarding the condition of the vapor barrier system here: The vapor barrier system was completed during 2009 in conjunction with building construction. The system components were inspected and the outstanding items were addressed in 2009 and 2010. The vapor barrier system was not penetrated during the reporting period.

Inspector Information

Name and Affiliation of Inspector: Ben Cancemi, FPM Group

Date of Inspection: December 28, 2021

Reason for Inspection: Annual cover system and vapor barrier system inspection.

List additional inspections or activities conducted in association with this inspection: See Attachments to Site-wide inspection.

PHOTOLOG - 2021



Photo 1: View of basement-level building interior (vacant at this time) showing cover system in place.



Photo 2: View of east side of Site looking south along the FDR Drive.



Photo 3: Typical monitoring well in active area of the Site.



Photo 4: Well M-10C remains intact with repaired casing.

APPENDIX D

2022 ANNUAL INSPECTION

- Site-Wide Inspection Checklist – 2022
- Cover System and Vapor Barrier System Checklist – 2022
- Photolog - 2022

SITE-WIDE INSPECTION CHECKLIST - 2022

**Site-Wide Inspection List
East River Plaza
East Harlem, Manhattan, New York**

Date of Inspection: December 13, 2022

Site-wide inspections will be performed annually, at a minimum. A site-wide inspection shall also be performed after severe events that may affect the Engineering Controls (ECs) or monitoring wells.

The following inspection form shall be completed during each site-wide inspection. Supporting documentation shall be attached, as necessary. The completed site-wide inspection checklist and supporting documentation shall be included in the associated Annual Site Management Report.

Compliance with Institutional Controls

Institutional Controls (ICs) are required under the Remedial Work Plan to: (1) implement, maintain and monitor EC systems; (2) prevent future exposure to residual contamination by controlling disturbances of the subsurface materials; and, (3) restrict the use of the Site to commercial and restricted residential uses only. Adherence to these ICs on the Site (Controlled Property) is required under the Environmental Easement. These ICs are described in Section 2.3 of the Site Management Plan. Please complete the following checklist to confirm compliance with the Site ICs:

- The Controlled Property may be used for commercial use. Confirm whether commercial use is occurring: Commercial use of the property occurred throughout the reporting period.
- The Controlled Property may be used for restricted residential use only above the first floor. Confirm the current locations of residential use: No residential use occurred during the reporting period. The Site development is consistent with future residential use only above the first floor.
- All Engineering Controls (cover system and vapor barrier system) must be operated and maintained as specified in the Site Management Plan for the Controlled Property. Confirm operation and maintenance of ECs and attach checklists: Throughout the reporting period

the cover system and vapor barrier system were completely installed. No penetrations of these systems occurred during the reporting period. The completed EC checklist is attached.

- Annual inspections and certifications must be conducted in accordance with the Site Management Plan. Confirm compliance with annual inspections and certifications: The annual inspections, including the cover system inspection, vapor barrier inspection, and site-wide inspection, were completed. The certification is included in the Site Management Periodic Review Report (PRR).
- Groundwater and other environmental or public health monitoring, and reporting of information thus obtained, must be performed in a manner specified in the Site Management Plan (SMP). Confirm that the required monitoring and reporting are in accordance with the SMP: Groundwater monitoring and periodic public health monitoring (i.e. vapors, dust, noise during intrusive activities) are conducted in accordance with the SMP. Groundwater monitoring has been reported in the PRRs. No groundwater monitoring occurred during the reporting period as the NYSDEC approved termination of groundwater monitoring in 2011. No periodic public health monitoring occurred during the reporting period as no intrusive activities occurred in the period.
- Onsite environmental monitoring devices, including but not limited to groundwater monitoring wells, will be protected and replaced as necessary to ensure continued functioning in the manner specified in the Site Management Plan. Confirm that monitoring devices have been protected and/or replaced: All environmental monitoring devices have been maintained in accordance with the SMP and are protected. The monitoring wells were observed during the site-wide inspection and no issues were noted.
- Vegetable gardens are prohibited. Confirm the absence of vegetable gardens: There are no vegetable gardens onsite.
- All soil disturbance activities that will impact residual contaminated material, including building renovation/expansion, subgrade utility line repair/relocation, and new construction must be conducted in accordance with the NYSDEC-approved Site

Management Plan. Confirm that these activities are in compliance with the SMP: No soil disturbance activities occurred during the reporting period.

- Use of the groundwater underlying the Controlled Property is prohibited without treatment rendering it safe for the intended purpose. Confirm that groundwater use has not occurred: No use of the groundwater underlying the Site has occurred.
- The Controlled Property may not be used for a higher level of use, such as unrestricted use, and the above-stated engineering controls may not be discontinued without proper notification of the NYSDEC of the change and approval of that use by the NYSDEC, and an amendment of the Site Management Plan approved by the NYSDEC. Confirm continued compliance with the Environmental Easement: The Site is in compliance with the use restrictions and engineering controls in the Environmental Easement.
- Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of 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 to Article 71 of the Environmental Conservation Law.

Confirm that property deed and all subsequent instruments of conveyance are in compliance: The property deed and instruments of conveyance are in compliance with the Environmental Easement. A statement from the Site owner (Grantor) to this effect is included in the applicable PRR.

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

incorporate or reference the Environmental Easement: The leases and other right-to-use documents for the Site incorporate or reference the Environmental Easement. A statement for the Site owner (Grantor) to this effect is included in the applicable PRR.

- Grantor covenants and agrees that it shall annually, or such time as NYSDEC may allow, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury that the controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls employed at the Controlled Property were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such control to protect the public health and environment or constitute a violation or failure to comply with any Site Management Plan for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls. Confirm the submittal of the Certification Statement: The Certification Statement is included in the applicable PRR.

Compliance with Engineering Controls

Using the completed checklists from Attachment 5 of the Site Management Plan, provide a written evaluation of the condition and continued effectiveness of the ECs: The checklists in Attachment 5 of the SMP were completed and are attached. They document the following condition and effectiveness of the ECs:

- The final cover system EC was completed in 2009 in accordance with the Pavement Plan in the FER and remained in place throughout the reporting period. The cover system continues to minimize potential hazards to the safety and health of the public and is in compliance with the SMP.
- The vapor barrier system EC was completed in 2009 in coordination with the installation of the final elements of the cover system and remained in place throughout the reporting period. The vapor barrier system effectively minimizes potential hazards to the safety and health of the public.

General Site Conditions

Provide a written description of the Site conditions at the time of the site-wide inspection. Attach digital photographs or other supporting information as needed: Each level of the above-grade Site building was occupied throughout the reporting period by a retail tenant. Retail tenants also occupied one of the two sub-grade areas during the reporting period. A digital Photolog is attached showing conditions representative of the reporting period and at the time of the site-wide inspection.

Site Management Activities

Provide a discussion and assessment of ongoing site management activities including, but not limited to, soil/materials management, groundwater monitoring, community air monitoring, nuisance control, well replacement/repair, health and safety monitoring, and other applicable and pertinent activities. Attach supporting documentation as necessary: No groundwater monitoring was conducted as groundwater monitoring was terminated in 2011, as approved by the NYSDEC in June 2011. The monitoring wells remain present onsite. No soil/materials management, community air monitoring, nuisance control or health and safety monitoring were conducted in the reporting period as no intrusive activities (below the Site cover) were conducted.

Compliance with Permits and Schedules

The Operation and Maintenance Plan included in Section 4 of the Site Management Plan does not include any permit requirements but does include a schedule for groundwater monitoring well maintenance. Discuss compliance with the groundwater monitoring well maintenance schedule: The groundwater monitoring wells are checked during each monitoring event as per the SMP and were also checked during the Site-wide inspection. No maintenance was required to the monitoring wells during the reporting period.

Site Records

The Site records include, but are not limited to, groundwater monitoring reports, EC inspection checklists, site-wide inspection checklists, soil management documents, community air monitoring documents, regulatory agency correspondence, reports, and the Annual Site Management PRR. Confirm that each type of Site record is up to date and provide comments:

Each of the referenced documents that was applicable to activities during the reporting period has been kept up to date. Copies of the completed documents are included in the PRR.

Inspector Information

Name and Affiliation of Inspector(s): Jake Stumm, FPM Group.

Date of Inspection: December 13, 2022.

Reason for Inspection: Annual Site-Wide Inspection.

List additional inspections or activities conducted in association with this inspection: See Attachments.

Attachments:

- Cover System and Vapor Barrier System Inspection Checklist and supporting documents.
- Photolog.

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COVER SYSTEM AND VAPOR BARRIER SYSTEM CHECKLIST - 2022

**Cover System and Vapor Barrier System
Inspection Checklist
East River Plaza, Manhattan, New York**

Date of Inspection: December 13, 2022

Description of Cover System and Vapor Barrier System

This property is equipped with a surface cover system, including pavement, concrete slabs at the lowest level of the building, and/or at least one foot of cover gravel underlain by Mirafi fabric. The Pavement Plan in Appendix P of the Final Engineering Report (FER) shows the approved design for the final concrete/asphalt cover at this Site. An as-built survey in Appendix P shows the gravel cover system.

The property building is also equipped with a vapor barrier and seal system. This system includes a positive-side waterproofing membrane beneath the slab, pile caps and elevator pits. The foundation walls are also waterproofed using a similar sheet membrane material. Penetrations through the slab and walls for pipes and duct banks are also sealed. Vapor barrier and seal materials are specified in the foundation construction documents included in Appendix Q of the FER.

Activities that have the potential to disrupt the cover system and/or vapor barrier system must be reported in advance to the property owner such that they can be monitored and documented and any necessary repairs made. Examples of activities that may disturb the cover and/or vapor barrier systems include:

- Cutting or removal of pavement
- Breakup or significant deterioration of pavement/slab
- Cutting or removal of concrete slab or foundation materials on lowest level of building
- Planting or removal of vegetation (trees/shrubs) through the pavement or slab
- Excavations for subsurface utilities or other purposes
- Any activities that may disturb the ground

The cover and vapor barrier systems must be inspected at least annually. More frequent inspections may be conducted during construction activities with the potential to affect these

systems. An inspection shall also be conducted following a severe condition (flood, fire, etc.) with the potential to affect the cover and/or vapor barrier systems. The following checklist shall be used during each inspection. Supplemental information should be attached to the checklist, if needed. Copies of completed checklists and any supplemental information will be included in the Annual Site Management Report.

