Queens West Development

Parcel 9

QUEENS, NEW YORK

2015 Periodic Review Report and Annual Certification

NYSDEC BCP Number: C241049

ATC Project Number:

Z214DC0014

Prepared for:

AvalonBay Communities
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FEBRUARY, 2016

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1.0 INTRODUCTION

In January of 2015, AvalonBay Communities Inc., (AvalonBay), retained ATC Group Services, LLC (ATC) to prepare the Periodic Review Report (PRR) for 2015 (formerly referred to as Site Management Report) and Annual Certification of Institutional and Engineering Controls for the site, which is identified as Queens West Development – Parcel 9. The following introductory and background discussions are according to the PRR prepared by AKRF Engineering, P.C. (AKRF) and dated February 2008.

The Queens West Development is a project of the Queens West Development Corporation (QWDC), a subsidiary of New York State's Empire State Development Corporation (NYSEDC), under the collective sponsorship of the Port Authority of New York and New Jersey, the New York City Economic Development Corporation (NYCEDC), and Empire State Development Corporation. The overall Queens West Development site comprises 74 acres along the East River in Hunters Point, Queens, extending from Anable Basin to the north to Newtown Creek to the south (Figure 1). Stage I of the development involved construction of residential buildings on the portion of the site between 47th Road and 50th Avenue. The development sites in this area were designated as Parcels 8, 9, 10, and 11, as shown on Figure 2.

In August 1998, a Voluntary Cleanup Agreement (VCA) was entered into between New York State Department of Environmental Conservation (NYSDEC) and QWDC. This agreement covered Parcels 8, 9, and 11 and the portion of Center Boulevard between Parcels 8 and 9. In July 2000, the VCA was amended to allow it to be divided into separate agreements for each parcel, which would be executed by the designated developer for the parcel. Accordingly, after AvalonBay was selected as the developer of Parcels 8, 9, and 11, AvalonBay executed separate agreements for each of the three parcels in September 2000. In March 2004, AvalonBay requested that NYSDEC transition Parcels 8 and 9 into the Brownfield Cleanup Program (BCP), with the BCP Agreements for both parcels being signed by the NYSDEC and becoming effective on June 28, 2005.

Subsurface contamination at Parcel 9 was remediated between August 2005 and May 2006 in accordance with the NYSDEC-approved Remedial Work Plan (revised August 2005). The site remediation was documented in a Final Engineering Report (FER) dated December 2006, and on-going site management requirements were specified in a Site Management Plan (SMP), which was included as an attachment to the FER. NYSDEC issued a Certificate of Completion for Parcel 9 on December 29, 2006. The purpose of this PRR and Annual Certification is to document on-going site management activities associated with Engineering and Institutional Controls for the site during the 2015 calendar year, and to certify those controls in accordance with the SMP.

2.0 BACKGROUND

2.1 SITE DESCRIPTION

Parcel 9 is located in the Hunters Point section of Queens, New York. The parcel is bound by 5th Street on the east, 48th Avenue on the south, Center Boulevard on the west, and 47th Road on the north. It has a total area of approximately 1.79 acres, and is defined as Lots 1, 5, and 19 of Tax Block 19 of Queens County. The site is currently occupied by an L-shaped high-rise apartment building located in the western and southwestern portions of the site, a multi-level parking garage located in the eastern portion of the site, with townhouses located south of the garage, along 48th Avenue. Approximately 2,300 square feet of retail space are located on the ground floor of the residential building, along Center Boulevard. A courtyard and driveway are located in the center of the site, providing access to the parking garage and loading dock from 47th Road. A Site Plan is provided as Figure 3.

2.2 REMEDIAL INVESTIGATION FINDINGS

2.2.1 Geology, Hydrogeology and Subsurface Characteristics

The geotechnical studies conducted prior to site redevelopment indicated that the top 10 to 12 feet of soil on the parcel consisted of historic urban fill material. This was underlain in most borings by a layer of alluvial sand up to 17 feet thick. A stratum of soft gray organic silty clay, generally less than 10 feet thick and representing old marsh deposits, was present inter-layered in the sand at many locations. Below the sand and organic deposits was a layer of glacial till up to 30 feet thick. This consisted of compact fine to coarse sand with some gravel, silt, clay, clay pockets, and boulders. The surface of the till was found at an elevation of -10 to -12 feet (Queens Borough Datum) over most of the parcel, dipping sharply to a depth of -30 feet in the southwest corner of the parcel. Bedrock was encountered at elevation -20 to -30 feet over most of the parcel, dipping in the southwest corner, to a minimum elevation of -55 feet.

Groundwater studies performed at the site and in surrounding areas indicated a general groundwater flow direction towards the west or southwest, with some tidal influence at locations close to the river. A localized groundwater depression in 47th Road, approximately 150 feet west of 5th Street, was noted in some studies. It is speculated that this depression was due to a leak in the storm sewer piping that runs under 47th Road.

2.2.2 Nature and Extent of Contamination

Soil Contamination

Cumulative results from the previous studies on Parcel 9 indicated the presence of two separate types of soil contamination on the site. Petroleum contamination, including the presence of light non-aqueous phase liquid (LNAPL) was centered in the north-central portion of the site. Coal tar contamination, including the presence of dense non-aqueous phase liquid (DNAPL), was found in the southwestern portion of the site, and along the western boundary of the site adjacent to Center Boulevard.

The petroleum-contaminated soil was characterized by high levels of benzene, toluene, ethylbenzene, and xylenes (BTEX), as well as other relatively light, monocyclic hydrocarbons, including cyclohexane and methylcyclohexane. Naphthalene was present in the petroleum-contaminated soil, but at lower levels than the monocyclic compounds. The heavier polycyclic aromatic hydrocarbons (PAHs) were present at relatively low concentrations (except for samples from the historic fill layer).

An area of deep contamination was identified in the southwestern portion of the site where DNAPL was found. This area corresponded to a low point in the lower confining layer (till or clay) where it is not unexpected that DNAPL would tend to accumulate. A second area of coal tar contamination was identified further north along the western boundary of the site. The coal tar-contaminated soil was characterized by high levels of naphthalene and 2-methylnaphthalene, with BTEX present, but at lower levels than naphthalene.

The surface soils on the site were characterized as historic fill material incorporating ash as well as brick, concrete, and other demolition debris. The fill contained higher and more variable concentrations of metals and heavy PAHs than the underlying native soils. Metals were detected generally at concentrations typical of soil background levels. Above-background concentrations of mercury were detected in a few soil samples. However, these appeared to be randomly distributed in the fill.

Groundwater Contamination

Petroleum and coal tar-related volatile organic compounds (VOCs) and semi volatile organic compounds (SVOCs) were present at elevated levels in groundwater samples from wells in the northwest quadrant of Parcel 9, and in the area of coal tar contamination at the southwestern corner and along the western edge of the parcel. The most common compounds detected were BTEX, naphthalene, and 2-methylnaphthalene. In general, the higher levels of naphthalene were associated with the coal tar contamination along the western edge of the site, and the higher levels of benzene were associated with the petroleum contamination in the north-central portion of the site. Metals were generally either not detected or detected at concentrations well below the Class GA groundwater standards. Polychlorinated biphenyls (PCBs) and pesticides were not detected in any of the groundwater samples analyzed.

2.3 SITE REMEDIATION

2.3.1 Soil Excavation

Remediation of the petroleum and coal tar contamination identified on Parcel 9 commenced in August 2005. The remediation was conducted in accordance with the approved Remedial Work Plan (RWP), dated May 2005 (Revised August 2005). The selected remedy consisted of excavating soil containing contaminant concentrations exceeding the Site-Specific Soil Action Levels (SSSALs), with soil excavation conducted under a temporary containment structure equipped with an air handling system to control fugitive odors and dust. The remedy also included installation of a permanent subsurface containment wall, constructed of steel sheet piles driven into the low permeability till layer, to facilitate soil removal and isolate the site from off-site contamination. The remediation program also included pumping out and removing several underground storage tanks that were discovered during soil excavation activities.

Excavation and off-site disposal of all contaminated soil from within the containment wall was completed on March 30, 2006. During remediation activities, soil excavation was terminated generally at the till layer based on field screening indicating the end of gross contamination and technical limitations of excavating the till, which consisted of densely packed clay, silt, and gravel, and contained numerous cobbles and boulders. Contaminated soil was removed from the southwestern portion of the excavation to the top of a dense clay layer at approximately 27 to 34 feet below grade, on top of the till layer. DNAPL was observed in an approximately six-inch interval in sandy material just above the clay layer, indicating that the clay was acting as a confining layer preventing downward migration of DNAPL in this portion of the site. These observations were consistent with findings from previous investigations, which identified DNAPL in monitoring wells in the southwestern corner of the parcel.

Between March 30 and May 25, 2006, additional soil remediation was conducted outside of the sheeting

line in an area of historic fill containing elevated naphthalene concentrations and three areas where underground storage tanks were discovered during excavation for foundations in the proposed parking garage area.

2.3.2 Engineering Controls

In addition to soil excavation and disposal, the RWP included the installation of engineering controls to prevent exposure to residual subsurface contamination at the site. The engineering controls, which consist of a site cover, hydraulic barrier, and sub-slab vapor mitigation system, are described in more detail below.

Site Cover

At the time that the FER was submitted, the site cover consisted of: concrete building foundations in the area of the high-rise residential building, townhouses, and portions of the garage; and a temporary cover of at least two feet of clean fill meeting NYSDEC TAGM 4046 RSCOs in the future courtyard area and the remaining portion of the garage not paved with concrete. Following completion of the building construction in the second half of 2007, a permanent site cover was installed in all areas not already covered by building foundations, and included: concrete over the entire garage area; paving in portions of the courtyard area; and two feet of top soil in the remainder of the courtyard and all perimeter landscaped areas.

Hydraulic Barrier

As described in Section 2.3.1., permanent interlocking steel sheeting was installed around the entire soil remediation area to facilitate soil excavation. The sheeting was installed such that it will also serve as a hydraulic barrier to isolate the site from off-site contamination. This was accomplished by driving the sheeting into the low-permeability till or clay layer, and sealing the seams in the sheeting with hydrocarbon-resistant Adeka gaskets to prevent infiltration of contaminants back onto the site. The hydraulic barrier was installed below grade, and does not require maintenance; however, routine groundwater monitoring is conducted as specified in the SMP to gauge the effectiveness of the barrier.

