



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.	C231087		
Site Name Former 110th Street Service Station			
Site Address: 2040 Frederick Douglass Boulevard		Zip Code: 10026	
City/Town: New York			
County: New York			
Site Acreage: 0.310			
Reporting Period: March 24, 2023 to March 24, 2026			
		YES	NO
1.	Is the information above correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Box 2	
		YES	NO
6.	Is the current site use consistent with the use(s) listed below?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Are all ICs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?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. C231087

Box 3

Description of Institutional Controls

Parcel

Owner

Institutional Control

1-1826-1

Crescent 110 Equities LLC

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

A series of Institutional Controls (ICs) is required by the Decision Document to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and, (3) limit the use and development of the site to Restricted Residential uses only. Adherence to these ICs on the site is required by the Environmental Easement and will be implemented under the Site Management Plan (SMP). ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. These ICs are:

- The property may be used for: restricted residential use;
- All ECs must be operated and maintained as specified in the SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the NY City Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in the SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP;
- Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement;
- Vegetable gardens and farming on the site are prohibited (refers to gardening in on- site soil and does not prohibit raised gardens, rooftop gardens, etc.)

Box 4

Description of Engineering Controls

Parcel

1-1826-1

Engineering Control

Cover System

A portion of the site has achieved a Track 4 cleanup. The cover system, consisting of concrete-covered sidewalks and concrete building slab, is a required engineering control (EC) in these areas in order to prevent exposure to residual soil contamination. ~~The other EC is a chemical oxidant treatment system, consisting of injection wells for chemical oxidant in the event additional groundwater treatment is required. A network of monitoring wells also exists for monitoring groundwater quality and the effectiveness of the groundwater treatment.~~ The NYSDEC granted groundwater monitoring cessation on October 20, 2016.

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

X □

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

X □

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. C231087

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 Perry Levitt at 285 West 110th Street New York, NY 10026,
print name print business address

am certifying as Managing Agent for 285 West 110th Street Condominium (Owner or Remedial Party)

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

Perry Levitt 04/20/2026
Signature of Owner, Remedial Party, or Designated Representative Date
Rendering Certification

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 Ariel Czemerinski at 18-36 42 Street, Astoria, NY 11105,
print name print business address

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



4/23/2026

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

Stamp
(Required for PE)

Date

FORMER 110TH STREET SERVICE STATION
2040 FREDERICK DOUGLASS BOULEVARD, NEW YORK 11206

PERIODIC REVIEW REPORT

NYSDEC BCP Number: C231087

Submitted to:

**New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 2
47-40 21st Street
Long Island City, NY 11101-5407**

Prepared by:



AMC Engineering PLLC
18-36 42nd St
Astoria, NY 11105

REPORTING PERIOD:

MARCH 24, 2023 TO MARCH 24, 2026

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(MARCH 24, 2023 TO MARCH 24, 2026)
FORMER 110th STREET STATION

2040 FREDERICK DOUGLASS BOULEVARD, NEW YORK, NEW YORK 10026

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EXECUTIVE SUMMARY

AMC Engineering (AMC) has prepared the following Periodic Review Report for the time period of March 24, 2023, to March 24, 2026, for the property located at 2040 Frederick Douglass Boulevard in New York, New York 10026 under the New York State (NYS) Brownfield Cleanup Program (BCP) administered by the New York State Department of Environmental Conservation (NYSDEC). The Site was remediated in accordance with the Brownfield Cleanup Agreement (BCA) C231087.

Exposure to remaining contamination at the Site is prevented by a cover system placed over the Track 4 portions of the Site. The cover system is comprised of concrete building slabs. Cover inspections are performed annually.

During the reporting period, AMC conducted annual full site inspections during 2023–2024, 2024–2025, and 2025–2026, during which the cover system consisting of the sub-cellar concrete slab and the first-floor concrete slab was found to be in good condition, free of any cracks, patches, or penetrations.

SITE OVERVIEW

A. Site Location

The Site is located in New York County, New York City, New York and is identified as Block 1826 and Lot 1 on the New York City Department of Finance Tax Map. A United States Geological Survey (USGS) topographical quadrangle map (**Figure 1**) shows the Site location. The Site consists of 73 feet of street frontage along Frederick Douglass Boulevard, approximately 125 feet along West 111th Street and approximately 9 feet of frontage along Central Park North (W. 110th Street) for a total area of 13,513 square feet (0.31-acres) (see **Figure 2**).