Notifications to the NYSDEC are required for the following conditions:

- 10-day advance notice of any significant proposed ground-intrusive activities;
- 48-hour notice of any damage or defect to the foundation structures that reduces or has the potential to reduce the effectiveness of the cover system and/or vapor barrier system; and
- 48-hour notification following any severe condition with the potential to affect the cover system and/or vapor barrier system.

Follow-up status reports for the above conditions must be submitted to the NYSDEC within 45 days. Additional information concerning notifications is included in Section 2.4.2 of the Site Management Plan (SMP).

Cover System Inspection Checklist:

A visual inspection of the entire cover system throughout the Site must be conducted, to include the gravel, asphalt, concrete pavement and/or concrete slab. Representative digital photographs must be taken showing the cover extent, nature and condition. The following questions must be answered. Please attach supporting information as necessary.

- If gravel is present, note and describe its thickness and continuity: Throughout the reporting period 100 percent of the Site was covered with asphalt or concrete pavement and/or concrete slab.
- The approved gravel cover is constructed of $\frac{3}{4}$ -inch washed RCA provided by Tilcon of New York. What is the nature of the observed gravel cover? Is it consistent with the approved gravel cover? The gravel cover is presently covered by the final asphalt/concrete cover and could not generally be observed.

- The gravel is underlain by Mirafi fabric. Is any of the fabric visible? If so, describe the condition: No Mirafi fabric is currently visible as it is covered by the asphalt/concrete pavement and/or slab.
- Asphalt and/or concrete pavement provide cover for the on-grade portions of the site. Are these materials continuous or are there penetrations? Describe: All previous penetrations in the concrete slab, and walls and pavement have been properly sealed in accordance with the waterproofing/vapor barrier specifications. The asphalt/concrete pavement were continuous throughout the reporting period and no unsealed penetrations were observed.
- Comment on the condition of the asphalt/concrete pavement. All asphalt/concrete pavement is completed and in good condition.
- Concrete slabs and foundation walls provide cover within the lower levels of the Site building. Are these materials continuous? Describe: Yes, the concrete slabs and foundation walls in the lower levels of the Site building are continuous.
- Comment on the condition of the concrete slabs and foundation walls. The concrete slabs and foundation walls are completed and in good condition.
- Provide any other pertinent information regarding the condition of the cover system here: Photographs representative of conditions during the reporting period are attached to the Site-wide Inspection Checklist and show the location, nature and condition of the cover materials.

Vapor Barrier System Inspection Checklist

A visual inspection must be conducted to confirm that the vapor barrier system remains in place. The vapor barrier system is installed beneath the concrete slabs and foundation walls and, therefore, cannot be directly observed. Therefore, monitoring of the vapor barrier system is largely contingent on monitoring of the concrete slab and foundation components. Foundation penetrations should be observed where feasible. The following questions must be answered. Attach additional supporting information as necessary.

- Are the concrete slab and foundation components intact? Describe: Yes, these components were completed during 2009 and all components were observed to be intact during the reporting period.
- Are there any conditions associated with the concrete slab and/or foundation components that suggest the possibility of damage to the vapor barrier system? No. No conditions were observed that suggest damage to the vapor barrier system.
- Do the foundation penetrations exhibit indications of water leakage, soil penetration or other conditions suggesting problems with the foundation seals? Describe: No. No conditions were observed that suggest problems with the foundation seals.
- Is water infiltration observed through any lower-level floors or walls, suggesting possible problems with the vapor barrier system? Describe: No.
- Provide any other pertinent information regarding the condition of the vapor barrier system here: The vapor barrier system was completed during 2009 in conjunction with building construction. The system components were inspected and the outstanding items were addressed in 2009 and 2010. The vapor barrier system was not penetrated during the reporting period.

Inspector Information

Name and Affiliation of Inspector: Jake Stumm, FPM Group

Date of Inspection: December 13, 2022

Reason for Inspection: Annual cover system and vapor barrier system inspection.

List additional inspections or activities conducted in association with this inspection: See Attachments to Site-wide inspection.

PHOTOLOG - 2022

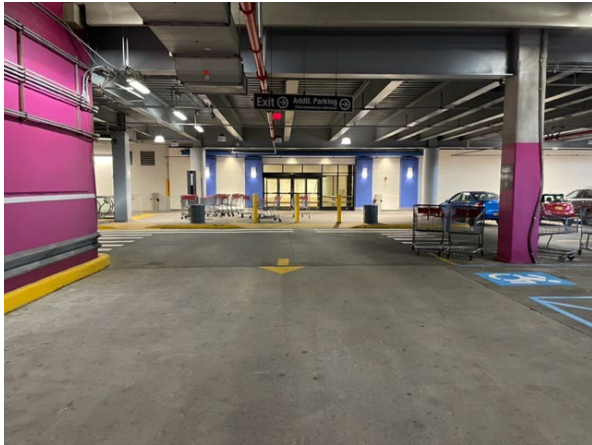


Photo 1: View of basement-level building interior (vacant at this time) showing cover system in place.



Photo 2: View of east side of Site looking south along the FDR Drive.



Photo 3: Typical monitoring well in active area of the Site.



Photo 4: Well M-10C remains intact with repaired casing.

APPENDIX E

2023 ANNUAL INSPECTION

- Site-Wide Inspection Checklist – 2023
- Cover System and Vapor Barrier System Checklist – 2023
- Photolog - 2023

SITE-WIDE INSPECTION CHECKLIST - 2023

**Site-Wide Inspection List
East River Plaza
East Harlem, Manhattan, New York**

Date of Inspection: December 18, 2023

Site-wide inspections will be performed annually, at a minimum. A site-wide inspection shall also be performed after severe events that may affect the Engineering Controls (ECs) or monitoring wells.

The following inspection form shall be completed during each site-wide inspection. Supporting documentation shall be attached, as necessary. The completed site-wide inspection checklist and supporting documentation shall be included in the associated Annual Site Management Report.

Compliance with Institutional Controls

Institutional Controls (ICs) are required under the Remedial Work Plan to: (1) implement, maintain and monitor EC systems; (2) prevent future exposure to residual contamination by controlling disturbances of the subsurface materials; and, (3) restrict the use of the Site to commercial and restricted residential uses only. Adherence to these ICs on the Site (Controlled Property) is required under the Environmental Easement. These ICs are described in Section 2.3 of the Site Management Plan. Please complete the following checklist to confirm compliance with the Site ICs:

- The Controlled Property may be used for commercial use. Confirm whether commercial use is occurring: Commercial use of the property occurred throughout the reporting period.
- The Controlled Property may be used for restricted residential use only above the first floor. Confirm the current locations of residential use: No residential use occurred during the reporting period. The Site development is consistent with future residential use only above the first floor.
- All Engineering Controls (cover system and vapor barrier system) must be operated and maintained as specified in the Site Management Plan for the Controlled Property. Confirm operation and maintenance of ECs and attach checklists: Throughout the reporting period

the cover system and vapor barrier system were completely installed. No penetrations of these systems occurred during the reporting period. The completed EC checklist is attached.

- Annual inspections and certifications must be conducted in accordance with the Site Management Plan. Confirm compliance with annual inspections and certifications: The annual inspections, including the cover system inspection, vapor barrier inspection, and site-wide inspection, were completed. The certification is included in the Site Management Periodic Review Report (PRR).
- Groundwater and other environmental or public health monitoring, and reporting of information thus obtained, must be performed in a manner specified in the Site Management Plan (SMP). Confirm that the required monitoring and reporting are in accordance with the SMP: Groundwater monitoring and periodic public health monitoring (i.e. vapors, dust, noise during intrusive activities) are conducted in accordance with the SMP. Groundwater monitoring has been reported in the PRRs. No groundwater monitoring occurred during the reporting period as the NYSDEC approved termination of groundwater monitoring in 2011. No periodic public health monitoring occurred during the reporting period as no intrusive activities occurred in the period.
- Onsite environmental monitoring devices, including but not limited to groundwater monitoring wells, will be protected and replaced as necessary to ensure continued functioning in the manner specified in the Site Management Plan. Confirm that monitoring devices have been protected and/or replaced: All environmental monitoring devices have been maintained in accordance with the SMP and are protected. The monitoring wells were observed during the site-wide inspection and no issues were noted.
- Vegetable gardens are prohibited. Confirm the absence of vegetable gardens: There are no vegetable gardens onsite.
- All soil disturbance activities that will impact residual contaminated material, including building renovation/expansion, subgrade utility line repair/relocation, and new construction must be conducted in accordance with the NYSDEC-approved Site

Management Plan. Confirm that these activities are in compliance with the SMP: No soil disturbance activities occurred during the reporting period.

- Use of the groundwater underlying the Controlled Property is prohibited without treatment rendering it safe for the intended purpose. Confirm that groundwater use has not occurred: No use of the groundwater underlying the Site has occurred.
- The Controlled Property may not be used for a higher level of use, such as unrestricted use, and the above-stated engineering controls may not be discontinued without proper notification of the NYSDEC of the change and approval of that use by the NYSDEC, and an amendment of the Site Management Plan approved by the NYSDEC. Confirm continued compliance with the Environmental Easement: The Site is in compliance with the use restrictions and engineering controls in the Environmental Easement.
- Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of 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 to Article 71 of the Environmental Conservation Law.

Confirm that property deed and all subsequent instruments of conveyance are in compliance: The property deed and instruments of conveyance are in compliance with the Environmental Easement. A statement from the Site owner (Grantor) to this effect is included in the applicable PRR.