Vapor Mitigation System

Site remediation included the installation of a vapor mitigation system under the residential tower and townhouses. The system consists of a vapor barrier, a sub-slab gas collection network, steel pipe risers, and aboveground blowers/instrumentation. The vapor barrier consists of a 60-mil thick, spray-applied, LiquidBoot® gas vapor membrane. The subsurface gas collection pipe network consists of Schedule 40, 4-inch diameter PVC piping with 0.02-inch slots installed in a 12-inch thick layer of gas-permeable aggregate. The slotted piping is installed in four separate zones under the on-site residential buildings, as follows:

- Zone 1 - Northern wing of high-rise building (facing Center Boulevard)
- Zone 2 - Central tower portion of high-rise building
- Zone 3 - Southern wing of high-rise building (facing 48th Avenue)
- Zone 4 - Townhouses

In each zone, a length of solid 4-inch diameter Schedule 40 PVC piping leads from the slotted piping network to an interior riser. Temporary blower assemblies were connected to the risers and activated on December 22, 2006. Following completion of the building mechanical rooms, the temporary blowers were taken out of service and the permanent blowers were installed at their designated locations and activated on December 4, 2007.

2.3.3 Institutional Controls

Institutional controls incorporated into the site remedy include an environmental easement to prohibit certain on-site uses, and implementation of a SMP specifying soil management, operation, maintenance, monitoring, and reporting procedures during future site use. These Institutional Controls are described in more detail below.

Site Management Plan

A SMP was prepared to describe procedures and protocols for post-remediation management of the site. This SMP includes four plans: an Institutional and Engineering Control Plan for implementation and management of institutional and engineering controls; a Monitoring Plan for implementation of site monitoring; an Operation and Maintenance Plan for operation of the sub-slab vapor mitigation system; and a Site Management Reporting Plan for submittal of data, information, recommendations and certifications to NYSDEC. The Institutional and Engineering Control Plan portion of the SMP includes detailed procedures for handling residual on-site contamination during future soil disturbance activities.

At the end of the 2012 reporting year, ATC requested that the groundwater sampling be reduced from quarterly to semi-annual and that the quarterly vapor sampling be discontinued along with the use of the granulated activated carbon (GAC) adsorbers (which are located at Zone 4). A letter dated June 3, 2013 received from NYSDEC indicating the request to change the frequency of groundwater monitoring from quarterly to semi-annually was approved. Subsequently, a letter was received from NYSDEC dated December 20, 2013 indicating that the quarterly sampling at the four SSDS zones may be discontinued and the carbon should be removed. The GAC adsorbers located in Zone 4 were subsequently removed from the site on February 19, 2014. Disposal documentation is provided in Appendix F.

In February 2015, ATC requested that the semi-annual groundwater sampling be discontinued and the two on-site monitoring wells (MS-11R and MW-12) and the six monitoring wells outside of the hydraulic barrier (MW-2, MW-8 and MW-14 through MW-17) be decommissioned in accordance with NYSDEC CP-43 Groundwater Monitoring Well Decommissioning Policy. An email sent June 2, 2015 from NYSDEC stated that the semi-annual round of monitoring scheduled to take place in June 2015 did not need to be conducted and that a follow-up letter from NYSDEC would be sent in response the ATC's SMP modification request. Subsequently, a letter was received from NYSDEC dated November 24, 2015 indicating that the request to discontinue semi-annual groundwater monitoring was approved. In addition, this letter stated that groundwater monitoring wells MW-2 and MW-8 be maintained to be available for gauging and monitoring for an off-site VCP site (V00194A) and the remaining monitoring wells be properly decommissioned. NYSDEC correspondence documentation is provided in Appendix E.

Environmental Easement

An environmental easement has been recorded for the site and includes the following site use restrictions:

- Use of the site for "Restricted Residential Use".

- All engineering controls (including the site cover and sub slab vapor depressurization and active venting system) must be operated and maintained as specified in the NYSDEC-approved Site Management Plan. No Engineering and Institutional Controls may be discontinued without a NYSDEC- approved amendment or extinguishment of the Environmental Easement and/or Site Management Plan.

- Annual inspections, certifications of Institutional & Engineering controls, Site usage, and Site Management Reporting to NYSDEC must be conducted in accordance with the NYSDEC-

approved Site Management Plan.

- All future soil disturbance activities on the site that will impact residual contaminated material, including, but not limited to, building construction or expansion, sub-grade utility line construction or repair, must be conducted in accordance with the Soil Management provisions in the NYSDEC-approved Site Management Plan.

- Operation Monitoring and Maintenance (OM&M) of the sub-slab depressurization system must be performed in a manner specified in the NYSDEC-approved Site Management Plan.

- Groundwater and other environmental or public health monitoring required by the NYSDEC-approved Site Management Plan, and reporting of information thus obtained, must be performed in a manner specified in that Plan.

- On-site environmental monitoring devices, including but not limited to, groundwater monitor wells and soil vapor probes, must be protected and replaced as necessary to ensure continued functioning in the manner specified in the NYSDEC-approved Site Management Plan.

- The use of the groundwater underlying the site is prohibited without treatment rendering it safe for intended purpose.

- Vegetable gardens are prohibited.

- The site may not be used for a higher level of use such as unrestricted residential, without proper notification of NYSDEC of the change of use, approval of that use by the NYSDEC, and an amendment of the Site Management Plan approved by NYSDEC.

The environmental easement includes: a description of the use restrictions; a map showing the area of the restrictions; and a copy of the NYSDEC-approved SMP. The property deed and all subsequent instruments of conveyance will contain language indicating that the site is subject to the environmental easement. A copy of the environmental easement is included as an appendix to the SMP.

3.0 SITE COVER OPERATION AND MAINTENANCE

3.1 SITE COVER INSPECTION

ATC conducted an inspection of the entire site cover on December 31, 2015 to check the asphalt/concrete paving for cracking and/or signs of wear, and check for erosion of the soil cover in unpaved areas. All paving was found to be intact, with no signs of cracking or damage. No erosion was noted in the landscaped areas. Photographs documenting the December 31, 2015 inspection and a copy of the site cover inspection log are provided in Appendix A.

4.0 VAPOR MITIGATION SYSTEM OPERATION & MAINTENANCE

4.1 ROUTINE SYSTEM CHECKS

On-site representatives from AvalonBay conducted routine checks of the vapor mitigation system throughout the year to: ensure that the blowers were operational; record the blower runtimes as indicated on the control panels; and note any unusual conditions, such as leaks or odors. Routine checks were conducted on an approximately daily to weekly basis during the 2015 calendar year. Blower runtime data is summarized in Table 1. Copies of the routine system check log sheets are provided in Appendix B.

The zone 3 meter display was replaced on December 13, 2008, at which time the AKRF technician was able to decipher a final reading of 7415.4 hours from the broken meter. This value will be added to all subsequent readings from the new meter to calculate a total runtime for the Zone 3 blower.

Blower downtime for each zone was calculated by subtracting the blower runtimes logged during the routine system checks (converted to days), from the number of calendar days elapsed during the reporting period, as summarized in Table 1. No blower downtime was calculated for Zones 1, 2 3, and 4.

4.2 PERIODIC INSPECTIONS

Periodic system inspections were conducted by ATC personnel on a monthly basis. Copies of the inspection log sheets are provided in Appendix B. Activities conducted during the inspections included recording vacuum gauge and flow meter readings and adjusting system components to optimize system efficiency. All readings are summarized in Table 2. Vacuum readings generally ranged from 5.0 to 12.5 inches of water ("H2O) and total flow readings ranged from 281 to 375 cubic feet per minute (CFM), which are within the normal operating range of the blower. The differential between pre-filter and post-filter vacuum readings was less than 1"H2O for all blowers. Vapor discharge sampling was discontinued and the GAC adsorbers were removed during the 2013 reporting period.

5.0 CONCLUSIONS AND RECOMMENDATIONS

A site wide inspection was conducted on December 31, 2015, as specified in the SMP to ensure that all aspects of the remedy were in-place and effective. A copy of the Site-Wide Inspection log is included in Appendix C. The inspection included a review of the site cover/vapor mitigation system monitoring logs. Based on this review and the data evaluation summarized in this report, the following conclusions and recommendations were developed:

- The permanent site cover is present and in good condition throughout all portions of the site.
- The active sub-slab vapor mitigation system was operated on a nearly continuous basis in for all four (4) zones (Zones 1, 2, 3, and 4) throughout the 2015 reporting period.
- All vacuum and flow rate measurements collected from the vapor mitigation system during the 2015 reporting period were within the operational ranges for the system blowers.

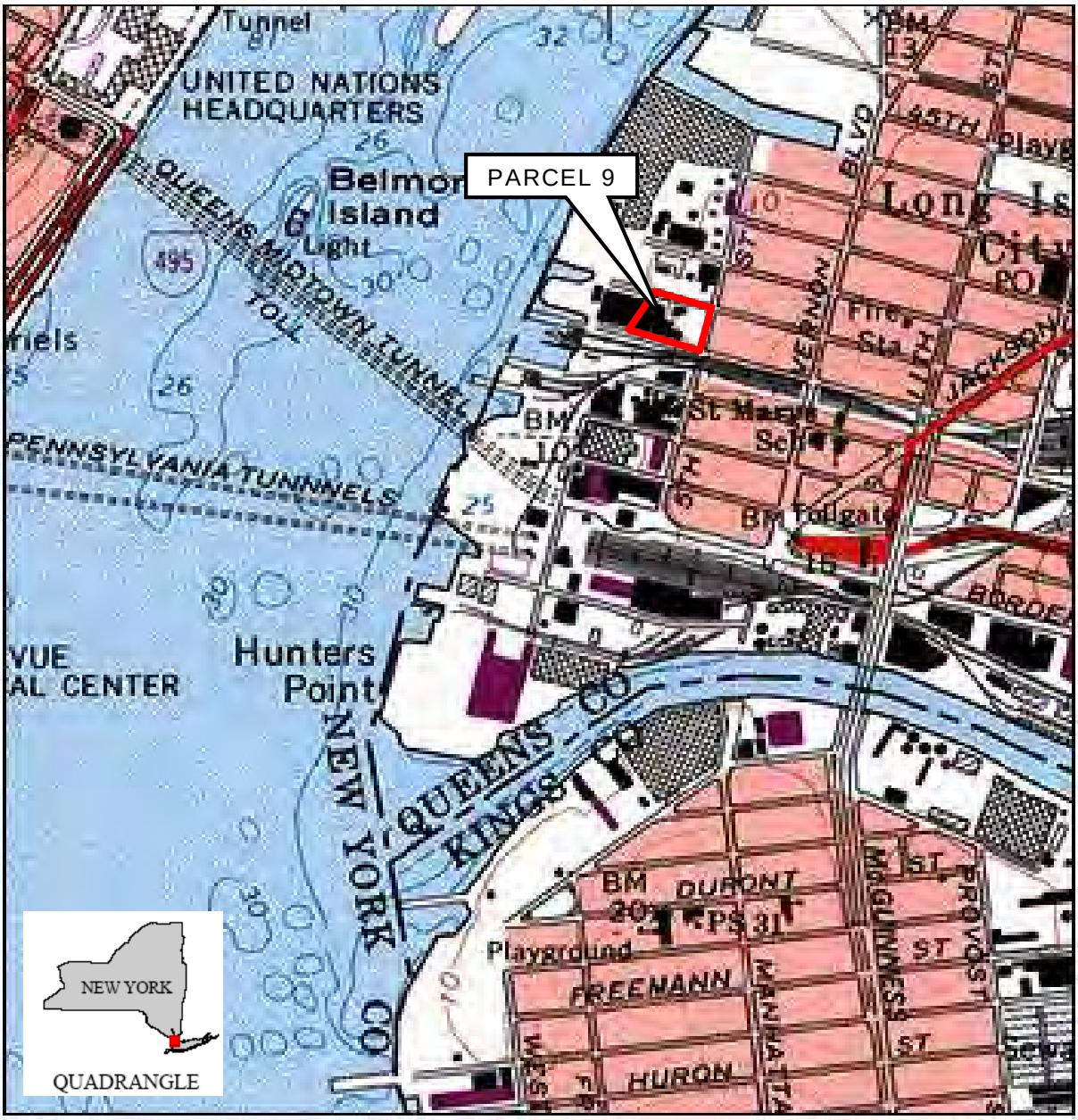
Based on review of the analytical and filed data for the 2015 reporting year, ATC has the following recommendations:

- Continue the monitoring and reporting for the 2016 reporting period as identified in the modified SMP that will be submitted to NYSDEC subsequent to this PRR .