The property has an elevation of approximately 48 feet above the National Geodetic Vertical Datum (NGVD) feet. The Site is zoned R8A Residential with a C1-4 Commercial overlay and is currently a 12-story multi-use building. Site occupants include retail, community and residential.

B. Site Chronology

Remedial Action for the Site was performed in accordance with the scope of work presented in the NYSDEC-approved Remedial Work Plan (RAWP) and RAWP amendment. Remedial Action consisted of the following:

1. Excavation and disposal of soil to approximately 30 feet below grade for the majority of the site. Over excavation was performed at several locations to either meet SCOs or to accommodate structural elements of the new building.
2. Installation of a cover system comprised of concrete-covered sidewalks and concrete building slabs over the Track 4 portions of the Site in order to prevent exposure to remaining contamination.
3. Injection of chemical oxidant solution (sodium persulfate) through PVC injection points installed into the water table to remediate the contaminated groundwater beneath the Site, as well as post-remediation groundwater monitoring for a minimum of two years. The NYSDEC granted groundwater monitoring cessation on October 20, 2016.



Based on the soil vapor intrusion evaluation completed during the Remedial Investigation, no additional actions were needed to address potential soil vapor intrusion at the site.

REMEDY PERFORMANCE, EFFECTIVENESS & PROTECTIVENESS

The Remedial Action performed at the Site included the excavation and disposal of source area soils except for a small isolated area in the southeast corner of the Site. Impacted soil in this area was in a clay zone above the water table which was further stabilized with a grout injection. Additionally, the remaining low-level impacts to groundwater were treated with a chemical oxidant injection.

The chemical oxidant injections that were performed at the Site consisted of injected a 10-20% sodium persulfate solution. The solution was activated with chelated iron, and the solution was injected into either temporary or permanent injection wells. The injection wellpoints were installed to a depth of approximately 45 feet below grade and had a 10-foot PVC screen.

The remedy achieved a Track 2/Track 4 Cleanup and included the following elements:

- Removal of nine underground storage tanks
- Excavation of soil/fill exceeding Track 2 restricted use SCOs and groundwater protection SCOs in the majority of the Site to depths as great as 30 feet below grade;
- Excavation of VOC hotspot areas to depths ranging from 32 to 37ft below grade;
- Removal of free phase gasoline and perched groundwater from the UST excavation, via pumping;
- Screening for indications of contamination (by visual means, odor, and monitoring with PID) of all excavated soil during any intrusive Site work;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the performance of the remedy with respect to attainment of unrestricted SCOs and groundwater standards;
- Appropriate off-Site disposal of all material removed from the Site in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal;
- Installation of twelve injection wells and treatment of residual groundwater contamination via injection of chemical oxidants;
- Import of materials used for backfilling and cover in compliance with: (1) chemical limits and other specifications, (2) all Federal, State and local rules and regulations for handling and transport of material;

- Injection of a cement grout to isolate and immobilize petroleum VOCs in soil in a 10 x 15-foot area in the southeast corner of the Site;
- Installation of six monitoring wells and the collection and analysis of two rounds of post excavation groundwater samples to assess bulk reduction in groundwater contamination following source removal;
- Construction of a composite cover system consisting of the concrete building slabs;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the Engineering Controls; and
- An Environmental Easement was filed against the Site to ensure implementation of the SMP.

Groundwater

Groundwater monitoring activities have been stopped. This request was granted on October 20, 2016 via a letter from the NYSDEC approving the request of groundwater monitoring cessation.

I. IC/EC PLAN COMPLIANCE REPORT

A1. IC Requirements and Compliance

1. IC Controls

A series of Institutional Controls (ICs), required under the Site Management Plan, were placed on the property in the form of an Environmental Easement which was recorded with the NYC Department of Finance, Office of the City Register (NYSDOF-OCR). The recorded ICs are as follows:

- implement, maintain and monitor Engineering Control systems;
- prevent future exposure to residual contamination by controlling disturbances of the subsurface contamination; and,
- limit the use and development of the site to restricted residential uses only.

Adherence to these Institutional Controls on the Site (Controlled Property) is required under the Environmental Easement and will be implemented under the Site Management Plan. These Institutional Controls are:

- Compliance with the Environmental Easement by the Grantor and the Grantor's successors and assigns with all elements of the SMP;
- All Engineering Controls must be operated and maintained as specified in the SMP;
- A composite cover system consisting of concrete-covered sidewalks and concrete building slabs must be inspected, certified and maintained as required in the SMP;
- All Engineering Controls on the Controlled Property must be inspected and certified at a frequency and in a manner defined in the SMP;
- Data and information pertinent to Site Management for the Controlled Property must be reported at the frequency and in a manner as defined in the SMP;
- Engineering Controls may not be discontinued without an amendment or the extinguishment of the Environmental Easement.