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

incorporate or reference the Environmental Easement: The leases and other right-to-use documents for the Site incorporate or reference the Environmental Easement. A statement for the Site owner (Grantor) to this effect is included in the applicable PRR.

- Grantor covenants and agrees that it shall annually, or such time as NYSDEC may allow, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury that the controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls employed at the Controlled Property were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such control to protect the public health and environment or constitute a violation or failure to comply with any Site Management Plan for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls. Confirm the submittal of the Certification Statement: The Certification Statement is included in the applicable PRR.

Compliance with Engineering Controls

Using the completed checklists from Attachment 5 of the Site Management Plan, provide a written evaluation of the condition and continued effectiveness of the ECs: The checklists in Attachment 5 of the SMP were completed and are attached. They document the following condition and effectiveness of the ECs:

- The final cover system EC was completed in 2009 in accordance with the Pavement Plan in the FER and remained in place throughout the reporting period. The cover system continues to minimize potential hazards to the safety and health of the public and is in compliance with the SMP.
- The vapor barrier system EC was completed in 2009 in coordination with the installation of the final elements of the cover system and remained in place throughout the reporting period. The vapor barrier system effectively minimizes potential hazards to the safety and health of the public.

General Site Conditions

Provide a written description of the Site conditions at the time of the site-wide inspection. Attach digital photographs or other supporting information as needed: Each level of the above-grade Site building was occupied throughout the reporting period by a retail tenant. Retail tenants also occupied one of the two sub-grade areas during the reporting period. A digital Photolog is attached showing conditions representative of the reporting period and at the time of the site-wide inspection.

Site Management Activities

Provide a discussion and assessment of ongoing site management activities including, but not limited to, soil/materials management, groundwater monitoring, community air monitoring, nuisance control, well replacement/repair, health and safety monitoring, and other applicable and pertinent activities. Attach supporting documentation as necessary: No groundwater monitoring was conducted as groundwater monitoring was terminated in 2011, as approved by the NYSDEC in June 2011. The monitoring wells remain present onsite. No soil/materials management, community air monitoring, nuisance control or health and safety monitoring were conducted in the reporting period as no intrusive activities (below the Site cover) were conducted.

Compliance with Permits and Schedules

The Operation and Maintenance Plan included in Section 4 of the Site Management Plan does not include any permit requirements but does include a schedule for groundwater monitoring well maintenance. Discuss compliance with the groundwater monitoring well maintenance schedule: The groundwater monitoring wells are checked during each monitoring event as per the SMP and were also checked during the Site-wide inspection. No maintenance was required to the monitoring wells during the reporting period.

Site Records

The Site records include, but are not limited to, groundwater monitoring reports, EC inspection checklists, site-wide inspection checklists, soil management documents, community air monitoring documents, regulatory agency correspondence, reports, and the Annual Site Management PRR. Confirm that each type of Site record is up to date and provide comments:

Each of the referenced documents that was applicable to activities during the reporting period has been kept up to date. Copies of the completed documents are included in the PRR.

Inspector Information

Name and Affiliation of Inspector(s): Jake Stumm, Vincent Manuella, FPM Group.

Date of Inspection: December 18, 2023.

Reason for Inspection: Annual Site-Wide Inspection.

List additional inspections or activities conducted in association with this inspection: See Attachments.

Attachments:

- Cover System and Vapor Barrier System Inspection Checklist and supporting documents.
- Photolog.

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COVER SYSTEM AND VAPOR BARRIER SYSTEM CHECKLIST - 2023

**Cover System and Vapor Barrier System
Inspection Checklist
East River Plaza, Manhattan, New York**

Date of Inspection: December 18, 2023

Description of Cover System and Vapor Barrier System

This property is equipped with a surface cover system, including pavement, concrete slabs at the lowest level of the building, and/or at least one foot of cover gravel underlain by Mirafi fabric. The Pavement Plan in Appendix P of the Final Engineering Report (FER) shows the approved design for the final concrete/asphalt cover at this Site. An as-built survey in Appendix P shows the gravel cover system.

The property building is also equipped with a vapor barrier and seal system. This system includes a positive-side waterproofing membrane beneath the slab, pile caps and elevator pits. The foundation walls are also waterproofed using a similar sheet membrane material. Penetrations through the slab and walls for pipes and duct banks are also sealed. Vapor barrier and seal materials are specified in the foundation construction documents included in Appendix Q of the FER.

Activities that have the potential to disrupt the cover system and/or vapor barrier system must be reported in advance to the property owner such that they can be monitored and documented and any necessary repairs made. Examples of activities that may disturb the cover and/or vapor barrier systems include:

- Cutting or removal of pavement
- Breakup or significant deterioration of pavement/slab
- Cutting or removal of concrete slab or foundation materials on lowest level of building
- Planting or removal of vegetation (trees/shrubs) through the pavement or slab
- Excavations for subsurface utilities or other purposes
- Any activities that may disturb the ground

The cover and vapor barrier systems must be inspected at least annually. More frequent inspections may be conducted during construction activities with the potential to affect these

systems. An inspection shall also be conducted following a severe condition (flood, fire, etc.) with the potential to affect the cover and/or vapor barrier systems. The following checklist shall be used during each inspection. Supplemental information should be attached to the checklist, if needed. Copies of completed checklists and any supplemental information will be included in the Annual Site Management Report.

Notifications to the NYSDEC are required for the following conditions:

- 10-day advance notice of any significant proposed ground-intrusive activities;
- 48-hour notice of any damage or defect to the foundation structures that reduces or has the potential to reduce the effectiveness of the cover system and/or vapor barrier system; and
- 48-hour notification following any severe condition with the potential to affect the cover system and/or vapor barrier system.

Follow-up status reports for the above conditions must be submitted to the NYSDEC within 45 days. Additional information concerning notifications is included in Section 2.4.2 of the Site Management Plan (SMP).

Cover System Inspection Checklist:

A visual inspection of the entire cover system throughout the Site must be conducted, to include the gravel, asphalt, concrete pavement and/or concrete slab. Representative digital photographs must be taken showing the cover extent, nature and condition. The following questions must be answered. Please attach supporting information as necessary.

- If gravel is present, note and describe its thickness and continuity: Throughout the reporting period 100 percent of the Site was covered with asphalt or concrete pavement and/or concrete slab.
- The approved gravel cover is constructed of $\frac{3}{4}$ -inch washed RCA provided by Tilcon of New York. What is the nature of the observed gravel cover? Is it consistent with the approved gravel cover? The gravel cover is presently covered by the final asphalt/concrete cover and could not generally be observed.

- The gravel is underlain by Mirafi fabric. Is any of the fabric visible? If so, describe the condition: No Mirafi fabric is currently visible as it is covered by the asphalt/concrete pavement and/or slab.
- Asphalt and/or concrete pavement provide cover for the on-grade portions of the site. Are these materials continuous or are there penetrations? Describe: All previous penetrations in the concrete slab, and walls and pavement have been properly sealed in accordance with the waterproofing/vapor barrier specifications. The asphalt/concrete pavement were continuous throughout the reporting period and no unsealed penetrations were observed.
- Comment on the condition of the asphalt/concrete pavement. All asphalt/concrete pavement is completed and in good condition.
- Concrete slabs and foundation walls provide cover within the lower levels of the Site building. Are these materials continuous? Describe: Yes, the concrete slabs and foundation walls in the lower levels of the Site building are continuous.
- Comment on the condition of the concrete slabs and foundation walls. The concrete slabs and foundation walls are completed and in good condition.
- Provide any other pertinent information regarding the condition of the cover system here: Photographs representative of conditions during the reporting period are attached to the Site-wide Inspection Checklist and show the location, nature and condition of the cover materials.

Vapor Barrier System Inspection Checklist

A visual inspection must be conducted to confirm that the vapor barrier system remains in place. The vapor barrier system is installed beneath the concrete slabs and foundation walls and, therefore, cannot be directly observed. Therefore, monitoring of the vapor barrier system is largely contingent on monitoring of the concrete slab and foundation components. Foundation penetrations should be observed where feasible. The following questions must be answered. Attach additional supporting information as necessary.

- Are the concrete slab and foundation components intact? Describe: Yes, these components were completed during 2009 and all components were observed to be intact during the reporting period.
- Are there any conditions associated with the concrete slab and/or foundation components that suggest the possibility of damage to the vapor barrier system? No. No conditions were observed that suggest damage to the vapor barrier system.
- Do the foundation penetrations exhibit indications of water leakage, soil penetration or other conditions suggesting problems with the foundation seals? Describe: No. No conditions were observed that suggest problems with the foundation seals.
- Is water infiltration observed through any lower-level floors or walls, suggesting possible problems with the vapor barrier system? Describe: No.
- Provide any other pertinent information regarding the condition of the vapor barrier system here: The vapor barrier system was completed during 2009 in conjunction with building construction. The system components were inspected and the outstanding items were addressed in 2009 and 2010. The vapor barrier system was not penetrated during the reporting period.

Inspector Information

Name and Affiliation of Inspector: Jake Stumm, Vincent Manuella FPM Group

Date of Inspection: December 18, 2023

Reason for Inspection: Annual cover system and vapor barrier system inspection.

List additional inspections or activities conducted in association with this inspection: See Attachments to Site-wide inspection.

PHOTOLOG - 2023

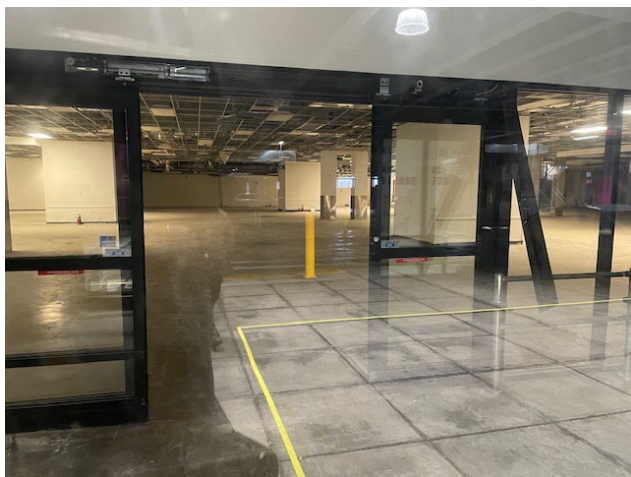


Photo 1: View of basement-level building interior (vacant at this time) showing cover system in place.