6.0 INSTITUTIONAL AND ENGINEERING CONTROL CERTIFICATION

The IC/EC Certification Form for the site was completed based on results from the site monitoring and inspections described in the report. A copy of the form is provided as Appendix D. The Certification Form indicates that all ICs/ECs at the site remain in place and effective.

FIGURES



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USGS TOPO, Brooklyn, NY Quad.

FIGURE 1 – SITE LOCATION MAP

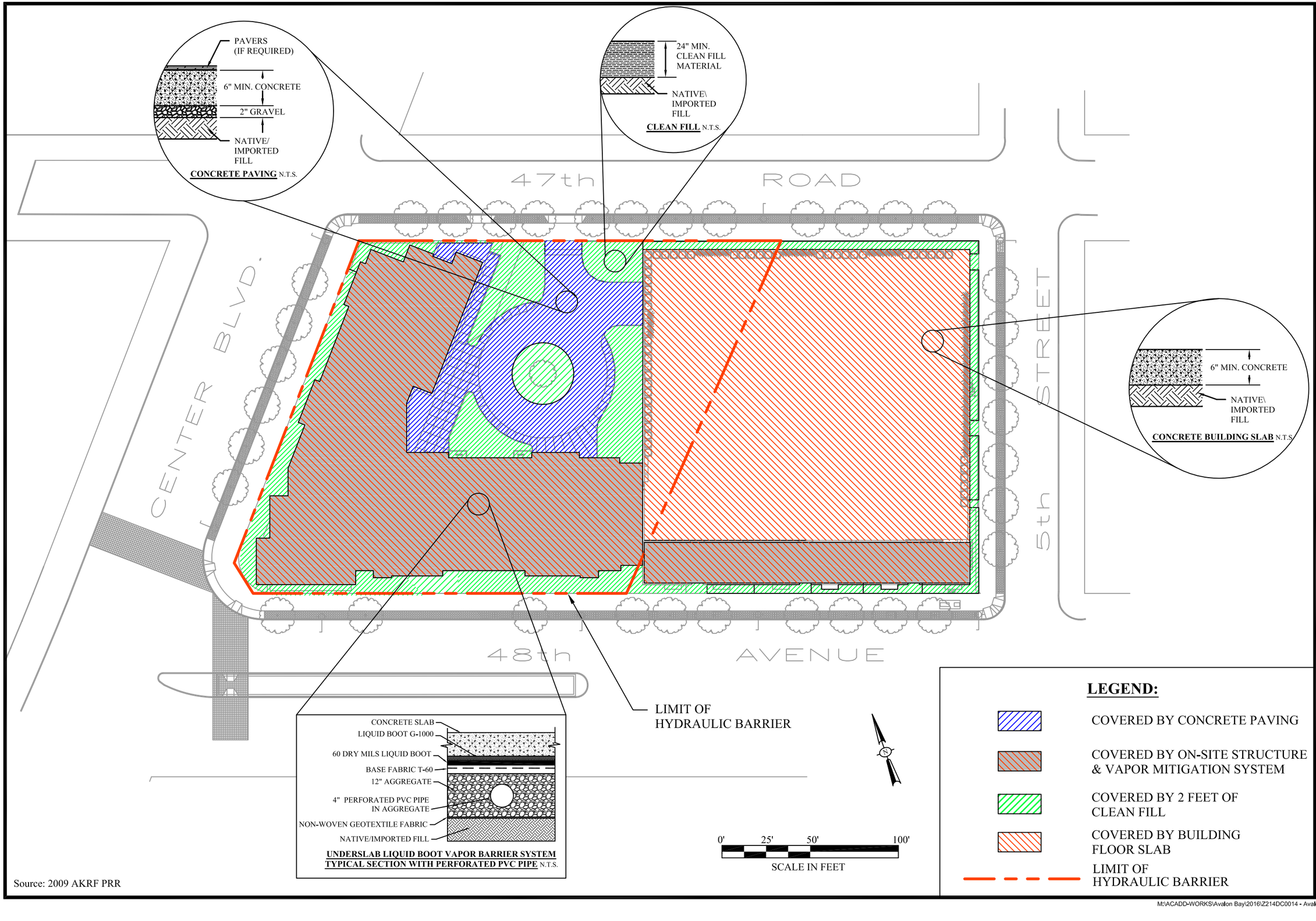
Client:	Avalon Bay Communities
Site:	Queens West Parcel 9
Project No.:	Z214DC0014
Year:	1995
Scale:	As shown



FIGURE 2 – QUEENS WEST DEVELOPMENT PARCELS

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Site: Queens West Parcel 9
Project No.: Z214DC0014



Source: 2009 AKRF PRR

ATC
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QUEENS WEST PARCEL 9
QUEENS, NEW YORK

SITE PLAN & ENGINEERING CONTROLS

DATE
FEBRUARY 2016

SCALE
As shown

PROJECT No.
Z214DC0014

FIGURE
3

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TABLES

TABLE 1
VAPOR MITIGATION SYSTEM BLOWER RUNTIME DATA
QUEENS WEST DEVELOPMENT - PARCEL 9

Date	Zone 1				Zone 2				Zone 3				Zone 4			
	On/Off	Runtime (hrs)	Runtime (days)[1]	Est. Downtime (days)[2]	On/Off	Runtime (hrs)	Runtime (days)[1]	Est. Downtime (days)[2]	On/Off	Runtime (hrs)	Runtime (days)[1]	Est. Downtime (days)[2]	On/Off	Runtime (hrs)	Runtime (days)[1]	Est. Downtime (days)[2]
1/28/2015	On	60,708	2529.5	0.0	On	62,709	2612.9	0.0	On	53,168	2215.3	0.0	On	61,855	2577.3	0.0
2/17/2015	On	61,164	2548.5	0.0	On	63,165	2631.9	0.0	On	53,625	2234.4	0.0	On	62,311	2596.3	0.0
3/27/2015	On	62,075	2586.5	0.0	On	64,076	2669.8	0.0	On	54,536	2272.3	0.0	On	63,222	2634.3	0.0
4/30/2015	On	62,891	2620.5	0.0	On	64,892	2703.9	0.0	On	65,351	2723.0	0.0	On	64,038	2668.3	0.0
5/29/2015	On	63,594	2649.8	0.0	On	65,595	2733.1	0.0	On	56,055	2335.6	0.0	On	64,741	2697.5	0.0
6/26/2015	On	64,261	2677.6	0.0	On	66,262	2760.9	0.0	On	56,725	2363.5	0.0	On	65,409	2725.4	0.0
7/31/2015	On	65,099	2712.5	0.0	On	67,100	2795.8	0.0	On	57,559	2398.3	0.0	On	66,245	2760.2	0.0
8/31/2015	On	65,844	2743.5	0.0	On	67,845	2826.9	0.0	On	58,304	2429.3	0.0	On	66,990	2791.3	0.0
9/30/2015	On	66,564	2773.5	0.0	On	68,565	2856.9	0.0	On	59,024	2459.3	0.0	On	67,711	2821.3	0.0
10/30/2015	On	67,285	2803.5	0.0	On	69,287	2887.0	0.0	On	59,746	2489.4	0.0	On	68,433	2851.4	0.0
11/28/2015	On	67,987	2832.8	0.0	On	69,984	2916.0	0.0	On	60,443	2518.4	0.0	On	69,129	2880.4	0.0
12/31/2015	On	68,770	2865.4	0.0	On	70,773	2948.9	0.0	On	61,238	2551.6	0.0	On	69,919	2913.3	0.0

Notes:

[1] Estimated Runtime (days) = Runtime (hours)/24

[2] Estimated Downtime = # Calendar Days - Runtime (days)

TABLE 2
VAPOR MITIGATION SYSTEM VACUUM AND FLOW RATE READINGS
QUEENS WEST DEVELOPMENT - PARCEL 9

	Zone 1			Zone 2			Zone 3				Zone 4			
	Vacuum at Filter		Flow	Vacuum at Filter		Flow	Vacuum at Filter		Flow		Vacuum at Filter		Flow	
Date	Pre ("H_2O)	Post ("H_2O)	(CFM)	Pre ("H_2O)	Post ("H_2O)	(CFM)	Pre ("H_2O)	Post ("H_2O)	Riser (CFM)	Total(CFM)	Pre ("H_2O)	Post ("H_2O)	Riser (CFM)	Total(CFM)
1/28/2015	7.0	7.0	325	9.5	9.5	340	11.0	11.5	469	317	5.0	5.5	592	306
2/17/2015	7.0	7.5	324	9.5	9.5	340	11.0	11.0	509	323	5.5	5.0	596	307
3/27/2015	7.0	7.5	324	9.5	9.5	344	11.0	11.5	399	314	5.0	5.5	588	307
4/30/2015	7.5	7.5	322	9.5	9.5	340	11.0	11.5	479	312	5.5	5.5	579	305
5/29/2015	6.5	6.5	322	10.0	10.0	343	11.5	12.0	349	299	5.5	6.0	575	305
6/26/2015	7.5	7.5	319	10.0	10.0	350	12.0	12.5	269	282	5.5	5.5	583	308
7/31/2015	7.5	7.5	316	10.0	10.0	348	12.0	12.0	419	281	5.5	6.0	583	307
8/31/2015	6.5	7.5	319	10.0	10.0	375	11.5	12.0	309	289	5.5	5.5	581	307
9/30/2015	7.5	7.5	319	10.0	10.0	359	11.5	12.0	285	349	5.0	5.5	583	306
10/30/2015	7.5	7.5	322	9.5	9.5	352	11.5	12.0	459	305	5.5	5.5	598	308
11/28/2015	7.5	7.5	324	10.0	10.0	369	11.0	11.5	429	316	5.5	5.5	592	306
12/31/2015	7.5	7.5	324	9.5	9.5	375	11.0	11.5	499	318	5.5	5.5	587	304

Notes:
Pre - Reading taken before air filter.
Post - Reading taken after air filter.
Riser - Flow reading taken before dilution valve.
Total - flow reading taken after dilution valve.