Site restrictions include:

- The property may only be used for restricted residential use provided that the long-term Engineering and Institutional Controls included in the SMP are employed;
- The property may not be used for a higher level of use, such as unrestricted use without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC;
- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- The use of the groundwater underlying the property is prohibited without treatment rendering it suitable for intended use;
- Vegetable gardens and farming on the property are prohibited (refers to gardening in on-site soil and does not prohibit raised gardens, rooftop gardens, etc.);
- The site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.

2. *Status of each IC*

An inquiry was made with the NYCDOF-OCR to confirm that the Environmental Easement, as described above, remains in place and has not been changed, revised or modified.

3. *Corrective Measures*

No deficiencies in the ICs were noted for this time period, therefore no corrective measures were required.



4. *IC Conclusions and Recommendations*

It is recommended that the environmental easement remains in place and to not be changed, revised or modified.

A2. EC Requirements and Compliance

1. *EC Controls*

Cover (or Cap)

Exposure to remaining contamination at the site is prevented by a cover system placed over the Track 4 portions of the Site. This cover system is comprised of concrete-covered sidewalks and concrete building slabs. **Figure 2** presents the location of the cover system and applicable demarcation layers. The Excavation Work Plan (EWP) provided in **Attachment E** of the SMP outlines the procedures required to be implemented in the event the cover system is breached, penetrated or temporarily removed, and any underlying remaining contamination is disturbed. Procedures for the inspection of this cover are provided in the Monitoring and Sampling Plan included in Section 4.0 of the SMP. Any work conducted pursuant to the EWP must also be conducted in accordance with the procedures defined in a Health and Safety Plan (HASP) and associated Community Air Monitoring Plan (CAMP) prepared for the site, provided in **Attachments F** and **G**, respectively, in the SMP.

Chemical Oxidant Treatment

To continue reductions in any remaining residual mass of VOCs in groundwater within the petroleum "hotspot" areas, a chemical oxidant (sodium persulfate) was injected into the groundwater at the locations with remaining petroleum VOCs in groundwater during previous reporting periods. Procedures followed for performing the chemical oxidant injections are documented in the Operation and Maintenance Plan (Section 5.0 of the SMP). The last injection event occurred in September 2015.

2. *Status of each EC*

Cover (or Cap)

The composite cover system is a permanent control, and the quality and integrity of this system were inspected during the 2023–2024, 2024–2025, and 2025–2026 reporting years. Inspections of the sub-cellar and first-floor concrete slabs were conducted annually during these reporting periods and were found to be in good condition, with no cracks, perforations, or patching observed.

As the composite cover system is a permanent control, it will continue to be inspected at defined, regular intervals in accordance with the SMP, in perpetuity

Monitoring Wells associated with Monitored Natural Attenuation

Groundwater monitoring activities have stopped. This request was granted on October 20, 2016, via a letter from the NYSDEC approving the request for groundwater monitoring cessation.

3. *Corrective Measures*

There were no cracks in the cellar level concrete slab cover system. No deficiencies in the ECs were noted for this time period, therefore, no corrective measures are required.

4. *EC Conclusions and Recommendations*

We recommend that the EC in the form of Site Cover be inspected at a 3-year frequency.

B. IC/EC Certification

“I, Ariel Czemerinski, am currently a registered professional engineer licensed by the State of New York. I have inspected the Engineering Controls for the Former 110th Street Service Station Site (NYSDEC Site No. C231087).

I certify that all of the following statements are true:

- The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;
- The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the Department;
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;
- Access to the site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;
- If a financial assurance mechanism is required under the oversight document for the site, the mechanism remains valid and sufficient for the intended purpose under the document;
- Use of the site is compliant with the environmental easement;
- The engineering control systems are performing as designed and are effective;
- To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program and generally accepted engineering practices; and
- The information presented in this report is accurate and complete.
- No new information has come to my attention, including groundwater monitoring data from wells located at the site boundary, if any, to indicate that the assumptions made in the qualitative exposure assessment of off-site contamination are no longer valid; and
- The assumptions made in the qualitative exposure assessment remain valid.