Photo 2: View of east side of Site looking south along the FDR Drive.

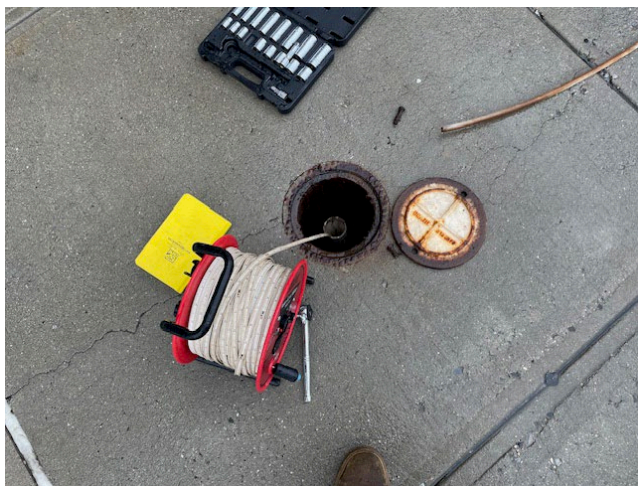


Photo 3: Typical monitoring well in active area of the Site.



Photo 4: Well M-10C remains intact with repaired casing.

APPENDIX F

RESUMES OF ENVIRONMENTAL PROFESSIONALS



Mr. Cancemi has diversified experience in geology and hydrogeology. His professional experience includes groundwater and soil investigations, design and management of soil remediation projects, installation and maintenance of groundwater containment and remediation systems, aquifer testing and interpretation, geotechnical studies, evaluation of site compliance with environmental regulations and environmental permitting.

Functional Role	Title	Years of Experience
Phase I ESA Senior Staff	Department Manager - Hydrogeology	22

Personal Data

Education

M.S./2001/Hydrogeology/SUNY Stony Brook

B.S./1995/Geology/SUNY Stony Brook

Registration and Certifications

NYS Professional Geologist, #7051

Certified Professional Geologist – American Institute of Professional Geologists

OSHA 40-hour HAZWOPER and Current 8-hour Health and Safety Training and Current Annual Physical

OSHA 8-hour HAZWOPER Supervisor

OSHA 10-hour Construction Safety and Health

OSHA Permit-Required Confined Space Training
Long Island Geologists

National Groundwater Association

Employment History

2001-Present FPM Group

1998-2001 Burns & McDonnell Engineering Company

1997-1998 Groundwater and Environmental Services

1996-1997 Advanced Cleanup Technologies

Detailed Experience

Phase I Environmental Site Assessments

- Performed numerous Phase I Environmental Site Assessments (ESAs) for commercial and industrial properties throughout the Northeastern United States for various clients including trucking companies, major airlines, telecommunication companies, chemical/petroleum storage facilities, aerospace manufacturing facilities, machine shops, retail shopping centers, agricultural properties auto dealerships and service stations.

Site Investigations/Groundwater Monitoring

- Coordinated and performed an investigation at a vacant commercial property Far Rockaway, NY, including soil, groundwater and soil vapor sampling to assess onsite chlorinated solvent impacts from an adjoining offsite source.

- Coordinated and performed soil and soil vapor intrusion study at a former mercury thermometer manufacturing facility in NYC. Assessments included an evaluation of past manufacturing and facility operations, storage and use of mercury, manufacturing-derived wastes, and impacts to soils and soil vapor Areas of concern were identified for further evaluation and remedial action.
- Coordinated and performed soil and groundwater sampling and soil vapor studies at several aerospace manufacturing facilities on Long Island, NY. Assessments included an evaluation of past manufacturing and facility operations, storage and use of solvents, petroleum and manufacturing-derived wastes, and impacts to soils, soil vapor, and groundwater. Areas of concern were identified for further evaluation and/or corrective action.
- Coordinated and performed long term groundwater monitoring at two closed Town of East Hampton, NY municipal landfills, including the sampling a multi-depth monitoring well network, analysis and interpretation of analytical and hydrogeologic data, and regulatory reporting in accordance with NYSDEC Part 360 requirements.
- Coordinated and performed soil and groundwater investigations at various agricultural and horticultural properties to evaluate impacts of past herbicide and pesticide usage on the underlying soil and groundwater.
- Managed and performed routine methane monitoring at two Town of East Hampton landfills for compliance with NYSDEC requirements and to evaluate potential offsite migration to the surrounding community. Monitored indoor air with a flame ionization detector (FID) to evaluate impacts to buildings.
- Assisted with groundwater flow modeling for the Springs-Fireplace Road Landfill to evaluate the nature and extent of the landfill plume, its likely downgradient extent, and its fate.
- Coordinated and performed onsite and offsite monitoring at petroleum release sites on Long

Island, the New York metropolitan area, and in Westchester County in accordance with NYSDEC Spill program requirements. The monitoring programs generally included sampling multi-depth monitoring well networks utilizing low-flow sampling techniques, analysis/interpretation of analytical and hydrogeologic data, and regulatory reporting.

- Coordinated a soil and groundwater sampling program to evaluate environmental conditions at Terminal A, Logan International Airport, East Boston, Massachusetts. The program included an assessment of the current fuel hydrant system and other locations of potential environmental concern using non-destructive air vacuum extraction-clearing techniques combined with direct-push sampling.
- Managed and performed a soil and groundwater investigation, a remedial soil excavation, and groundwater monitoring at a pyrotechnics manufacturing facility in Suffolk County, NY. The work was performed under the direction of the Suffolk County Department of Health Services (SCDHS) to investigate and remediate contamination from historic use of perchlorate-containing materials at the facility.
- Coordinated and performed soil and groundwater investigations at several automobile dealerships in Westchester County, NY to evaluate potential impacts from petroleum and chemical solvent storage and usage and onsite waste water disposal systems.

Remediation

- Managed remedial activities at a NY State Environmental Restoration Program (ERP) Site situated at a former hospital landfill in Northport, NY. Responsibilities contractor management and oversight, soil disposal management, confirmatory testing, data review, and preparation of a final engineering report to document remedial activities.
- Performed pilot testing, design, installation and procurement of numerous multi-depth soil vapor extraction (SVE) and air sparge (AS) remediation systems on Long Island and in the NYC metropolitan area to remediate chlorinated solvents and petroleum. Conducted remediation system operation and maintenance, and evaluations of system performance.
- Performed numerous storm water and sanitary leaching structure (UIC) cleanouts utilizing excavation and/or vacuum assisted equipment to

remove contaminated sediments and liquids. Conducted waste characterization and profiling, pipe camera surveys, and structure locating utilizing water-soluble dyes and electronic locating equipment.

- Designed and oversaw the installation of a sub-slab depressurization system (SSDS) at several commercial properties in NYC and Long Island to mitigate chlorinated solvent impacts. SSDS monitoring was conducted to ensure proper operation and emissions compliance of with NYSDEC air discharge guidelines.
- Operated and maintained remediation systems, including SVE, groundwater pump and treat, AS, dual-phase extraction, SSDS and free-phase petroleum recovery systems.

Health and Safety

- **HASP and CAMP Plan Preparation, Various Sites.** Prepared community air monitoring and health and safety plans for several NYSDEC inactive hazardous waste, brownfield cleanup program, volunteer cleanup program, petroleum spill, and NYC e-designation program sites
- **HASP Monitoring, Various Sites.** Performed health and safety monitoring at investigation and remediation sites during intrusive activities. Calibrated and operated photoionization detectors (PID) and flame-ionization detectors (FID) for organic vapors and combustible gas indicators (CGI) for methane. Compared results to applicable action levels and took preventative/protective measures as necessary.
- **CAMP Monitoring, Various Sites.** Performed community monitoring, including monitoring for noise, particulates (dust), and organic vapors. Recorded observations and compared to applicable action levels. Calibrated and operated noise meters, particulate monitors, and PID/FID.
- **Radiation Screening, Various Sites.** Performed screening for radiation at select sites. Operated Geiger counter in different radiation modes and obtained and evaluated background readings.
- **Mercury Screening.** Performed screening of mercury vapor for several projects. Operated and experienced with Jerome and Lumex Mercury Vapor Analyzers.

Expert Witness/Technical Services

- **Expert Witness Services, Glen Cove Waterfront Redevelopment.** Provided expert witness services regarding environmental conditions and remedial procedures for

redevelopment of a former industrial and commercial area in Glen Cove, NY.

- **Technical Services, multiple sites, Town of Brookhaven.** Provided technical services regarding environmental conditions at various commercial and residential sites within the municipality to evaluate potential compliance issues with Town code. Services included coordinating subsurface investigations, sampling of various media, methane surveys, tidal surveys, technical oversight of investigation activities.
- **Technical Services, multiple sites, Town of Huntington.** Provide technical review of environmental investigations and soil management plans prepared for proposed development for the Planning Division to assess if the proposed development has been properly evaluated in accordance with town requirements.

Other

- Coordinated RCRA closure activities and performed confirmatory sampling at a former package manufacturing facility in Garden City, NY. Project duties included contractor procurement, rinsate and soil sampling, and regulatory agency reporting and coordination.
- Prepared a remedial design (RD) work plan for a former hospital landfill on Long Island. The RD work plan included a summary of past investigations, a materials management plan for the excavation and disposal of contaminated soils and debris, a post-excavation sampling plan, a site restoration plan, community air monitoring plan (CAMP), health and safety plan (HASP) and a quality assurance and quality control (QA/QC) plan.
- Managed and performed monthly soil gas sampling and quarterly indoor air quality sampling at an elementary school in southwestern Nassau County, NY. The monitoring and related reporting were performed to ensure that a gasoline groundwater plume migrating through the school property was not impacting the school occupants.
- Performed compliance inspections to assess issues of potential environmental concern at manufacturing, aviation, trucking, retail and not-for-profit facilities.
- Managed and performed methane monitoring at two eastern Long Island landfills to evaluate potential offsite impacts, indoor air quality, and methane generation and migration.
- Managed and coordinated a petroleum spill investigation to evaluate the nature and extent of a fuel oil release at an office building in White Plains, NY. The investigation included excavation and removal of a 5,000-gallon situated over 20 feet below grade, tightness testing of the UST and associated piping, a soil and groundwater investigation, free product recovery utilizing vacuum-enhanced fluid recovery techniques, and coordination and reporting to the NYSDEC and Westchester County Department of Health.