APPENDICES

Appendix A - Site Cover Inspection Log and Photographs

SITE CAP INSPECTION FORM
QUEENS WEST PARCEL 9
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

Inspector: Denise Cosenza

Date: December 31, 2015

1. Courtyard/landscaped areas:

Adequate top soil cover present?

Yes

Signs of erosion?

No

Recommended corrective action:

None

2. Outdoor paving/sidewalks:

Note any signs of cracking or other damage:

None

Note any areas where greater than 25% of surface is cracked/damaged:

None

Recommended corrective action:

None

3. Lower level garage slab:

Note any signs of cracking or other damage:

ATC observed minimal hairline surficial floor cracking in the lower level garage slab. ATC did not observe any significant visible cracking.

Note any areas where greater than 25% of surface is cracked/damaged:

None

Recommended corrective action:

None

Comments (attach photos/sketches to illustrate any damage noted):

See attached photographs.

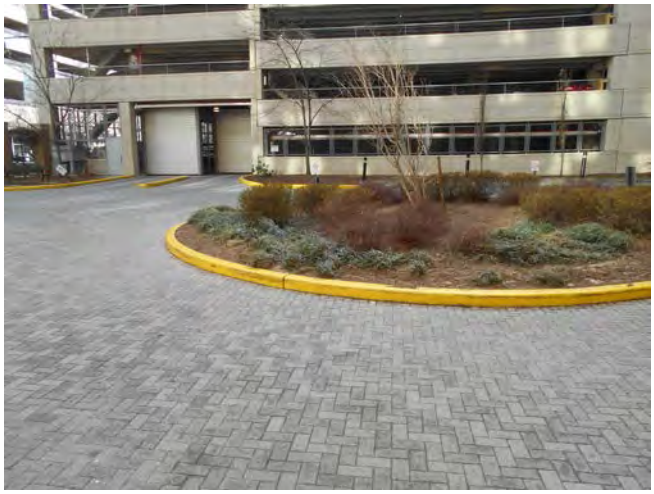


Photo 1: View of typical landscaping and paving in courtyard.



Photo 2: View of typical landscaping in courtyard



Photo 3: View of paving along Center Blvd. looking north @ Center Blvd & 48th Ave. intersection.

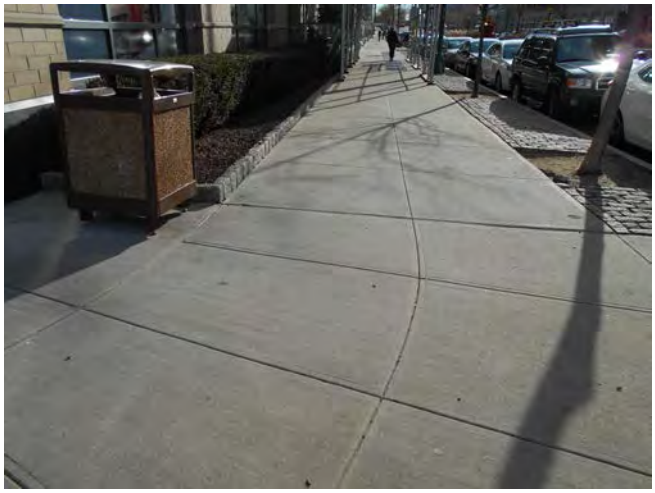


Photo 4: View of typical landscaping and paving along 5th Street looking north @ 48th Ave & 5th St. intersection.



Photo 5: View of typical landscaping and paving along 47th Rd. looking west @ 47t Rd. & 5th St. intersection.

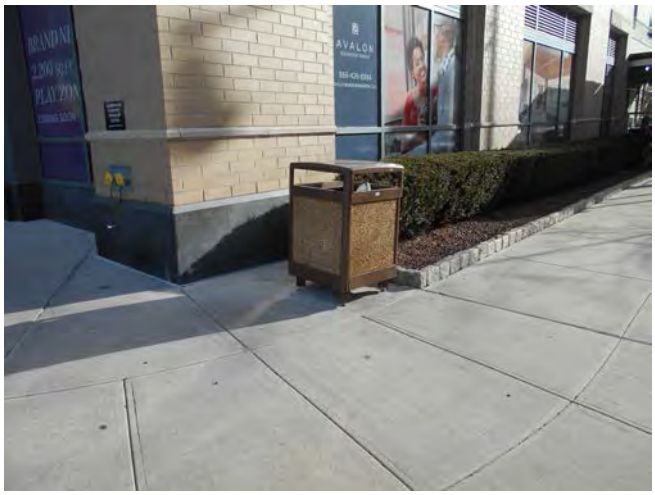


Photo 6: View of typical landscaping and paving along 48th Ave. looking east @ 48th Ave. & Center Blvd. intersection.



Photo 7: View of Zone 3 Equipment.



Photo 8: View of typical condition of concrete slab in parking garage at parking space 141.



Photo 9: View of Zone 4 Equipment.



Photo 10: View of Zone 2 Equipment.



Photo 11: View of Zone 1 Equipment.

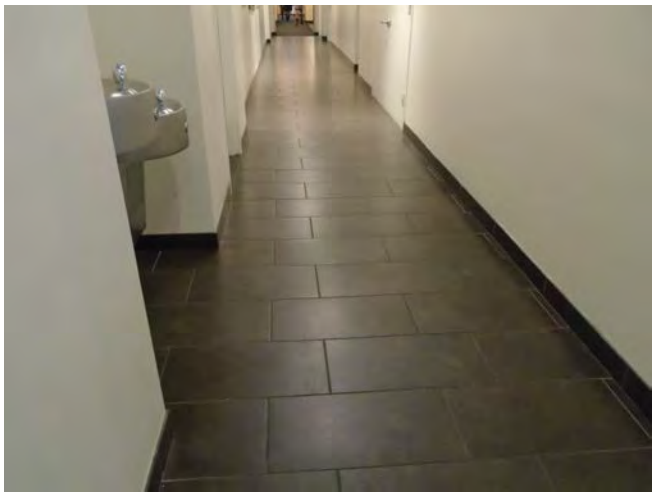


Photo 12: View of typical corridor with ceramic floor tiles.

Appendix B - Vapor Mitigation System Inspection Logs

PERIODIC INSPECTION FORM
PARCEL 9 VAPOR MITIGATION SYSTEM
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

Inspector Name: Denise Cozenza	**Date:** 1-28-15
Time IN: 930	**Time OUT:**

GENERAL

Are there any leaks in system? yes or no (circle one)

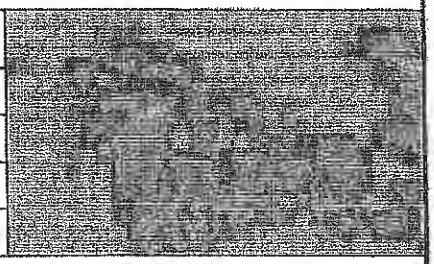
If yes, plans for repair:

Are daily system checks being completed? yes or no (circle one)

If no, corrective actions taken:

FLOW RATES

Location	Run Time (hours)	Flow Rate (cfm)
Zone 1	60,708.3	325
Zone 2	62,709.3	340
Zone 3	53,168.1	Total 317 / Well 469
Zone 4	61,855.4	336 / 592



Comments:

Notes:
1. Blower flow rates should be ~250 cfm

VACUUM READINGS (at particulate filter) (after filter change)

	Inlet "H_2O	Oulet "H_2O	Differential "H_2O	Filter Changed?	Inlet "H_2O	Oulet "H_2O	Differential "H_2O
Zone 1	7.0	7.0	0	NO			
Zone 2	9.5	9.5	0	NO			
Zone 3	11	11.5	0.5	NO			
Zone 4	5	5.5	0.5	NO			

Comments:

Notes:
1. If differential (inlet-outlet pressure) > 3 "H_2O above normal conditions, change out filter.

PERIODIC INSPECTION FORM
PARCEL 9 VAPOR MITIGATION SYSTEM
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

Inspector Name:	Denise Cosenza	Date:	2.17.15
Time IN:	1092	Time OUT:	

GENERAL

Are there any leaks in system? yes or no (circle one)

If yes, plans for repair:

Are daily system checks being completed? yes or no (circle one)

If no, corrective actions taken:

FLOW RATES

Location	Run Time (hours)	Flow Rate (cfm)	
Zone 1	61164.1	324	
Zone 2	63165.1	340	
Zone 3	53624.5	TOTAL 323	USE 509
Zone 4	62311.2	307	596

Comments:

Notes:
1. Blower flow rates should be ~250 cfm

VACUUM READINGS (at particulate filter) (after filter change)

	Inlet "H_2O	Outlet "H_2O	Differential "H_2O	Filter Changed?	Inlet "H_2O	Outlet "H_2O	Differential "H_2O
Zone 1	7.0	7.5	0.5	NO			
Zone 2	9.5	9.5	0	NO			
Zone 3	11.0	11.0	0	NO			
Zone 4	5.5	5.0	0	NO			

Comments:

Notes:
1. If differential (inlet-outlet pressure) > 3 "H_2O above normal conditions, change out filter.

PERIODIC INSPECTION FORM
PARCEL 9 VAPOR MITIGATION SYSTEM
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

Inspector Name: D. COSENZA	Date: 3/27/15
Time IN: 9:00	Time OUT:

GENERAL

Are there any leaks in system? yes or no (circle one)

If yes, plans for repair:

Are daily system checks being completed? yes or no (circle one)

If no, corrective actions taken:

FLOW RATES

Location	Run Time (hours)	Flow Rate (cfm)	
Zone 1	62075.3	324	
Zone 2	64076.3	344	
Zone 3	54535.7	TOTAL 314	WELL 390
Zone 4	63222.4	307	588

Comments:

Notes:
1. Blower flow rates should be ~250 cfm

VACUUM READINGS (at particulate filter)

	Inlet "H_2O	Outlet "H_2O	Differential "H_2O	Filter Changed?	(after filter change) Inlet "H_2O	Outlet "H_2O	Differential "H_2O
Zone 1	7.0	7.5	0.5	N			
Zone 2	9.5	9.5	0	N			
Zone 3	11.0	11.5	0.5	N			
Zone 4	5.0	5.5	0.5	N			

Comments:

Notes:
1. If differential (inlet-outlet pressure) > 3 "H_2O above normal conditions, change out filter.