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class “A” misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Ariel Czemerinski, of 18-36 42nd Street, am certifying as Remedial Party for the site.”

076508
NYS Professional Engineer #

04/21/2026
Date



Signature

II. MONITORING PLAN COMPLIANCE REPORT

A. Components of the Monitoring Plan

Groundwater monitoring activities were discontinued following approval by the NYSDEC on October 20, 2016. Therefore, the monitoring of components is not applicable.

III. OPERATIONS & MAINTENANCE PLAN COMPLIANCE REPORT

A. Components of the O&M Plan

The site remedy does not rely on any mechanical systems, such as groundwater treatment systems, sub-slab depressurization systems or air sparge/soil vapor extraction systems to protect public health and the environment. Therefore, the operation and maintenance of such components is not included in the SMP.

IV. OVERALL PRR CONCLUSIONS AND RECOMMENDATIONS

A. Compliance with SMP

As indicated, inspections conducted during the 2023–2024, 2024–2025, and 2025–2026 reporting years revealed that the Track 4 portion of the slab is intact, and that no perforations or penetrations were observed that could result in potential exposure to the remaining sub-slab contamination.

Furthermore, the subcellar slab is located within a parking area for tenants and residents and, as such, is ventilated in accordance with the NYC Building Code. Accordingly, even in the event of a hypothetical breach (none of which were observed), occupants would not be adversely affected by potential soil vapor intrusion, as vapors would be removed by the existing ventilation system. All other requirements of the SMP were implemented during this PRR reporting period. In order to implement the remaining SMP requirements, the following items were completed:

- The cover system was inspected during each reporting year, and the applicable inspection checklists were completed.
- The ICs and ECs were inspected and certified by the remedial engineer for each inspection year.

B. Future PRR Submittals

The next PRR submittal will reflect the PRR reporting period from the present until March 24, 2029.