Mr. Loyst has over 30 years of experience in environmental and civil engineering involving areas such as regulation compliance/permitting, environmental impact analysis, solid waste management, site investigations, remediation, hydrology, design, and feasibility studies.

Functional Role	Title	Years of Experience
Project Manager	Corporate Vice President Department Manager - Environmental Engineering	31

Personal Data

Education

M.S./1997/Environmental Engineering - Brooklyn Polytechnic University
B.S./1989/Interdisciplinary Engineering & Management Clarkson University
B.S./1988/Civil and Environmental Engineering- Clarkson University

Registration and Certifications

Licensed Professional Engineer in State of New York
Project Management Professional
NYSDEC Stormwater Qualified Inspector Training
OSHA-approved 40-hr Health and Safety Training Course
OSHA-approved 8-hr Refresher Training Course
Asbestos Project Designer
OSHA 8-hr HAZWOPER Supervisor

Societies/Associations

Chi Epsilon - National Civil Engineering Honor Society
American Society of Civil Engineers

Employment History

1992 to Present FPM Group
1989-1992 Westinghouse Electric Corp.

Technical Seminars

Hazardous Waste/RCRA, Emergency Planning & Community Right-To-Know (EPCRA), Environmental Impact Analysis/NEPA/EIS/EA, Air/CAA, Stormwater, Soil Erosion & Sediment Control, Soil Remediation

Detailed Experience

Expert Witness Testimony

- Beach erosion and accretion issues and evaluation of engineering/construction alternatives for case between Sea Gate Beach Club and USACE.
- Hazardous waste and disposal issues for case between defendant/Salinger & Sack and Ecolab, Inc.
- Engineering and Permitting issues for case between Town of Brookhaven and BRT for new rail line in Yaphank, NY.

- Landfill volume evaluation and closure alternatives for case between Town of Riverhead and Grimes Contracting.
- Hydrology and stormwater issues for case between Town of Greenburgh and Fortress Bible Church.
- Site contamination and site management plans, engineering and institution control issues for case between Town residents and City of Glen Cove/developers in Glen Cove, NY.

Hydrology

- Client List: Governmental-New York City Transit, Palisades Interstate Park Commission; NYS Office of General Services, NYC Department of Environmental Protection Municipalities-Town of Greenburgh, City of Rye; Private-numerous.
- Hydrologist consultant to New York City Transit (NYCT) involving numerous drainage studies and investigation of mitigation measures for stormwater and groundwater issues at bus depots, train yards, and subway stations.
- Hydrologist consultant to Town of Greenburgh involving the review of EIS documents, Stormwater Management Plans, Soil Erosion and Sediment Control Plans, drainage calculations, and modeling for proposed development projects on sites up to 300 acres.
- Hydrologist consultant to City of Rye involving site design review flooding analysis, and environmental impact assessment for a 10-acre Brownfield remediation/development project.
- Reviewed, prepared, and implemented numerous State Pollutant Discharge Elimination System (SPDES) General Permits for Stormwater Discharges from Construction Activities, Stormwater Pollution Prevention Plans (SWPPPs), and Soil Erosion and Sediment Control Plans for government, municipal, and private clients.
- Prepared SWPPP and performed bi-weekly stormwater inspections for a NYCDEP 11-acre 30 million gallon combined storage overflow facility in Brooklyn, NY.

- Performed dye-testing studies at several NYCT facilities in NYC, Grand Central Terminal, and La Salle Military Academy to identify discharges and remedies.
- Runoff calculations, drainage alternatives, and best management practices for site development projects in Long Island, NY City, and Westchester County.
- Evaluation of porous pavement installations at several NYCT bus terminals.
- Evaluation of existing surface and subsurface disposal systems at NYCT facilities and Long Island commercial residential properties.
- Water resources impact analysis for Ramapo Energy Limited Partnership DEIS.
- Evaluation and rehabilitation of groundwater well dewatering pumping systems via downhole camera videotaping, riser swab cleaning high velocity jetting, pump test analysis, specific capacity testing, and pump redesign.
- Performed leak investigation studies for MTA Grand Central Station and South Ferry Station in Manhattan, NY.

Design & Construction

- Client List: Governmental-FAA, NYCT, NYSOGS, USCG, NYS Parks, DASNY, USPS, USAF; Municipalities-Riverhead Central School District, East Hampton Airport, Town of Southold; Village of Lake Success, Private-Net Properties, TGI Fridays, Arkay Packaging, Kiss Nails, Orlandi, Grucci Fireworks.
- PE certification for numerous types of reports including periodic review, feasibility study, engineering, and work plan reports for inactive hazardous waste disposal (NYS Superfund) and environmental restoration program (ERP) sites.
- As a Village of Lake Success environmental consultant, involved in a groundwater pump and treat system design review as well as review of the quarterly OU-1 and OU-2 remedial system operation, maintenance and monitoring reports.
- Hazardous material storage area design for industrial and governmental facilities in accordance with Suffolk County and Nassau County regulations and containment provisions (e.g., containment buildings, bermed epoxy coated storage areas).
- Conventional subsurface sewage disposal system and reduced pressure zone device designs and construction management services for numerous governmental, municipal, and private facilities.
- Soil erosion and sediment control plans and certifications for FAA airport navigational aid projects.
- Porous pavement designs for NYCT bus depots.

- Plans and specifications for asbestos abatement projects for elementary schools in LI.
- Asbestos abatement specification reviews for FAA facility rehabilitations.
- New track and field athletic complex at USCG Academy, New London, CT involving NCAA regulation 8-lane track with synthetic type running service, separate event throwing areas, NCAA regulation soccer field inside the track and all necessary elements for typical collegiate facilities (lighting, grandstand, scoreboard, etc.) Critical design aspects included managing infiltration and surface water runoff for discharge into Thames River and environmental permitting (SWPPP and coastal zone consistency determination).
- Performed study and conceptual design of an equalization tank for storing roof runoff to be used at two NYCT bus depots in Manhattan and Staten Island.
- Soil Vapor Intrusion (SVI and sub slab depressurization systems (SSDS) design work for office buildings and aircraft hangar/warehouses at former Griffiss AFB and 1.3 million sf of mixed use building in Nassau County.
- Sub-slab depressurization system (SSDS) design including a horizontal well and blower system for a DASNY and NYS Office of Alcoholism and Substance Abuse Services (OASAS) 4,000 sf facility on a 1-acre parcel on a municipal landfill in the City of Peekskill.
- Designed an 80'x45'x30' deep recharge basin with infiltration wells for an 11-acre NYCT bus depot in Staten Island, NY.
- Provided water well treatment design services for a golf course irrigation system in Lake Success, NY.
- Designed a ground mounted 10kw Photovoltaic system for a Town of Islip Compost Facility.
- Performed condition assessments for the Latimer Reef and Little Gull Light Stations in Southold, NY.

Regulation Compliance/Permitting

- Client List: Governmental –US Postal Service, US Army Corps of Engineers, US Air Force, Veterans Administration, NYS Office of General Services (NYSOGS), NYS Parks, NYS Corrections, NYS Department of Transportation; Municipalities: Town of Islip, Private/Industrial-numerous.
- Environmental compliance audits covering the Clean Air Act (CAA), Resource Conservation and Recovery Act (RCRA), Clean Water Act (CWA), Emergency Planning and Community Right to Know Act (EPCRA), and local regulations involving areas such as hazardous material storage.
- Air permitting and associated reporting including Title V and 76-19-3 air permits; new source review; seasonal variance applications; BACT analysis;

emission statements; EPA NESHAP surveys annual and semi-annual compliance certifications; Air Guide 1 and Screen 2 modeling; Air Facility Registrations; air quality assessments; emission reduction credits, and stack testing.

- Performed RCRA compliance activities involving waste stream characterizations; waste minimization; pollution prevention; manifest tracking; preparation of quarterly, annual, and bi-annual reports; and training.
- Prepared hazardous waste closure plans in accordance with 6NYCRR 373-3 and implemented closure of hazardous waste management areas in accordance with 6NYCRR 373-3.7(c).
- Expert witness testimony for hazardous waste disposal matters.
- Performed EPCRA/Sara Title III audits, reporting and investigated administrative complaints.
- Suffolk County Department of Health Services (SCDHS) Article 12 and Nassau County Department of Health (NCDOH) Article 11 Toxic and Hazardous Material Storage Facility Permits.
- Prepared, reviewed, and certified numerous Spill Prevention Control and Countermeasure Plans (SPCCPs) in accordance with 40 CFR Part 112.
- UST compliance inspections in accordance with NYSDEC - Petroleum Bulk Storage (PBS) and Chemical Bulk Storage (CBS) regulations; SCDHS Article 12; NCDOH Article 11; and National Fire Protection Agency (NFPA) codes.
- UST Closure activities for private industrial clients in LI NY.
- SCDHS Article 7 compliance reviews for restricted chemical storage.
- SCDPW sewer connection and agreements for a flavor manufacturer in Melville, NY.
- Prepared and acquired NYCDEP construction dewatering permits for a corporate center building in Queens, NY.
- Department of Environmental Conservation (NYSDEC) State Pollution Discharge Elimination System (SPDES) permits for industrial and stormwater discharges.
- Baseline and semi-annual monitoring, BMR and SMR reporting, and sampling for wastewater discharges for compliance with NYCDEP and SCDPW requirements.
- Performed health and safety monitoring at investigation and remediation sites during intrusive activities. Monitoring included calibration and operation of photoionization detector (PID) and flame-ionization detector (FID) for organic vapors and combustible gas indicator (CGI) for methane. Compared results to applicable action levels and took preventative/protective measures as necessary.
- Site Specific Health and Safety Plans (HASPs).