PERIODIC INSPECTION FORM
PARCEL 9 VAPOR MITIGATION SYSTEM
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

Inspector Name: J. Cosenza	Date: 4/30/15
Time IN: 9:00	Time OUT:

GENERAL

Are there any leaks in system? yes or no (circle one)

If yes, plans for repair:

Are daily system checks being completed? yes or no (circle one)

If no, corrective actions taken:

FLOW RATES

Location	Run Time (hours)	Flow Rate (cfm)
Zone 1	6289 1.4	322
Zone 2	6492.4	340
Zone 3	65351.2	312 | 479
Zone 4	64038.2	305 | 579

Comments:

Notes:
1. Blower flow rates should be ~250 cfm

VACUUM READINGS (at particulate filter)

	Inlet "H_2O	Oulet "H_2O	Differential "H_2O	Filter Changed?	(after filter change) Inlet "H_2O	Oulet "H_2O	Differential "H_2O
Zone 1	7.5	7.5	0	N			
Zone 2	9.5	9.5	0	N			
Zone 3	11.0	11.5	0.5	N			
Zone 4	5.5	5.5	0	N			

Comments:

Notes:
1. If differential (inlet-outlet pressure) > 3 "H_2O above normal conditions, change out filter.

PERIODIC INSPECTION FORM
PARCEL 8 VAPOR MITIGATION SYSTEM
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

Inspector Name: D. Cosenza	Date: 5.29.15
Time IN:	Time OUT:

GENERAL

Are there any leaks in system? yes or no (circle one)

If yes, plans for repair:

Are daily system checks being completed? yes or no (circle one)

If no, corrective actions taken:

FLOW RATES

Location	Run Time (hours)	Flow Rate (cfm)
Zone 1	63594.3	322
Zone 2	65595.1	343
Zone 3	56054.9	~~total~~ 299 | 349
Zone 4	64740.5	305 | 575

Comments:

Notes:
1. Blower flow rates should be ~250 cfm

VACUUM READINGS (at particulate filter) (after filter change)

	Inlet "H_2O	Oulet "H_2O	Differential "H_2O	Filter Changed?	Inlet "H_2O	Oulet "H_2O	Differential "H_2O
Zone 1	~~10~~ 10.5	6.5	—	N			
Zone 2	10	10	—	N			
Zone 3	11.5	12.0	0.5	N			
Zone 4	5.5	6.0	0.5	N			

Comments:

Notes:
1. If differential (inlet-outlet pressure) > 3 "H_2O above normal conditions, change out filter.

PERIODIC INSPECTION FORM
PARCEL 9 VAPOR MITIGATION SYSTEM
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

Inspector Name: Denise Cosenza	**Date:** 6.26.18
Time IN: 330	**Time OUT:**

GENERAL

Are there any leaks in system? yes or no (circle one)

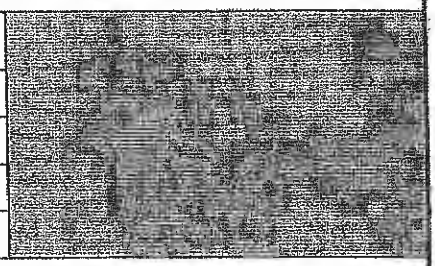
If yes, plans for repair:

Are daily system checks being completed? yes or no (circle one)

If no, corrective actions taken:

FLOW RATES

Location	Run Time (hours)	Flow Rate (cfm)
Zone 1	64261.3	319
Zone 2	66262.3	350
Zone 3	5672.5	TOTAL 280 / Well [illegible]
Zone 4	65408.5	308 / 593



Comments:

Notes:
1. Blower flow rates should be ~250 cfm

VACUUM READINGS (at particulate filter) (after filter change)

	Inlet "H_2O	Oulet "H_2O	Differential "H_2O	Filter Changed?	Inlet "H_2O	Oulet "H_2O	Differential "H_2O
Zone 1	7.5	7.5	—	N			
Zone 2	10	10	—	N			
Zone 3	13	13.5	0.5	N			
Zone 4	5.5	5.5	—	N			

Comments:

Notes:
1. If differential (inlet-outlet pressure) > 3 "H_2O above normal conditions, change out filter.

PERIODIC INSPECTION FORM
PARCEL 9 VAPOR MITIGATION SYSTEM
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

Inspector Name: Denise Cosenza	**Date:** July 31, 2015
Time IN: 8am	**Time OUT:**

GENERAL

Are there any leaks in system? yes or no (circle one)

If yes, plans for repair:

Are daily system checks being completed? yes or no (circle one)

If no, corrective actions taken:

FLOW RATES

Location	Run Time (hours)	Flow Rate (cfm)	
Zone 1	65099.0	316	
Zone 2	67099.9	348	
Zone 3	57559.2	TOTAL 281	WELL 419
Zone 4	66245.2	307	583

Comments:

Notes:
1. Blower flow rates should be ~250 cfm

VACUUM READINGS (at particulate filter) (after filter change)

	Inlet "H_2O	Oulet "H_2O	Differential "H_2O	Filter Changed?	Inlet "H_2O	Oulet "H_2O	Differential "H_2O
Zone 1	7.5	7.5	—	N			
Zone 2	10	10	—	N			
Zone 3	12	12	—	N			
Zone 4	5.5	6.0	0.5	N			

Comments:

Notes:
1. If differential (inlet-outlet pressure) > 3 "H_2O above normal conditions, change out filter.

PERIODIC INSPECTION FORM
PARCEL 9 VAPOR MITIGATION SYSTEM
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

Inspector Name: Denise Cosenza	Date: August 31, 2015
Time IN: 3pm	Time OUT:

GENERAL

Are there any leaks in system? yes or no (circle one)

If yes, plans for repair:

Are daily system checks being completed? yes or no (circle one)

If no, corrective actions taken:

FLOW RATES

Location	Run Time (hours)	Flow Rate (cfm)	
Zone 1	65843.7	319	
Zone 2	67844.6	375	
Zone 3	58303.6	TOTAL 289	WELL 309
Zone 4	66990.4	307	581



Comments:

Notes:
1. Blower flow rates should be ~250 cfm

VACUUM READINGS (at particulate filter) (after filter change)

	Inlet "H_2O	Oulet "H_2O	Differential "H_2O	Filter Changed?	Inlet "H_2O	Oulet "H_2O	Differential "H_2O
Zone 1	6.5	7.5	1.0	N			
Zone 2	10	10	—	N			
Zone 3	11.5	12.0	0.5	N			
Zone 4	5.5	5.5	—	N			

Comments:

Notes:
1. If differential (inlet-outlet pressure) > 3 "H_2O above normal conditions, change out filter.

PERIODIC INSPECTION FORM
PARCEL 9 VAPOR MITIGATION SYSTEM
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

Inspector Name: Jenelle Cosenza	Date: 9.30.15
Time IN: 12:05	Time OUT:

GENERAL

Are there any leaks in system? yes or no (circle one)

If yes, plans for repair:

Are daily system checks being completed? yes or no (circle one)

If no, corrective actions taken:

FLOW RATES

Location	Run Time (hours)	Flow Rate (cfm)	
Zone 1	66563.7	319	
Zone 2	68564.8	359	
Zone 3	59024.2	Total 349	wet 235
Zone 4	67710.5	306	583

Comments:

Notes:
1. Blower flow rates should be ~250 cfm

VACUUM READINGS (at particulate filter)

	Inlet "H_2O	Outlet "H_2O	Differential "H_2O	Filter Changed?	(after filter change) Inlet "H_2O	Outlet "H_2O	Differential "H_2O
Zone 1	7.5	7.5	0	N			
Zone 2	10.	10	0	N			
Zone 3	11.5	12.0	0.5	N			
Zone 4	5.0	5.5	0.5	N			

Comments:

Notes:
1. If differential (inlet-outlet pressure) > 3 "H_2O above normal conditions, change out filter.

PERIODIC INSPECTION FORM
PARCEL 9 VAPOR MITIGATION SYSTEM
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

Inspector Name: Denise Cosenza	Date: 10-30-15
Time IN: 1200	Time OUT:

GENERAL

Are there any leaks in system? yes or no (circle one)

If yes, plans for repair:

Are daily system checks being completed? yes or no (circle one)

If no, corrective actions taken:

FLOW RATES

Location	Run Time (hours)	Flow Rate (cfm)
Zone 1	67284.7	322
Zone 2	69287.0	352
Zone 3	59746.3	TOAFC 305 | WEV 459
Zone 4	68432.5	308 | 593

Comments:

Notes:
1. Blower flow rates should be ~250 cfm

VACUUM READINGS (at particulate filter)

	Inlet "H_2O	Oulet "H_2O	Differential "H_2O	Filter Changed?	(after filter change) Inlet "H_2O	Outlet "H_2O	Differential "H_2O
Zone 1	7.5	7.5	—	N			
Zone 2	9.5	9.5	—	N			
Zone 3	11.5	12.0	0.5	N			
Zone 4	5.5	5.5	0	N			

Comments:

Notes:
1. If differential (inlet-outlet pressure) > 3 "H_2O above normal conditions, change out filter.

PERIODIC INSPECTION FORM
PARCEL 9 VAPOR MITIGATION SYSTEM
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

Inspector Name: D. Bosenza	Date: November 28, 2015
Time IN: 9:30	Time OUT:

GENERAL

Are there any leaks in system? yes or no (circle one)

If yes, plans for repair:

Are daily system checks being completed? yes or no (circle one)

If no, corrective actions taken:

FLOW RATES

Location	Run Time (hours)	Flow Rate (cfm)
Zone 1	67987.1	324
Zone 2	69983.6	369
Zone 3	60442.7	total 316 / well 429
Zone 4	69129.1	306 / 592

Comments:

Notes:
1. Blower flow rates should be ~250 cfm

VACUUM READINGS (at particulate filter) (after filter change)

	Inlet "H_2O	Outlet "H_2O	Differential "H_2O	Filter Changed?	Inlet "H_2O	Outlet "H_2O	Differential "H_2O
Zone 1	7.5	7.5	0	N			
Zone 2	10	10	0	N			
Zone 3	11.0	11.5	0.5	N			
Zone 4	5.5	5.5	0	N			

Comments:

Notes:
1. If differential (inlet-outlet pressure) > 3 "H_2O above normal conditions, change out filter.

PERIODIC INSPECTION FORM
PARCEL 9 VAPOR MITIGATION SYSTEM
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

Inspector Name: Denise Cosenza	Date: December 31, 2015
Time IN: 9:30	Time OUT:

GENERAL

Are there any leaks in system? yes or no (circle one)

If yes, plans for repair:

Are daily system checks being completed? yes or no (circle one)

If no, corrective actions taken:

FLOW RATES

Location	Run Time (hours)	Flow Rate (cfm)	
Zone 1	68769.9	324	
Zone 2	70772.5	375	
Zone 3	61237.8	3.8	499
Zone 4	69918.7	304	587

Comments:

Notes:
1. Blower flow rates should be ~250 cfm

VACUUM READINGS (at particulate filter)

	Inlet "H_2O	Oulet "H_2O	Differential "H_2O	Filter Changed?	(after filter change) Inlet "H_2O	Oulet "H_2O	Differential "H_2O
Zone 1	7.5	7.5	0	No			
Zone 2	9.5	9.5	0	No			
Zone 3	11.0	11.5	0.5	No			
Zone 4	5.5	5.5	0	NO			

Comments:

Notes:
1. If differential (inlet-outlet pressure) > 3 "H_2O above normal conditions, change out filter.