FIGURES

73°59.000' W

73°58.000' W

73°57.000' W

WGS84 73°56.000' W

40°50.000' N

40°49.000' N

40°48.000' N

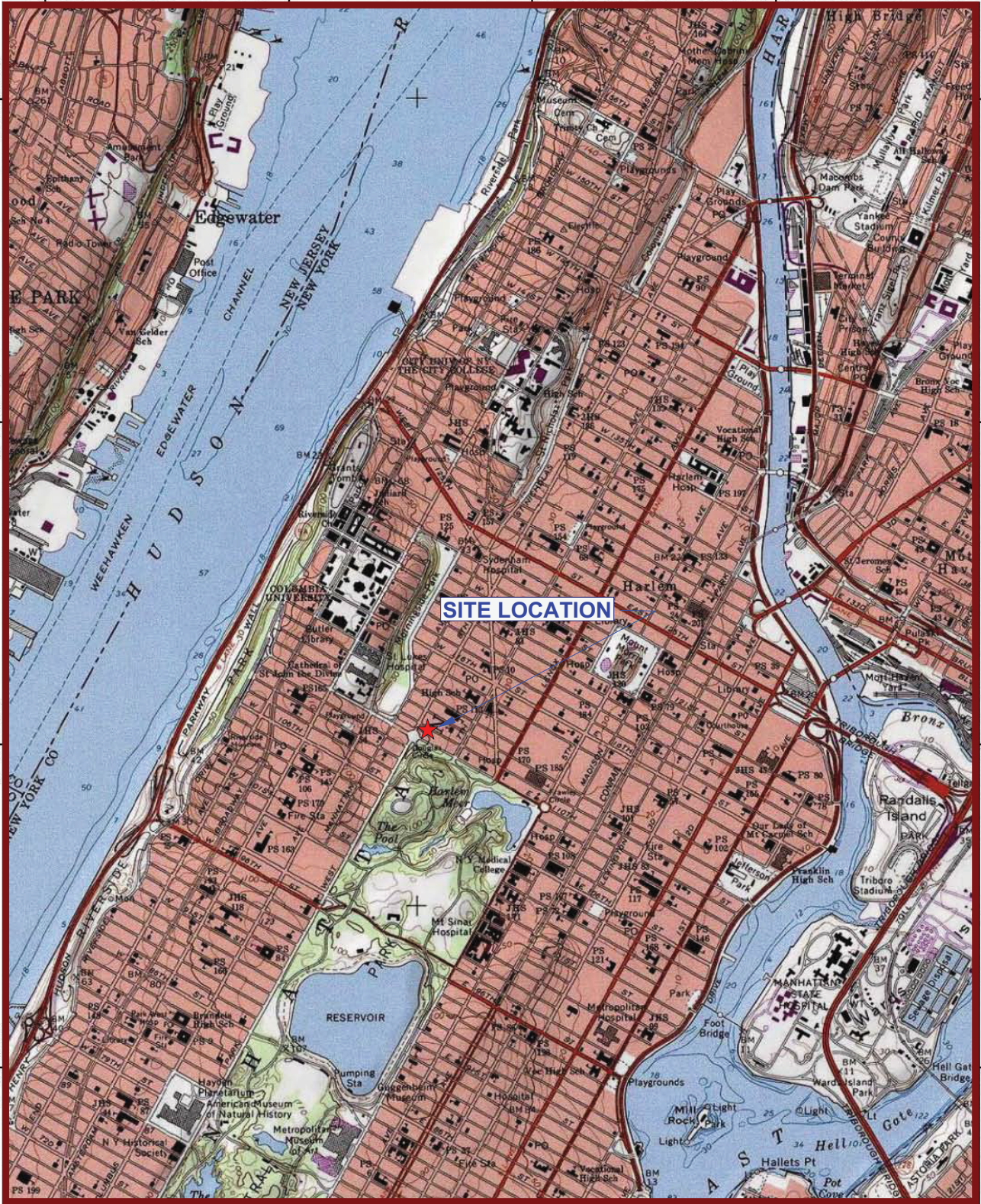
40°47.000' N

40°50.000' N

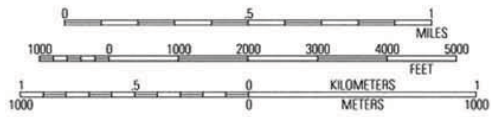
40°49.000' N

40°48.000' N

40°47.000' N



USGS Central Park Quadrangle, 1995, Contour Interval = 10 feet



MN 13°
08/12/10

EBC
 ENVIRONMENTAL BUSINESS CONSULTANTS

Phone 631.504.6000
 Fax 631.924.2870

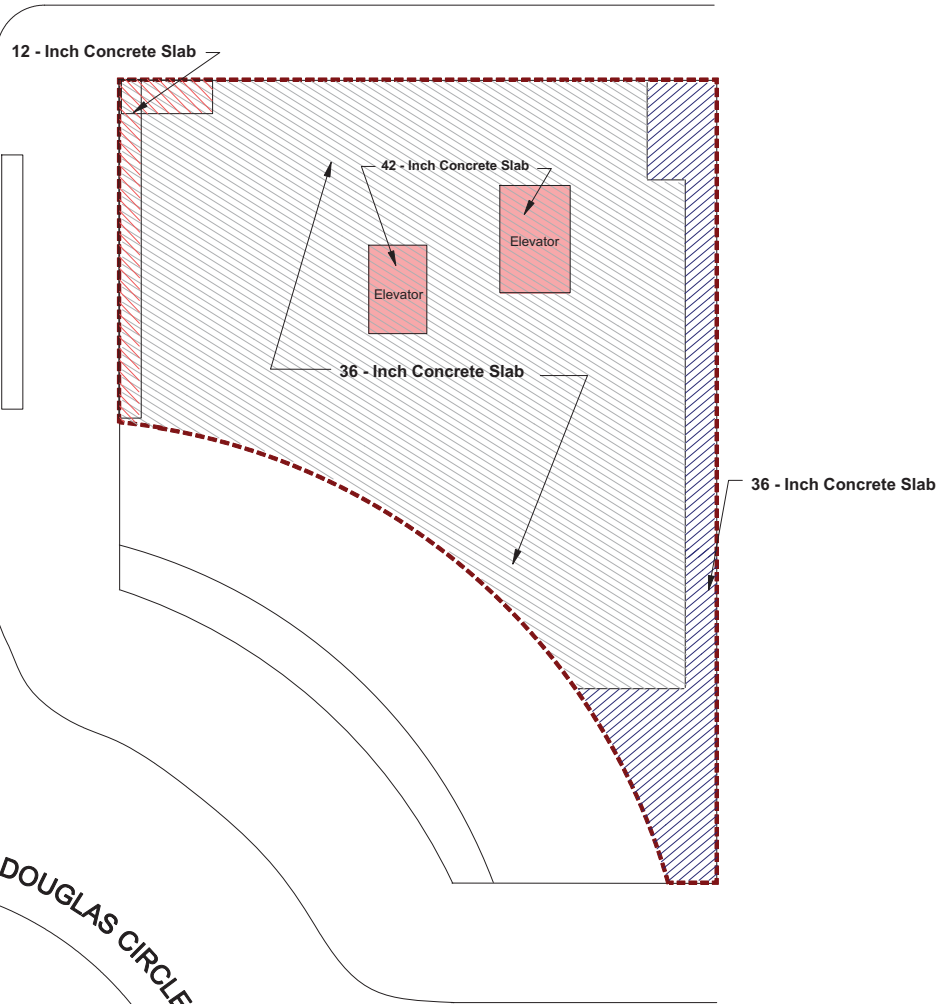
FORMER 110TH STREET SERVICE STATION
2040 FREDERICK DOUGLASS BOULEVARD, HARLEM, NY