- Sound level studies to determine compliance with local noise ordinances.
- Prepared engineering report for a LI Well permit for irrigation needs in Cold Spring, Harbor, NY.

Environmental Impact Analysis

- Client List: Governmental-Federal Aviation Administration, US Army, US Army Corps of Engineers, US Department of Agriculture (USDA).
- Coastal/Biological Monitoring Program components for the US Army Corps of Engineers (USACE), New York District Beach Erosion Control Projects including intertidal ichthyoplankton studies, intertidal offshore finfish studies, nearshore and offshore benthic sampling, water quality analysis, and creel census.
- Cultural resource projects for USACE and FAA in the northeast region including cultural resource surveys; cultural resource assessments; underwater archeology surveys; and recordings.
- Wetland Delineations and Biological Surveys (Grassland Birds) in support of FAA EAs at Teterboro Airport.
- Historic Preservation Plan for Plum Island NY and Historic Structure Report for Plum Island Light Station, Plum Island Animal Disease Center, NY.
- Environmental Scoping Document and presentation agenda for the District's Atlantic Coast of Long Island Fire Island Inlet to Montauk Point, NY Storm Damage Reduction Reformation Study.
- Preliminary Environmental Assessment (PEA) Reconnaissance Studies for USACE Flood Control and Shore Protection Projects in South River, Raritan River Basin, NJ and Cliffwood Beach, NJ.
- Environmental assessment and architectural and historical study for a USMA historical building/site at West Point, NY.
- Draft Supplemental Environmental Impact Statement (EIS) Limited Reevaluation Study for the Deepening of the Arthur Kill/Howland Hook Navigation Channel in NY/NJ.
- Long and Short Environmental Assessment Forms (EAFs) for construction and site development projects in LI, NY.
- Environmental Assessments for Federal Aviation Administration (FAA) navigational aid projects at numerous airports in the northeast region in accordance with the National Environmental Policy Act (NEPA) and FAA order 1050.1D Policies and Procedures for Considering Environmental Impacts. Airport projects included Instrument Landing Systems (ILS), Approach Lighting Systems, Remote Transmitters, Doppler Equipment, Air Traffic Control Towers and Air Route Traffic Control Centers. Airports and support areas included Teterboro, Richmond Intl, Baltimore Washington Intl, Syracuse-

Hancock Intl, Newark Intl, Stewart, Philadelphia Intl, LaGuardia, and Leesburgh.

- Environmental assessments for the Army and Air Force Exchange Service (AAFES) at bases in Oahu, HI in accordance with NEPA, AR-200 Environmental Effects of Army Actions and DOD Directive 6050.1 Environmental Effects in the US of DOD Actions. Projects included capital improvement projects at Schofield Barracks, Helemano Military Reservation, Aliamanu Military Reservation, and Bellows Air Force Base.

Site Investigations

- Client List: Governmental-US Army Corps of Engineers, NYS Office of General Services, NYS Dept. of Corrections, Internal Revenue Service; Municipalities-Town of East Hampton; Private-numerous.
- Groundwater, soil, and air sampling at numerous sites on LI and NYC for landfill closures, remedial investigations, and petroleum spills. Developed and Implemented SAPs for USCG Station dredging projects in LI in accordance with NYSDEC Region 1 Marine Habitat Division protocols.
- Quarterly and semi-annual sampling/monitoring and reporting in accordance with NYSDEC Part 360 regulations for several landfills in Long Island.
- ASTM Phase I Environmental Assessments for property transactions in Suffolk, Nassau, and the five boroughs of New York.
- Sampling and Analysis Plans for Phase II investigations in Long Island and NYC.
- Petroleum Spill Investigations (gasoline, diesel, No. 2 and 6 fuel oil) and associated closure work for tanks and other types of discharges in the metropolitan and upstate NY regions.
- Hazardous, Toxic, and Radioactive Waste (HTRW) Preliminary Assessments in NY and NJ.
- Polychlorinated Biphenyl (PCB) basewide (3500 acres) evaluation of electrical equipment at Griffiss Air Force Base.
- Anthrax sampling for several IRS mail sorting facilities.
- Performed Indoor Air Quality Study for an office building in Lake Success, NY.

Remediation

- Client List: Governmental-US Air Force, NYSOGS; Private/Industrial-Star Corrugated Box Co., Shorewood Packaging, Metex Corp.
- Remediation of lead contaminated soil at four water tower sites at Barksdale Air Force Base, LA via excavation/disposal. Feasibility studies, work plans, Health and Safety Plans, Closure Reports, and No Further Response Action Planned

Memorandums were prepared in conjunction with the remediation.

- In-site soil remediation of VOCs through vapor extraction and soil aeration techniques at LI and NJ contaminated sites.
- Removal of contaminated soil associated with petroleum spills and tank issues at LI, NYC, and upstate facilities.
- Identification, characterization, and removal of hazardous material and hazardous waste at industrial facilities and psychiatric centers in LI and NYC.

Solid Waste Management

- Client List: Governmental- USDA, NYSOGS; Municipalities – Town of Riverhead.
- Estimated the remaining volume and footprint for the Youngs Avenue Landfill, Riverhead, NY which currently was in a full scale reclamation mode. Prepared and implemented a boring and excavation plan involving numerous deep borings and shallow test pits and used topographic surveys/landfill maps to estimate footprint boundaries and landfill volume. Based on the results, approximately 2m cy were estimated to be remaining or approximately four to five times the estimated amount. Riverhead Town then put the reclamation project on hold while it evaluated other options including capping.
- Assisted the Town with capping estimates, feasibility study for reclaiming and capping a reduced landfill and engineering reviews for a full Part 360 landfill cap design.
- Performed site reconnaissance, surveying, identification, and enumeration activities to develop plans, specifications, and environmental permitting for NYSOGS for processing waste tire materials into beneficial shred material to be used by the New York State Department of Transportation (NYSDOT) in road construction projects and landfill applications. Following the development of plans and specifications, FPM assisted NYSOGS with bidding phase services including contractor award and construction/ remediation/restoration/ oversight. In total approx. 12 million tires were recycled at four sites across New York State.
- Prepared Solid Waste Management Plan (SWMP) for Town of Riverhead.
- Removal, recycling, and disposal of over 10,000 cy of construction and demolition debris at various waste management areas on Plum Island, NY involving plans, specifications, cost estimating, and construction oversight for USDA.

Feasibility Studies

- Client List: Governmental-NYCT; Private-Chugai Boyeck, Net Properties.

- Study to prevent the potential migration of a PCB oil pool/contaminated aqueous plume and peat layer settlement due to dewatering activities at Sunnyside Yard, Queens.
- Investigated disposal alternatives for permanent subway dewatering activities in Brooklyn and Manhattan, NY.
- Site Planning studies for property consolidations and expansion of shopping centers in LI. Site development potential was evaluated in accordance with local ordinances/codes.

Quality Control

- As Department Manager and Project Manager, performs QC on environmental compliance tasks including review of data, designs, and report of Task Leaders.



Ms. Davis has diversified experience in geology and hydrogeology. Her professional technical experience includes groundwater, soil, and soil vapor investigations, design and management of soil and groundwater remediation projects, design and installation of groundwater containment systems, design and evaluation of soil vapor mitigation systems, groundwater flow modeling, aquifer testing and interpretation, evaluation of site compliance with environmental regulations, and personnel training. Ms. Davis presently manages several large-scale investigation and remedial programs, including program scopes, budgets, staffing, and schedules.

Functional Role	Title	Years of Experience
Manager, Phase I ESA Program	Senior Project Manager/ Vice President	30+

Personal Data

Education

M.S./1984/Geology/University of Southern California
B.S./1981/Geology/Bucknell University

Registration and Certifications

New York Professional Geologist #000247, 2017
Certified Professional Geologist #9487, (AIPG) 1995
California Registered Geologist #5192, 1991
Pennsylvania Registered Geologist #PG-000529-G, 1994
OSHA – Approved 40-hour Health and Safety Training Course (1990)
OSHA - Approved 8-hour Health and Safety Training Refresher Courses (1991-Present)
OSHA-Approved 8-hour Site Safety Supervisor Training Course (2008)
National Ground Water Association
Long Island Association of Professional Geologists
USEPA Triad Training for Practitioners
NYC OER Gold Certified Professional

Employment History

1993-Present FPM Group
1992-1993 Chevron Research and Technology Co.
1990-1992 Chevron Manufacturing Co.
1984-1990 Chevron Exploration, Land, and Production Company

Continuing Education

- o Treatment of Contaminated Soil and Rock
- o Groundwater Pollution and Hydrology
- o Environmental Law and Regulation
- o Remedial Engineering
- o Soil and Foundation Engineering
- o Environmental Geochemistry
- o Project Management Professional (PMP) training

Detailed Experience

Site Investigations

- **Program Manager** for ongoing investigation and remedial projects at several New York State Inactive Hazardous Waste Disposal sites, Voluntary Cleanup Program (VCP) sites, and Brownfield Cleanup

Program (BCP) sites, and NYC OER e-designated sites. Investigations have included site characterization, Remedial Investigations and Feasibility Studies (RI/FS), and Resource Conservation and Recovery Act (RCRA) facility investigations and closures. Remedial services have included contaminated soil removal; in-situ chemical treatment; design, installation, and operation of air sparge/soil vapor extraction (AS/SVE) systems and sub-slab depressurization systems (SSDS), capping, and other remedial services.