ROUTINE SYSTEM CHECK
PARCEL 9 VAPOR MITIGATION SYSTEM
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK
ZONE: (1) 2 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	CFM	Observations Pre	Observations Post
Amiha	1.21.15	☒ ON ☐ OFF	60521.2	325	7	7.5
Denise Cosenza	1.28.15	☒ ON ☐ OFF	60,708 3	325	7	7
Amiha	1.30.15	☒ ON ☐ OFF	60823.1	325	7	7.5
Amiha	2.3.15	☒ ON ☐ OFF	60833.1	325	7	7.5
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
Amiha	2.9.15	☒ ON ☐ OFF	60983.2	326	7	7.5
Amiha	2.10.15	☒ ON ☐ OFF	61006.7	326	7	7.5
Denise Cosenza	2/17/15	☒ ON ☐ OFF	61164.1	324		
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
Amiha	2.23.15	☒ ON ☐ OFF	61313.8	326	7	7.5
Amiha	2.24.15	☒ ON ☐ OFF	61344.4	327	7	7.5
Amiha	2.26.15	☒ ON ☐ OFF	61386.2	326	7	7.5
Amiha	3.2.15	☒ ON ☐ OFF	61482.2	327	7	7.5
Amiha	3.3.15	☒ ON ☐ OFF	61526.6	327	7	7.5
Amiha	3.4.15	☒ ON ☐ OFF	61559.4	327	7	7.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: (1) 2 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	CFM	Observations	Pitot Pre	Pitot Post
Amiles	3.09.15	☑ ON ☐ OFF	61651.1	326		7	7.5
Amiles	3.10.15	☑ ON ☐ OFF	61676.4	326		7	7.5
Amiles	3.12.15	☑ ON ☐ OFF	61715.3	326		7	7.5
Sef	3.15.15	☑ ON ☐ OFF	61794.4	326		7	7.5
Amiles	3.16.15	☑ ON ☐ OFF	61818.2	325		7	7.5
Amiles	3.17.15	☑ ON ☐ OFF	61844.0	326		7	7.5
Amiles	3.18.15	☑ ON ☐ OFF	61862.3	326		7	7.5
Amiles	3.23.15	☑ ON ☐ OFF	61968.4	326		7	7.5
Amiles	3.27.15	☑ ON ☐ OFF	62083.6	326		7	7.5
Amiles	3.28.15	☑ ON ☐ OFF	62095.5	326		7	7.5
Amiles	3.30.15	☑ ON ☐ OFF	62[illegible]7.3	326		7	7.5
Amiles	5.31.15	☑ ON ☐ OFF	62178.3	326		7	7.5
Amiles	4.2.15	☑ ON ☐ OFF	62220.2	325		7	7.5
Amiles	4.6.15	☑ ON ☐ OFF	62323.3	326		7	7.5
Amiles	4.7.15	☑ ON ☐ OFF	62341.0	326		7	7.5
Amiles	4.9.15	☑ ON ☐ OFF	62393.6	326		7	7.5
Amiles	4.13.15	☑ ON ☐ OFF	62488.4	326		7	7.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: (1) 2 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	CFM	Observations	Filter Pre	Filter Post
mtw	4.14.15	☑ ON ☐ OFF	62518.0	325		7	7.5
mtw	4.16.15	☑ ON ☐ OFF	62558.3	326		7	7.5
mtw	4.20.15	☑ ON ☐ OFF	62659.7	326		7	7.5
mtw	4.21.15	☑ ON ☐ OFF	62684.1	324		7	7.5
mtw	4.23.15	☑ ON ☐ OFF	62705.3	326		7	7.5
mtw	4.27.15	☐ ON ☐ OFF	62827.6	326		7	7.5
mtw	4.28.15	☑ ON ☐ OFF	62852.5	328		7	7.5
mtw	4.30.15	☑ ON ☐ OFF	62916.5	323		7	7.5
mtw	5.4.15	☑ ON ☐ OFF	62992.2	325		7	7.5
mtw	5.5.15	☑ ON ☐ OFF	63017.4	325		7	7.5
mtw	5.11.15	☑ ON ☐ OFF	63164.6	327		7	7.5
mtw	5.12.15	☑ ON ☐ OFF	63190.1	324		7	7.5
mtw	5.14.15	☑ ON ☐ OFF	63247.8	324		7	7.5
mtw	5.18.15	☑ ON ☐ OFF	63333.9	324		7	7.5
mtw	5.19.15	☑ ON ☐ OFF	63359.4	324		7	7.5
mtw	5.21.15	☑ ON ☐ OFF	63411.5	324		7	7.5
mtw	5.26.15	☑ ON ☐ OFF	63523.4	324		7	7.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: (1) 2 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	CFM	Observations	Pre	Post
[illegible]	5.28.15	☒ ON ☐ OFF	635690	321		7	7.5
D. Cosenza	5.29.15	☒ ON ☐ OFF	63594.3	322		6.5	6.5
[illegible]	6.1.15	☒ ON ☐ OFF	63660.4	321		6.5	6.5
[illegible]	6.2.15	☒ ON ☐ OFF	63691.4	323		7.0	7.5
[illegible]	6.4.15	☒ ON ☐ OFF	63734.0	324		7.0	7.5
[illegible]	6.8.15	☒ ON ☐ OFF	63832.5	323		7.0	7.5
[illegible]	6.9.15	☒ ON ☐ OFF	63858.0	323		7.0	7.5
[illegible]	6.10.15	☒ ON ☐ OFF	63884.1	323		7.0	7.5
[illegible]	6.15.15	☒ ON ☐ OFF	64004.0	323		7.0	7.5
[illegible]	6.16.15	☒ ON ☐ OFF	64032.0	321		7.0	7.5
[illegible]	6.19.15	☒ ON ☐ OFF	64092.5	320		7.0	7.5
[illegible]	6.22.15	☒ ON ☐ OFF	64171.6	320		7.0	7.5
Denise Cosenza	6.26.15	☒ ON ☐ OFF	64261.3	319		7.5	7.5
[illegible]	6.29.15	☒ ON ☐ OFF	64344.2	319		7.5	7.5
[illegible]	6.30.15	☒ ON ☐ OFF	64346.6	312		7.5	7.5
[illegible]	7.6.15	☒ ON ☐ OFF	645060	326		7.5	7.5
[illegible]	7.9.15	☒ ON ☐ OFF	645774	320		7.5	7.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: (1) 2 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	OM	Observations	Pre Filter	Post Filter
[signature]	7.10.15	☒ ON ☐ OFF	64601.1	320		7.5	7.5
[signature]	7.13.15	☒ ON ☐ OFF	64672.1	320		7.5	7.5
[signature]	7.16.15	☒ ON ☐ OFF	64745.9	320		7.5	7.5
		☐ ON ☐ OFF					
		☐ ON ☐ OFF					
[signature]		☐ ON ☐ OFF					
[signature]	7.27.15	☒ ON ☐ OFF	64043.9	319		7.5	7.5
[signature]	7.28.15	☒ ON ☐ OFF	65032.5	318		7.5	7.5
[signature]	8.3.15	☒ ON ☐ OFF	65179.9	319		7.5	7.5
[signature]	8.4.15	☒ ON ☐ OFF	65204.2	319		7.0	7.5
[signature]	8.7.15	☒ ON ☐ OFF	65272.2	319		7.5	7.0
[signature]	8.10.15	☒ ON ☐ OFF	65346.8	319		7.5	7.5
[signature]	8.11.15	☒ ON ☐ OFF	65371.8	319		7.5	7.5
[signature]	8.14.15	☒ ON ☐ OFF	65442.8	319		7.5	7.5
[signature]	8.18.15	☐ ON ☐ OFF	65537.3	319		7.5	7.5
[signature]	8.19.15	☐ ON ☐ OFF	65561.6	319		7.5	7.5
[signature]	8.20.15	☐ ON ☐ OFF	65585	319		7.5	7.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: (1) 2 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Cfm	Observations	Pre Filter	Post Filter
[illegible]	8.24.15	☑ ON ☐ OFF	65687.7	319		7.5	7.5
[illegible]	8.27.15	☑ ON ☐ OFF	65953.5	319		7.5	7.5
[illegible]	8.28.15	☑ ON ☐ OFF	65778.5	319		7.5	7.5
		☐ ON ☐ OFF					
		☐ ON ☐ OFF					
		☐ ON ☐ OFF					
[illegible]	9.8.15	☑ ON ☐ OFF	66046.8	319		7.5	7.5
[illegible]	9.10.15	☑ ON ☐ OFF	66084.0	319		7.5	7.5
[illegible]	9.11.15	☑ ON ☐ OFF	66107.2	319		7.5	7.5
[illegible]	9.14.15	☑ ON ☐ OFF	66192.4	319		7.5	7.5
[illegible]	9.15.15	☑ ON ☐ OFF	66213.4	319		7.5	7.5
[illegible]	9.18.15	☑ ON ☐ OFF	66281.9	319		7.5	7.5
[illegible]	9.21.15	☑ ON ☐ OFF	66358.6	319		7.5	7.5
[illegible]	9.22.15	☑ ON ☐ OFF	66378.2	320		7.5	7.5
[illegible]	9.25.15	☑ ON ☐ OFF	66445.1	320		7.5	7.5
[illegible]	9.28.15	☑ ON ☐ OFF	66522.1	321		7.5	7.5
[illegible]	9.29.15	☑ ON ☐ OFF	66546.9	321		7.5	7.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: (1) 2 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	CFM	Observations Pre filter	Pos
D. Cosenza	9.30.15	☐ ON ☐ OFF	66563.7	319	7.5	7.5
[illegible]	10.6.15	☑ ON ☐ OFF	66716.7	319	7.5	7.5
[illegible]	10.8.15	☑ ON ☐ OFF	66760.9	319	7.5	7.5
[illegible]	10.12.15	☑ ON ☐ OFF	66860.7	320	7.5	7.5
[illegible]	10.13.15	☑ ON ☐ OFF	66881.3	322	7.5	7.5
[illegible]	10.[illegible].15	☑ ON ☐ OFF	67029.3	322	7.5	7.5
[illegible]	10.20.15	☑ ON ☐ OFF	67047.0	322	7.5	7.5
[illegible]	10.20.15	☑ ON ☐ OFF	67197.3	322	7.5	7.5
[illegible]	10.28.15	☑ ON ☐ OFF	67221.1	320	7.5	7.5
Denise Cosenza	10.30.15	☑ ON ☐ OFF	67284.7	322	7.5	7.5
[illegible]	11.2.15	☑ ON ☐ OFF	67366.2	322	7.5	7.5
[illegible]	11.3.15	☑ ON ☐ OFF	67387.6	322	7.5	7.5
[illegible]	11.5.15	☑ ON ☐ OFF	67429.9	322	7.5	7.5
[illegible]	11.9.15	☑ ON ☐ OFF	67529.4	323	7.5	7.5
[illegible]	11.10.15	☑ ON ☐ OFF	67553.5	323	7.5	7.5
[illegible]	11.16.15	☑ ON ☐ OFF	67702.5	323	7.5	7.5
Denise Cosenza	11.28.15	☑ ON ☐ OFF	67987.1	324	7.5	7.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: (1) 2 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Observations	Pre	post
Smith	12.1.15	☑ ON ☐ OFF	68059.4	324	7.5	7.5
Smith	12.2.15	☑ ON ☐ OFF	68083.0	324	7.5	7.5
Smith	12.4.15	☑ ON ☐ OFF	68131	324	7.5	7.5
Smith	12.8.15	☑ ON ☐ OFF	68230.2	324	7.5	7.5
Smith	12.9.15	☑ ON ☐ OFF	68254.2	324	7.5	7.5
Smith	12.11.15	☑ ON ☐ OFF	68302.4	324	7.5	7.5
Smith	12.14.15	☑ ON ☐ OFF	68374.5	324	7.5	7.5
Smith	12.15.15	☑ ON ☐ OFF	68398.0	324	7.5	7.5
Smith	12.18.15	☑ ON ☐ OFF	68470.1	324	7.5	7.5
Smith	12.21.15	☑ ON ☐ OFF	68539.7	324	7.5	7.5
Denise Cosenza	12.31.15	☑ ON ☐ OFF	68769.9	324	7.5	7.5
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 (2) 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	FLOW	Observations	PRE	POST
Denise Cosenza	1.29.15	☒ ON ☐ OFF	62709.3	340		9.5	9.5
A. Mitra	1.30.15	☒ ON ☐ OFF	62745.3	340		10	10
A. Mitra	2.3.15	☒ ON ☐ OFF	62834.3	348		10	10
A. Mitra	2.5.15	☒ ON ☐ OFF	62878.2	357		10	10
		☐ ON ☐ OFF					
A. Mitra	2.9.15	☒ ON ☐ OFF	62985.3	350		10	10
A. Mitra	2.10.15	☐ ON ☒ OFF	63008.2	351		10	10
Denise C.	2/7/15	☐ ON ☒ OFF	63165.1	340		9.5	9.5
		☐ ON ☐ OFF					
		☐ ON ☐ OFF					
A. Mitra	~~2/23/15~~	☐ ON ☒ OFF	63314.7	343		9.5	10
A. Mitra	2/24/15	☐ ON ☒ OFF	63345.2	347		9.5	9.5
A. Mitra	3.25.15	☐ ON ☒ OFF	63392.8	347		9.5	9.5
A. Mitra	3.2.15	☐ ON ☒ OFF	63484.7	352		9.5	9.5
A. Mitra	3.3.15	☐ ON ☒ OFF	63507.3	354		9.5	9.5
A. Mitra	3.4.15	☐ ON ☒ OFF	63532.4	354		9.5	9.5
A. Mitra	3.9.15	☐ ON ☒ OFF	63650.3	354		9.5	9.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 (2) 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Observations	CPM Pre	CPM Post
Amita	3.10.15	☑ ON ☐ OFF	63677.4	361	9.5	9.5
Saf	3.15.15	☑ ON ☐ OFF	63795.2	351	9.5	9.5
Amita	3.17.15	☑ ON ☐ OFF	63844.9	362	9.5	9.5
Amita	3.18.15	☑ ON ☐ OFF	63895.7	362	9.5	9.5
Amita	3.23.15	☑ ON ☐ OFF	63989.4	367	9.5	9.5
Amita	3.27.15	☑ ON ☐ OFF	64079.2	357	9.5	9.5
Amita	3.28.15	☑ ON ☐ OFF	64099.6	357	9.5	9.5
Amita	3.30.15	☑ ON ☐ OFF	64158.3	355	9.5	9.5
Amita	3.31.15	☑ ON ☐ OFF	64179.1	354	9.5	9.5
Amita	4.2.15	☑ ON ☐ OFF	64221.2	358	9.5	9.5
Amita	4.6.15	☑ ON ☐ OFF	64324.2	360	9.5	9.5
Amita	4.7.15	☑ ON ☐ OFF	64348.2	357	9.5	9.5
Amita	4.9.15	☑ ON ☐ OFF	64394.6	358	9.5	9.5
Amita	4.13.15	☑ ON ☐ OFF	64489.7	357	9.5	9.5
Amita	4.14.15	☑ ON ☐ OFF	64518.9	358	9.5	9.5
Amita	4.16.15	☑ ON ☐ OFF	64559.1	360	9.5	9.5
Amita	4.20.15	☑ ON ☐ OFF	64658.1	360	9.5	9.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 (2) 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Observations	Pre	Post
A mith	4/21/15	☑ ON ☐ OFF	64697.0	358	9.5	9.5
A mith	4.23.15	☑ ON ☐ OFF	64726.0	~~[illegible]~~ 358	9.5	9.5
A mith	4.27.15	☑ ON ☐ OFF	64828.6	359	9.5	9.5
A mith	4.28.15	☑ ON ☐ OFF	64853.5	355	9.5	9.5
A mith	4.30.15	☑ ON ☐ OFF	64917.5	354	9.5	9.5
A mith	5.4.15	☑ ON ☐ OFF	64993.2	353	9.5	9.5
A mith	5.[illegible].15	☐ ON ☐ OFF	65063.3	353	9.5	9.5
A mith	5.5.15	☐ ON ☐ OFF	65121.4	~~[illegible]~~ 353	9.5	9.5
A mith	5.11.15	☐ ON ☐ OFF	65265.6	361	9.5	9.5
A mith	5.12.15	☐ ON ☐ OFF	65290.8	352	9.5	9.5
A mith	5.14.15	☐ ON ☐ OFF	65284.5	357	9.5	9.5
A mith	5.18.15	☐ ON ☐ OFF	65383.6	351	9.5	9.5
A mith	5.19.15	☐ ON ☐ OFF	65398.7	357	9.5	9.5
A mith	5.20.15	☐ ON ☐ OFF	65417.9	357	9.5	9.5
A mith	5.26.15	☐ ON ☐ OFF	65524.5	359	9.5	9.5
D. Cosenza	5.29.15	☒ ON ☐ OFF	65595.1	343	10	10
A mith	6.1.15	☐ ON ☐ OFF	65661.3	356	10	10