FIGURE 1 TOPOGRAPHIC MAP



W. 111th STREET

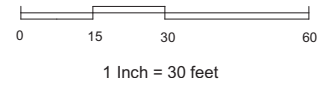
FREDERICK DOUGLAS BOULEVARD



FREDERICK DOUGLAS CIRCLE

KEY
- - - Property Line/Site Boundary

CENTRAL PARK NORTH (W. 110th STREET)



Phone 631.504.6000
Fax 631.924.2870

FIGURE
2

SITE ADDRESS: FORMER 110TH STREET SERVICE STATION
2040 FREDERICK DOUGLAS BOULEVARD, HARLEM, NY
DRAWING TITLE: SITE COVER SYSTEM

APPENDIX A
ANNUAL CHECKLIST

SITE INSPECTION CHECKLIST

Site Inspection Checklist - Cover System
2040 Frederick Douglass Boulevard
Harlem, NY

Date: 03/22/24 Time: 8:00 AM

Inspector Name/Organization: Anjeza Harrington - AMC Engineering

Confirm Site Use: Residential

VISUAL INSPECTION OF SUB-CELLAR CONCRETE SLAB

Building Interior Inspect basement concrete slab for cracks, perforations and patching

Describe General Condition of Slab Good. No cracks, penetrations, or patching observed.

Describe any Cracks or New Penetrations None -

Describe any Patching N/A

VISUAL INSPECTION OF FIRST FLOOR CONCRETE SLAB

Building Exterior Inspect concrete slab for cracks, perforations and patching

Describe General Condition of Slab Good. No cracks, penetrations, or patching observed.

Describe any Cracks or New Penetrations None -

Describe any Patching N/A

Repairs Needed and / or Maintenance at this time?
No.

Any Intrusive Work Into Soil Performed?
No.

SMP and EWP Followed?
Yes.

Signature: [Signature] Date: 03/22/2024.

DAILY STATUS REPORT

Prepared By: Anjeza Harrington

WEATHER	Snow		Rain		Overcast	X	Partly Cloudy		Bright Sun	
TEMP.	< 32		32-50	X	50-70		70-85		>85	

Project Name:	2040 Frederick Douglas Boulevard	Date:	3/22/2024
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Consultant: AMC Engineering, PLLC	Safety Officer: Anjeza Harrington (AMC)
General Contractor: N/A	Site Manager/ Supervisor: Anthony Gecaj (Super)
Work Activities Performed (Since Last Report): Annual cover inspection	
Problems Encountered: None	
Planned Activities for the Next Day/ Week: None	

SITE INSPECTION CHECKLIST

Site Inspection Checklist - Cover System
2040 Frederick Douglass Boulevard
Harlem, NY

Date: 2/26/2025 Time: 9:30 AM

Inspector Name/Organization: Alan Czemerinski, AMC Engineering

Confirm Site Use: Residential

VISUAL INSPECTION OF SUB-CELLAR CONCRETE SLAB

Building Interior Inspect basement concrete slab for cracks, perforations and patching

Describe General Condition of Slab Good. No cracks or penetrations observed.

Describe any Cracks or New Penetrations None.

Describe any Patching Patchings observed on sub-cellar floor that have been present since at least 2017.

VISUAL INSPECTION OF FIRST FLOOR CONCRETE SLAB

Building Exterior Inspect concrete slab for cracks, perforations and patching

Describe General Condition of Slab Good. No cracks, penetrations, or patching observed.

Describe any Cracks or New Penetrations None.

Describe any Patching N/A.

Repairs Needed and / or Maintenance at this time?