- **Program Manager, NYS Inactive Hazardous Waste Disposal Site, Greenpoint, NY.** Responsible for project scoping, cost estimation, subcontracting, field services, report preparation, and agency negotiations for a former manufacturing facility. Services included an RI, an FS, implementation of an Interim Remedial Measure (IRM), and an Underground Utility Survey. A Remedial Action Work Plan (RAWP) was also prepared for an associated petroleum spill.
- **Program Manager, NYS BCP Site, Far Rockaway, NY.** Managed all aspects of pre-application investigation, BCP application, RI Work Plan development and implementation, and Citizen Participation Plan (CPP) for a chlorinated solvent site. Responsible for scope development, NYSDEC and NYSDOH coordination, budget, schedule, staffing, and report management.
- **Program Manager, Site Characterization (SC) for NYS Inactive Hazardous Waste Disposal Site, Flushing, NY.** Responsible for SC scope development, budget, schedule, SC Work Plan and report review, staffing, and agency negotiations for a chlorinated solvent site undergoing residential redevelopment.
- **Program Manager, Environmental Services for Senior Living Developer, Long Island, NY.** Performs environmental analyses and directs investigation and remedial activities for property acquisition and redevelopment for senior residential facilities. Services included Phase I ESAs, investigation and remediation cost estimation,

Phase II investigations, Site Management Plans, and transaction and regulatory agency negotiations.

- **Program Manager, Environmental Services for Commercial Real Estate Developer, Long Island, NY.** Managed all Phase I ESA, Phase II investigations, and remediation projects for a major commercial real estate developer. Projects included environmental services associated with purchase and redevelopment of office buildings, aerospace facilities, former research and development facilities, and large manufacturing plants. Remedial services have included RCRA closures, UIC closures, tank removals, and large excavations.
- **Program Manager, RI/FS, Levittown, NY.** Managed all aspects of RI/FS for a Class 2 Inactive Hazardous Waste Disposal (Superfund) site involving chlorinated solvents. Responsibilities included RI/FS scope, budget and schedule development, RI/FS work plan, HASP, CAMP, and QAPP, coordination with client, tenants, and regulatory agencies, report review, remedial approach development, conceptual design, and cost estimation.
- **Project Manager, RCRA Facilities Investigation (RFI), Barksdale AFB, LA.** Responsible for all aspects of field program planning, solicitation and selection of subcontractors, mobilization and establishment of a field office, supervising multiple field crews, installation and sampling of monitoring wells, collection and soil samples, data tracking and management and preparation of an RFI report. The scope of work included characterization of the nature and extent of groundwater and soil contamination at thirteen Solid Waste Management Units (SWMUs), performing a Base-wide evaluation of background contaminant concentrations, and developing a long-term monitoring (LTM) program for the Base.
- **Field Services Manager, UST Investigation, Plattsburgh AFB, NY, AFCEE.** Responsible for field crew training, coordination of sampling crews at multiple sites, sample labeling, handling, tracking, and shipping, field data management and remote field office management. The scope of work included collection of over 450 groundwater samples to characterize groundwater conditions in the vicinity of 150 USTs using a Geoprobe sampling rig, well points, and rapid turnaround-time analysis.
- **Program Manager Environmental Investigation Services for Supermarket Developer, Long Island, NY.** Conducted site investigations, including soil vapor sampling, soil sampling and analysis, groundwater sampling and analysis, and

geotechnical evaluation for numerous sites in Suffolk County, New York. The resulting data were utilized by a major supermarket company in the negotiations for the purchase of the properties and in the property remediation prior to development.

- **Project Manager, Site Investigation, Bronx, NY, NYCT.** Managed field sampling and data analysis activities, including soil vapor analysis, soil sample analysis, and groundwater sampling and analysis at an active commercial bus terminal. Made recommendations for site remediation, including UST removal, soil excavation and disposal, and free-phase product extraction.
- **Project Manager, RCRA Facilities Investigation, City of Richmond, CA.** Prepared RFI work plan, incorporating existing geologic, chemical, and historical data, evaluating newly-acquired site data, and developing recommendations for further investigation and remedial action at a former municipal landfill.
- **Project Manager, Site Investigation, Bay Shore, NY, Manufacturing facility.** Managed onsite and offsite soil and groundwater sampling program. Compiled and evaluated data and prepared a comprehensive report of the investigation results for the Suffolk County Department of Health Services (SCDHS) and NYS Department of Environmental Conservation (NYSDEC). Proposed remediation technologies for onsite soil contamination and onsite and offsite groundwater contamination.
- **Project Manager, Site Investigation for FAA, Newark Airport, NJ.** Managed and conducted a soil and groundwater sampling program adjacent to Runway 29. Analyzed chemical analytical data and developed recommendations.
- **Project Manager, Remedial Investigation, Richmond Refinery, CA.** Supervised and conducted drilling, soil sampling, cone penetrometer testing, and well installation at a refinery process water effluent treatment system and former municipal landfill.
- **Program Manager, major New York Metro area automobile dealer.** Managed all investigation and remedial activities for a major automobile retailer with multiple facilities. Sites included tanks, petroleum spills, underground injection control (UIC) systems, soil vapor intrusion issues, and hazardous waste management. Responsible for work scope and budget preparation, staffing and oversight, client and regulatory agency interactions, addressing insurance issues, reporting and certification, and project closeouts.

- **Program Manager, SWTP groundwater monitoring program, Town of East Hampton.** Managed groundwater monitoring and reporting for the Scavenger Waste Treatment Plant (SWTP). Responsibilities included oversight of well installation, purging and sampling the SWTP groundwater monitoring wells, and providing data to the Town for reporting purposes.
- **Program Manager, Site Assessments for Transportation Hub development, Suffolk County, NY.** Manages Phase I ESAs, Phase II investigations, and remediation for acquisition of multiple parcels for redevelopment. Coordinates and oversees each project, interfaces with counsel and regulatory agency representatives, and develops comprehensive cost estimates.
- **Expert Environmental Review Services, Nationwide Sites for Real Estate Developers.** Reviews environmental investigation and remediation reports for several major real estate developers, advises clients regarding environmental concerns for property acquisition and redevelopment, develops comprehensive cost estimates, coordinates with construction contractors, architects, regulators and attorneys regarding environmental concerns.
- **Expert Environmental Consulting Services, Multiple Sites, Town of Brookhaven, NY.** Performed site inspections, investigations, and remedial cost estimation in response to Town Attorney requests. Assisted with Town Code revision and litigation. Coordinated with Town personnel, outside counsel, regulatory agency representatives, and law enforcement officers regarding environmental concerns.
- **Program Manager, Major Oil Storage Facility (MOSF) closure, Glen Harbor, NY.** Responsibilities included coordination of the work scope with the NYSDEC and NCDOH, development of work plans for tanks, UIC, and petroleum spill closure, budget and schedule development, staffing and oversight, reporting and certification, and closeout of all environmental issues such that residential redevelopment could proceed.
- **Program Manager, Delineation and Remedial Services, NYS Spill Site, St. James, NY.** Responsible for client and agency coordination, budget, schedule, staffing, remedial design and reporting for a petroleum release at a Service Station property with offsite impacts.
- **Program Manager, RCRA Closure Site, Freeport, NY.** Successfully managed all aspects of RCRA Closure of a former printing facility, including scope, budget and schedule development, Closure Plan, NYSDEC interactions, QAPP, specifications for contractor services, remediation, and Closure Report.
- **Program Manager, Sub-slab depressurization system (SSDS), Brooklyn, NY.** Managed all aspects of SSDS implementation, including delineation sampling, remedial design, budget and schedule, construction services testing, reporting, and O&M manual development for a former dry cleaner site in an active shopping center.
- **Program Manager, SSDS, Bronx, NY.** Responsible for all aspects of SSDS implementation for a former dry cleaner site in a mixed-use building, including delineation sampling, SSDS design, construction contractor services, testing, reporting, and O&M manual development.

Remediation

- **Program Manager, NYSDEC BCP site, NY City, major real estate developer.** In responsible charge of all investigation and remedial activities at a NYSDEC BCP site in New York City. Prepared the Remedial Investigation and Remedial Work Plan; coordinated with the owner, other contractors, and the NYSDEC; prepared for and conducted citizen participation activities; supervised all waste characterization, profile preparation, and waste management; developed the Final Engineering Report (FER) and Site Management Plan (SMP) for NYSDEC approval; and ensured that all remedial requirements were met such that the Certificate of Completion (COC) was issued. Continuing activities include coordination of the ongoing site management, communications with the NYSDEC and NYSDOH, and preparation of the annual Certification Report.
- **Program Manager, Investigation and Remediation for Nassau County, NY Subdivision Approval.** Coordinated investigation and remediation of a former school facility for redevelopment with multi-family housing. Services included Phase I ESA, Phase II investigation, NCDOH Remedial Work Plan development and implementation, and Remedial Action Reports. Issues addressed included soil, USTs, UICs, transformer areas, and water supply well closure.
- **Project Manager, Soil Remediation of metal plating facility, Hauppauge, NY.** Planned remedial project and managed contractor support for soil remediation. Project was completed and approved by SCDHS.
- **Remedial Design, AS/SVE projects.** Developed pilot test plans, evaluated pilot test results, and prepared conceptual designs for several air sparge/soil vapor extraction (AS/SVE) systems to

treat petroleum and/or chlorinated solvent VOCs. These systems were subsequently installed and Ms. Davis provides ongoing review of system operations and remedial monitoring results.