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 (2) 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Observations (Cyn)	Filter Pre	Filter Post
[illegible]	6·2·15	☒ ON ☐ OFF	65692.4	354	10	10
[illegible]	6·4·15	☒ ON ☐ OFF	65735.0	353	10	10
[illegible]	6·5·15	☒ ON ☐ OFF	65761.4	353	10	10
[illegible]	6·8·15	☒ ON ☐ OFF	65834.4	353	10	10
[illegible]	6·9·15	☒ ON ☐ OFF	65859.0	353	10	10
[illegible]	6·10·15	☒ ON ☐ OFF	65884.7	354	10	10
[illegible]	6·15·15	☒ ON ☐ OFF	66004.5	354	10	10
[illegible]	6·16·15	☒ ON ☐ OFF	66030.0	354	10	10
[illegible]	6·19·15	☒ ON ☐ OFF	66093.4	353	10	10
[illegible]	6·26·15	☒ ON ☐ OFF	66262.3	350	10	10
[illegible]	6·29·15	☒ ON ☐ OFF	66345.4	353	10	10
[illegible]	6·30·15	☒ ON ☐ OFF	66365.5	355	10	10
[illegible]	7·6·15	☒ ON ☐ OFF	66510.5	357	10	10
[illegible]	7·7·15	☒ ON ☐ OFF	66535.9	356	10	20
[illegible]	7·9·15	☒ ON ☐ OFF	66577.7	356	10	10
[illegible]	7·13·15	☒ ON ☐ OFF	66674.4	357	10	10
[illegible]	7·15·15	☒ ON ☐ OFF	66721.8	361	10	10

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 (2) 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Cfm	Observations	Filter Pre	Filter Post
[illegible]	7.16.15	☑ ON ☐ OFF	66746.5	355		10	10
[illegible]	7.	☐ ON ☐ OFF					
		☐ ON ☐ OFF					
		☐ ON ☐ OFF					
[illegible]	7.27.15	☑ ON ☐ OFF	67014.8	369		10	10
[illegible]	7.28.15	☑ ON ☐ OFF	67033.5	368		10	10
D. Cosenza	7.31.15	☒ ON ☐ OFF	67099.9	348		10	10
[illegible]	8.3.15	☑ ON ☐ OFF	67180.9	371		10	10
[illegible]	8.4.15	☑ ON ☐ OFF	67205.5	362		10	10
[illegible]	8.7.15	☑ ON ☐ OFF	67273.3	362		10	10
[illegible]	8.10.15	☑ ON ☐ OFF	67347.8	362		10	10
[illegible]	8.11.15	☑ ON ☐ OFF	67372.3	381		10	10
[illegible]	8.14.15	☑ ON ☐ OFF	67441.7	374		10	10
[illegible]	8.18.15	☑ ON ☐ OFF	67538.8	370		10	10
[illegible]	8.19.15	☑ ON ☐ OFF	69562.6	376		10	10
[illegible]	8.20.15	☑ ON ☐ OFF	67586.6	373		10	10
[illegible]	8.24.15	☑ ON ☐ OFF	67698.4	371		10	10

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 (2) 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
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6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Cfm	Observations	Inlet Pre	Inlet Post
[illegible]	8.28.15	☒ ON ☐ OFF	67779.4	379		10	10
D. Cosenza	8.31.15	☒ ON ☐ OFF	67844.6	375		10	10
[illegible]	9.1.15	☒ ON ☐ OFF	67866.7	365		10	10
[illegible]	9.2.15	☒ ON ☐ OFF	67889.4	370		10	10
[illegible]	9.4.15	☒ ON ☐ OFF	67910.6	365		10	10
[illegible]	9.8.15	☒ ON ☐ OFF	68048.2	374		10	10
[illegible]	9.14.15	☒ ON ☐ OFF	68192.8	363		10	10
[illegible]	9.15.15	☒ ON ☐ OFF	68214.0	363		10	10
[illegible]	9.18.15	☒ ON ☐ OFF	68282.5	368		10	10
[illegible]	9.21.15	☒ ON ☐ OFF	68359.5	355		10	10
[illegible]	9.22.15	☒ ON ☐ OFF	68379.8	369		10	10
[illegible]	9.25.15	☒ ON ☐ OFF	68446.1	360		10	10
[illegible]	9.28.15	☒ ON ☐ OFF	68524.2	374		10	10
[illegible]	9.29.15	☒ ON ☐ OFF	68547.9	365		10	10
D. Cosenza	9.30.15	☒ ON ☐ OFF	68564.8	364		10	10
[illegible]	10.6.15	☒ ON ☐ OFF	68719.3	358		10	10
[illegible]	12.8.15	☒ ON ☐ OFF	68756.9	359		10	10