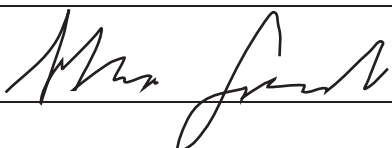
No

Any Intrusive Work Into Soil Performed?

No

SMP and EWP Followed?

Yes

Signature:  Date: 2/26/2025

DAILY STATUS REPORT

Prepared By: Alan Czemerinski

WEATHER	Snow		Rain		Overcast		Partly Cloudy	<input checked="" type="checkbox"/>	Bright Sun	
TEMP.	< 32		32-50		50-70	<input checked="" type="checkbox"/>	70-85		>85	

Project Name:	2040 Frederick Douglas Boulevard	Date:	2/26/2025
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Consultant: AMC Engineering, PLLC	Safety Officer: Alan Czemerinski (AMC)
General Contractor: N/A	Site Manager/ Supervisor: Anthony Gecaj (Super)
Work Activities Performed (Since Last Report): Annual cover inspection	
Problems Encountered: None	
Planned Activities for the Next Day/ Week: None	

Photo Log

**Photo 1 –
Sub-Cellar**



**Photo 2 –
Sub-Cellar**

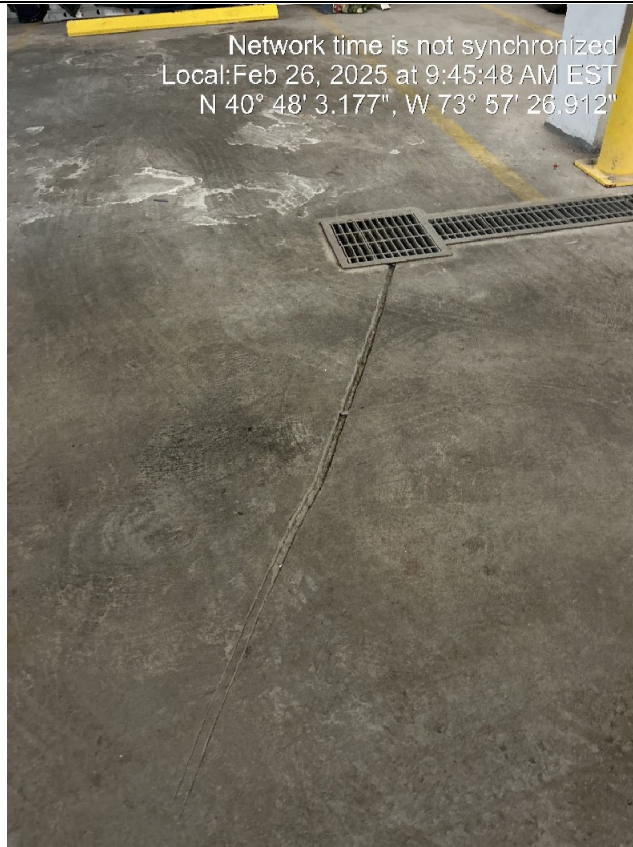


Photo 3 –
Sidewalk
outside at
grade level



SITE INSPECTION CHECKLIST

Site Inspection Checklist - Cover System
2040 Frederick Douglass Boulevard
Harlem, NY

Date: 3/10/2026 Time: 9:15 AM

Inspector Name/Organization: Nitin Chockalingam; AMC Engineering

Confirm Site Use: Residential

VISUAL INSPECTION OF SUB-CELLAR CONCRETE SLAB

Building Interior Inspect basement concrete slab for cracks, perforations and patching

Describe General Condition of Slab No cracks or penetrations observed.

Describe any Cracks or New Penetrations None.

Describe any Patching Patchings observed on sub-cellar floor that have been present since at least 2017.

VISUAL INSPECTION OF FIRST FLOOR CONCRETE SLAB

Building Exterior Inspect concrete slab for cracks, perforations and patching

Describe General Condition of Slab No cracks, penetrations, or patching observed.

Describe any Cracks or New Penetrations None.

Describe any Patching N/A.

Repairs Needed and / or Maintenance at this time?

No

Any Intrusive Work Into Soil Performed?

No

SMP and EWP Followed?