- **Program Manager, Waste soil management, Brooklyn, NY.** In responsible charge of several task orders for waste characterization of a 90,000-cy construction soil stockpile at a municipal sewer facility. Responsibilities included development and implementation of Sampling and Analysis Plan (SAP), coordination of staffing, review of lab data, preparation of Field Sampling Summary Reports, coordination with disposal facilities, and preparation of waste profiles.
- **Program Manager, NYS Inactive Hazardous Waste Disposal (Superfund) site, Hicksville, NY.** Responsibilities included developing and implementing pre-demolition investigations, developing and implementing remedial actions (source removal) in conjunction with retail redevelopment, conceptual design and installation of sub-slab depressurization systems (SSDSs), maintaining ongoing OM&M programs.
- **Project Manager, Remedial projects, Patchogue, NY.** Designed and performed indoor underground storage tank abandonment program, leaching pool remediation plan, and managed contractor support for closure activities at a metal tape manufacturing facility. SCDHS provided oversight and approval.
- **Senior Hydrogeologist, Remedial design for a landfill, Richmond, CA.** Contributed to the design of a groundwater containment and remediation system for a former municipal landfill, including subsurface groundwater barrier walls and extraction wells.
- **Project Manager, Soil remediation, Carle Place, NY.** Designed remedial plan and supervised soil remediation activities at an active construction site involving excavation and disposal of 5,000 tons of PCB-, metal-, and petroleum-contaminated soil. NYSDEC oversaw and approved the completed remediation.
- **Project Manager, Groundwater containment system, Richmond, CA.** Coordinated technical aspects of groundwater barrier wall construction, including routing, permitting, design, material selection, and field activities.

- **Project Manager, Multiple UIC investigations and closures, Suffolk and Nassau Counties, NY** Responsible for investigation and remediation of contaminated cesspool and stormwater drain pool in systems. Fully conversant with SCDHS SOP 9-95 and USEPA UIC regulations for investigation and cleanup of leaching pool systems, including Action Levels and Cleanup Standards, groundwater monitoring criteria, and remedial requirements.

Miscellaneous Projects

- **Phase I ESAs.** Performed numerous Phase I Site Assessments for residential and industrial sites in the metropolitan New York area.
- **Environmental Trainer.** Conducted aquifer pumping and soil vapor extraction test training. Instructed classes for site investigation methods, aquifer pumping test analysis, and risk assessment.
- **Project Management.** Performs a wide range of project management functions, including development and management of project budgets and schedules, coordination of field and office staffing, document preparation, review, editing, and interaction with clients, regulatory, legal, real estate, consultant, and compliance personnel.
- **Geologic Mapping.** Constructed and interpreted structural and stratigraphic cross sections, and structure contour, fault surface, isochore, and isopach maps.

Health and Safety

- **Health and safety monitoring, multiple sites.** Implemented HASP monitoring at investigation and remediation sites during intrusive activities, including calibration and operation of photoionization detector (PID) and flame ionization detector (FID) for organic vapors and combustible gas indicator (CGI) for methane. Compared results to applicable action levels and implemented protective measures as necessary.
- **CAMP monitoring, multiple sites.** Performed community monitoring, including monitoring for noise, particulates (dust), and organic vapors. Recorded observations and compared to applicable action levels. Calibrated and operated noise meters, particulate monitors, and PID/FID.
- **Radiation screening, multiple sites.** Performed screening for radiation at select sites, including operating Geiger counter in different radiation modes and obtaining background readings.



Mr. Stumm has a diversified experience in geology and hydrogeology. His professional experience includes groundwater and landfill gas monitoring at landfills, groundwater and soil investigations, Phase I Environmental Site Assessments, soil remediation projects, soil vapor intrusion evaluation, maintenance of groundwater, soil and soil vapor remediation systems, and evaluation of site compliance with environmental regulations.

Functional Role	Title	Years of Experience
Hydrogeologist	Hydrogeologist	2

Personal Data

Education

BS/Geology/SUNY Stony Brook/2020
AA/General Studies/SUNY Suffolk/2017

Employment History

2022 – Present FPM Group
2021 – 2022 PW Grosse Consulting

Certifications

OSHA 40-hr HAZWOPER
OSHA Supervisor Training
OSHA 30-hr Construction Safety

Detailed Experience

Landfills

- Hydrogeologist, Town of East Hampton – Conducts ongoing groundwater and landfill gas monitoring programs for the Springs-Fireplace Road and Montauk landfills. Responsibilities include collection of groundwater samples for routine and baseline testing, landfill gas monitoring and reporting, tabulation of analytical data, and report preparation.
- Hydrogeologist, Town of Smithtown – Conducts quarterly monitoring for routine and baseline Part 360 parameters at groundwater monitoring wells and leachate collection chambers. Responsibilities include purging and sampling monitoring wells, stability parameter monitoring, sample management, and data collection.

Site Investigation and Monitoring

- Performs soil, soil vapor, indoor air and groundwater monitoring and sampling at commercial, industrial, and municipal sites throughout Long Island and the New York metropolitan area. Monitoring and sampling activities are conducted in accordance with NYSDEC-approved work plans, Phase II work plans, and regulatory agency requirements.

- Conducts Phase I and II Environmental Site Assessments (ESAs) for various residential, commercial, industrial and vacant sites in New York State in accordance with the ASTM Standard. Phase I ESA tasks included site inspections, interviews, evaluation of state and federal databases, record reviews at local and state government agencies, and reports.
- Skilled in use and calibration of field equipment including photoionization detectors (PID), combustible gas indicator (CGI), water-level meters, interface probes, groundwater quality instrumentation, and survey equipment.
- Performed soil and groundwater investigations at various properties utilized for agriculture and horticulture to evaluate the impact of past herbicide and pesticide usage on the underlying soil and groundwater.
- Performed data tabulation and evaluation relative to established regulatory agency criteria including USEPA, NYSDEC, NCDOH, and SCDHS.

Remediation

- Field Technician - Operates and maintains remediation systems, including soil vapor extraction, air sparge systems, groundwater pump and treat, and sub-slab depressurization systems.
- Performed storm water and sanitary leaching structures cleanouts utilizing excavation and/or vacuum assisted equipment to remove contaminated sediments and liquids. Other duties included waste characterization and profiling, pipe camera surveys and structure locating utilizing water soluble dyes and electronic locating equipment.
- Participated in the installation and procurement of numerous multi-depth soil vapor and air sparge remediation systems on Long Island to remediate subsurface soils and groundwater impacted with chlorinated and non-chlorinated volatile organic compounds.

Other duties have included remediation system operation and maintenance, and evaluations of system performance

- Participated in the delineation and removal of metal-impacted soils associated with a former metal plating factory on Long Island. Project duties included directing soil removal activities, manifesting, confirmatory endpoint sampling, and restoration activities oversight.

Other

- U.S. Geological Survey, Water Science Center, Coram, NY – Volunteer 2018-2020. Assisted short- and long-term research studies on the application of advanced surface and borehole geophysical techniques in the assessment of conductive groundwater plumes, mapping Long Island's hydrogeologic framework, and delineation of saltwater intrusion. Experience included groundwater levels, groundwater sampling, aquifer testing, data entry and analysis, gamma log, electric log, electromagnetic induction log, and time domain electromagnetic surface geophysical soundings.



Mr. Manuella has diversified experience in geology and hydrogeology. His professional experience includes landfill gas monitoring, Part 360 landfill groundwater monitoring, groundwater and soil investigations, Phase I Environmental Site Assessments, soil remediation projects, soil vapor intrusion evaluation, maintenance of groundwater, soil and soil vapor remediation systems, and evaluation of site compliance with environmental regulations.

Functional Role	Title	Years of Experience
Project Field Staff	Hydrogeologist	4

Personal Data

Education

B.S./2021/Environmental Engineering/SUNY Buffalo, NY

Registration and Certifications

OSHA 40-hour HAZWOPER Health & Safety Training

Employment History

2023-Present FPM Group
2023-2023 American Hazardous Materials Mgmt.
2020-2023 WNY Prism

Detailed Experience

Landfills

- **Landfill monitoring - Town of East Hampton, NY.**
Conducts ongoing groundwater and landfill gas monitoring programs for the Springs-Fireplace Road and Montauk landfills. Responsibilities include collection of routine and baseline groundwater samples, landfill gas monitoring, and reporting, tabulation of analytical data and report preparation.
- **Landfill monitoring - Town of Smithtown, NY –**
Conducts quarterly monitoring for routine and baseline Part 360 parameters at groundwater monitoring wells and annual leachate collection. Responsibilities include purging and sampling monitoring wells, stability parameter monitoring, sample management, and data collection.

Site Investigation and Monitoring

- Performs soil, soil vapor, indoor air and groundwater monitoring and sampling at commercial, industrial, and municipal sites throughout Long Island and the New York metropolitan area. Monitoring and sampling activities are conducted in accordance with NYSDEC-approved work plans, Phase II work plans, and regulatory agency requirements.

- Conducts Phase I and II Environmental Site Assessments (ESAs) for various residential, commercial, industrial and vacant sites in New York State in accordance with the ASTM Standard. Phase I ESA tasks included site inspections, interviews, evaluation of state and federal databases, record reviews at local and state government agencies, and reporting.
- Skilled in use and calibration of field equipment including photoionization detectors (PID), combustible gas indicator (CGI), water-level meters, interface probes, groundwater quality instrumentation, and survey equipment.
- Performed soil and groundwater investigations at various properties utilized for agriculture and horticulture to evaluate the impact of past herbicide and pesticide usage on the underlying soil and groundwater.
- Performed data tabulation and evaluation relative to established regulatory agency criteria including USEPA, NYSDEC, NCDOH, and SCDHS.
- Participated in a PFAS study at the Buffalo Niagara municipal airport to evaluate groundwater conditions, plume characteristics and potential sensitive characteristic.

Airport Remediation

- Operates and maintains remediation systems, including soil vapor extraction (SVE), air sparge (AS) systems, and sub-slab depressurization systems (SSDS).
- Performed storm water and sanitary leaching structures cleanouts utilizing excavation and/or vacuum assisted equipment to remove contaminated sediments and liquids. Other duties included waste characterization and end-point sampling.
- Remedial excavation coordination and oversight. Project duties including directing remedial excavation, waste characterization, community air monitoring and end-point sampling.

Health and Safety

- Performed health and safety monitoring at investigation and remediation sites during intrusive activities. Monitoring included calibration and operation of photoionization detectors (PIDs), flame-ionization detectors (FIDs), dust monitors, and combustible gas indicators (CGI). Compared results to applicable action levels and undertook preventative/protective measures as necessary.
- Performed community air monitoring (CAMP), including monitoring for noise, particulates (dust), and organic vapors at several sites throughout New York State. Recorded observations and compared to applicable action levels.