Yes

Signature: *Nitin Chockalingam* Date: 3/10/2026

DAILY STATUS REPORT

Prepared By: Nitin Chockalingam

WEATHER	Snow		Rain		Overcast		Partly Cloudy		Bright Sun	X
TEMP.	< 32		32-50		50-70	X	70-85		>85	

Project Name:	2040 Frederick Douglas Boulevard	Date:	3/10/2026
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Consultant: AMC Engineering, PLLC	Safety Officer: Nitin Chockalingam (AMC)
General Contractor: N/A	Site Manager/ Supervisor: Anthony Gecaj (Super)
Work Activities Performed (Since Last Report): Annual cover inspection	
Problems Encountered: None	
Planned Activities for the Next Day/ Week: None	

Photo Log

Photo 1 – Sub-Cellar



Photo 2 – Sub-Cellar

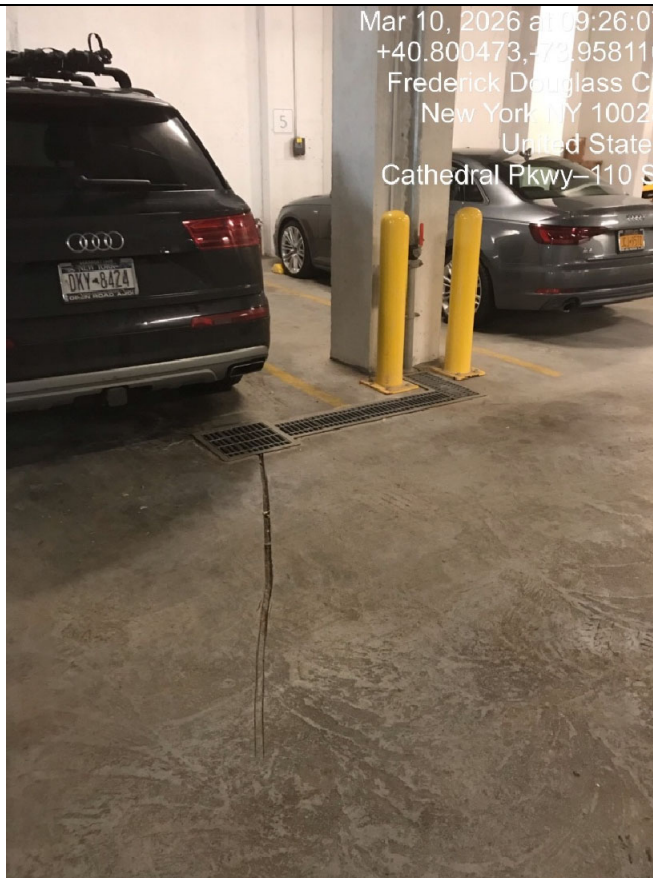


Photo 3 – Sidewalk
outside at grade
level



Mar 10, 2026 at 09:19:40
+40.799778,-73.957890
New York NY
United States

APPENDIX B
SUPPLEMENTAL INFORMATION

Former 110th Street Service Station
2040 Frederick Douglass Boulevard
Site No. C231087
Question 2, Box 1 Supplemental Information

In reference to Question 2 in Box 1 of the Periodic Review Report Notice, the following has taken place:

Unit(s) 4B-Lot(s) 1219: This unit was sold from AEM REALTY, LLC to AMY R. GOLDSOHN AS TRUSTEE OF THE AMY R. GOLDSOHN TR on 12.11.2024. The new deed conveying the property was recorded and incorporated the environmental easement by reference. No amendments to the environmental easement were required.

Unit(s) 5B Lot(s) 1227: This unit was sold from GUY GARCIA to SOLINVEST LLC on 7.30.2025. The new deed conveying the property was recorded and incorporated the environmental easement by reference. No amendments to the environmental easement were required.

Unit(s) 5H Lot(s) 1233: This unit had an internal conveyance from RICKMAN HALE to RICKMAN HALE on 6.23.2025. The deed was inclusive of the environmental easement by reference. No amendments were required.

Unit(s) 6B Lot(s) 1235: This unit was sold from CRESCENT 110 EQUITIES LLC to ALTON MCDOWELL on 3.30.2026. The new deed conveying the property was recorded and incorporated the environmental easement by reference, including the required language. No amendments to the environmental easement were required.

Unit(s) 6D Lot(s) 1237: This unit was sold from CRESCENT 110 EQUITIES LLC to DANIEL PALTRIDGE on 9.11.2024. The new deed conveying the property was recorded and incorporated the environmental easement by reference, including the required language. No amendments to the environmental easement were required.

Unit(s) 10A Lot(s) 1251: This unit was sold from DENNIS J COHLMIA to MEHTA, KIRIT on 5.28.2024. The new deed conveying the property was recorded and incorporated the environmental easement by reference. No amendments to the environmental easement were required.