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 (2) 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	CFM	Observations	Pre Filter	Post
Amit	10.12.15	☑ ON ☐ OFF	68863.1	364		10	10
Amit	10.13.15	☑ ON ☐ OFF	68883.6	360		10	10
Amit	10.15.15	☑ ON ☐ OFF	68924.0	356		10	10
Amit	10.20.15	☑ ON ☐ OFF	69031.5	363		10	10
Amit	10.26.15	☑ ON ☐ OFF	69200.0	355		10	10
Amit	10.27.15	☑ ON ☐ OFF	69223.6	364		10	10
Denise Cosenza	10.30.15	☑ ON ☐ OFF	69287.0	352		9.5	9.5
Amit	11.2.15	☑ ON ☐ OFF	69368.9	352		9.5	9.5
Amit	11.3.15	☑ ON ☐ OFF	69390.0	357		9.5	9.5
Amit	11.4.15	☑ ON ☐ OFF	69432.4	362		9.5	9.5
Amit	11.9.15	☑ ON ☐ OFF	69535.0	365		9.5	9.5
Amit	11.16.15	☑ ON ☐ OFF	69705.3	366		9.5	9.5
Amit	11.17.15	☑ ON ☐ OFF	69725.7	364		9.5	9.5
Amit	11.20.15	☑ ON ☐ OFF	69792.0	362		9.5	9.5
Denise Cosenza	11.28.15	☑ ON ☐ OFF	69983.6	369		10	10
Amit	12.1.15	☑ ON ☐ OFF	70025.7	369		9.5	9.5
Amit	12.2.15	☑ ON ☐ OFF	70047.1	368		9.5	9.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 (2) 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Observations	Fidler Pre	Fidler Post
[illegible]	12.4.15	☑ ON ☐ OFF	70084.0	369	9.5	9.5
[illegible]	12.8.15	☑ ON ☐ OFF	70232.6	369	9.5	9.5
[illegible]	12.9.15	☑ ON ☐ OFF	70253.0	368	9.5	9.5
[illegible]	12.11.15	☑ ON ☐ OFF	70294.7	369	9.5	9.5
[illegible]	12.15.15	☑ ON ☐ OFF	70375.0	369	9.5	9.5
[illegible]	12.21.15	☑ ON ☐ OFF	70541.6	368	9.5	9.5
Denise Cosenza	12.31.15	☑ ON ☐ OFF	70772.5	375	9.5	9.5
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				

ROUTINE SYSTEM CHECK
PARCEL 9 VAPOR MITIGATION SYSTEM
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK
ZONE: 1 2 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	C7m Tot	C7m Well	Filter Observations Pre	Filter Observations Post
Amiha	1/26/15	☑ ON ☐ OFF	52975.2	322	529	10	10
Amiha	1/28/15	☑ ON ☐ OFF	53002.6	320	529	10	10
Amiha	1/30/15	☑ ON ☐ OFF	53175.4	322	529	10	10
Amiha	2/3/15	☑ ON ☐ OFF	53293.5	322	529	10	10
		☐ ON ☐ OFF					
		☐ ON ☐ OFF					
Amiha	2.9.15	☑ ON ☐ OFF	53444.8	322	509	11	11.5
Amiha	2.10.15	☐ ON ☑ OFF	53467.3	320	519	11	11.5
N. Cosenza	2/17/15	☑ ON ☐ OFF	53624.5	323	509	11.0	11.0
		☐ ON ☐ OFF					
		☐ ON ☐ OFF					
Amiha	2.23.15	☑ ON ☐ OFF	53774.0	323	569	11	11.5
Amiha	2.24.15	☑ ON ☐ OFF	53804.5	323	569	10	10.5
Amiha	2.25.15	☑ ON ☐ OFF	53944.5	324	569	11	11.5
Amiha	3.2.15	☑ ON ☐ OFF	53944.5	324	569	11	11.5
Amiha	3.3.15	☑ ON ☐ OFF	53968.4	324	579	11	11.5
Amiha	3.4.5	☑ ON ☐ OFF	53992.4	324	579	11	11.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 2 (3) 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Observations: Flow Tot	Well	Pre	Post
Amitha	3.9.15	☐ ON ☐ OFF	54114.8	320	569	11	11.5
Amitha	3.10.15	☑ ON ☐ OFF	5413 8.0	319	569	11	11.5
Amitha	3.12.15	☑ ON ☐ OFF	54175.0	317	569	11	11.5
Saf	3.15.15	☑ ON ☐ OFF	54254.1	313	549	11	11.5
Amitha	3.17.15	☑ ON ☐ OFF	54304.5	316	549	11	11.5
Amitha	3.18.15	☑ ON ☐ OFF	54324.6	316	529	11	11.5
Amitha	3.23.15	☑ ON ☐ OFF	54445.	316	529	11	11.5
Amitha	3.28.15	☑ ON ☐ OFF	54538.0	315	559	11	11.5
Amitha	3.28.15	☑ ON ☐ OFF	54560.0	315	559	11	11.5
Amitha	3.30.15	☑ ON ☐ OFF	54617.8	316	529	11	11.5
Amitha	3.31.15	☑ ON ☐ OFF	54634.0	318	529	11	11.5
Amitha	4.2.15	☑ ON ☐ OFF	54689.4	319	589	11	11.6
Amitha	4.6.15	☑ ON ☐ OFF	54784.1	317	579	11	11.6
Amitha	4.7.15	☑ ON ☐ OFF	54808.0	318	579	11	11.5
Amitha	4.9.15	☑ ON ☐ OFF	54852.0	318	579	11	11.5
Amitha	4.13.15	☑ ON ☐ OFF	54945.0	317	589	11	11.5
		☐ ON ☐ OFF					

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 2 (3) 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Observations			
				TOT	Well	Pole	Post
[illegible]	4.14.15	☒ ON ☐ OFF	54978.9	316	589	10	10.5
[illegible]	4.16.15	☒ ON ☐ OFF	55018.0	316	559	11	11.5
[illegible]	4.20.15	☒ ON ☐ OFF	55100.0	313	559	11	11.5
[illegible]	4.21.15	☒ ON ☐ OFF	55148.0	311	559	11	11.5
[illegible]	4.22.15	☒ ON ☐ OFF	55189.3	312	559	11	11.5
[illegible]	4.27.15	☒ ON ☐ OFF	55288.0	312	559	11	11.5
[illegible]	4.28.15	☒ ON ☐ OFF	55312.0	312	559	11	11.5
[illegible]	4.30.15	☒ ON ☐ OFF	55372.4	313	569	11	11.5
[illegible]	5.4.15	☒ ON ☐ OFF	55450.0	311	559	11	11.5
[illegible]	5.5.15	☒ ON ☐ OFF	55492	311	559	11	11.5
[illegible]	5.7.15	☒ ON ☐ OFF	55522.4	307	549	11	11.5
[illegible]	5.11.15	☒ ON ☐ OFF	55624.0	303	539	11	11.5
[illegible]	5.12.15	☒ ON ☐ OFF	55650.0	302	519	11	11.5
JAF	5.17.15	☒ ON ☐ OFF	55761.0	299	509	11.5	12
[illegible]	5.18.15	☒ ON ☐ OFF	55787.8	302	509	11.5	12
[illegible]	5.21.15	☒ ON ☐ OFF	55866.9	302	509	11.5	12
[illegible]	5.26.15	☒ ON ☐ OFF	55983.1	302	509	11.5	12

ROUTINE SYSTEM CHECK
PARCEL 9 VAPOR MITIGATION SYSTEM
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK
ZONE: 1 2 (3) 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	TOTAL Well Observations		PRE	POST
D. Cosenza	5.29.15	☒ ON ☐ OFF	56054.9	299	349	11.5	12.0
[illegible]	6.1.15	☒ ON ☐ OFF	56120.0	291	459	11.5	12.0
[illegible]	6.4.15	☒ ON ☐ OFF	56194.0	293	459	11.5	12.0
[illegible]	6.5.15	☐ ON ☐ OFF	56220.4	294	459	11.5	12.0
[illegible]	6.8.15	☐ ON ☐ OFF	56300.0	294	459	11.5	12.0
[illegible]	6.9.15	☒ ON ☐ OFF	56316.0	291	419	11.5	12.0
[illegible]	6.10.15	☒ ON ☐ OFF	56332.4	288	419	11.5	12
[illegible]	6.15.15	☒ ON ☐ OFF	56464.2	288	419	11.5	12
[illegible]	6.16.15	☒ ON ☐ OFF	56492.0	288	429	11.5	12
[illegible]	6.19.15	☒ ON ☐ OFF	56552.0	286	429	11.5	12
[illegible]	6.22.15	☒ ON ☐ OFF	56636.0	228	489	13	12.5
D. Cosenza	6.26.15	☒ ON ☐ OFF	56724.5	282	269	12	12.5
[illegible]	6.29.15	☒ ON ☐ OFF	56804.3	282	429	12	12
[illegible]	6.30.15	☒ ON ☐ OFF	56824.6	283	419	12	12
[illegible]	7.5.15	☒ ON ☐ OFF	56935.1	282	399	12	12.5
[illegible]	7.6.15	☒ ON ☐ OFF	56969.4	280	419	12	12.5
[illegible]	7.7.15	☒ ON ☐ OFF	56994.0	282	419	12	12.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 2 (3) 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	To C7m	Well	Observations	Filter Pre	Filter Post
Smith	7.9.15	☒ ON ☐ OFF	57037.0	282	409		12	12.5
Amato	7.12.15	☐ ON ☐ OFF	57133.0	282	409		12	12.5
Smith	7.14.15	☒ ON ☐ OFF	57181.2	282	399		12	12.5
Smith	7.16.15	☒ ON ☐ OFF	57206.2	282	399		12	12.5
		☐ ON ☐ OFF						
		☐ ON ☐ OFF						
		☐ ON ☐ OFF						
Amato	7.27.15	☒ ON ☐ OFF	57474.8	281	429		12	12.
Smith	7.28.15	☒ ON ☐ OFF	57493.0	283	409		12	12
D'Cosenza	7.31.15	☒ ON ☐ OFF	57559.2	419	281		12	12
Smith	8.3.15	☒ ON ☐ OFF	57640.2	284	429		12	12
Smith	8.7.15	☒ ON ☐ OFF	57732.7	285	429		12	12
Smith	8.10.15	☒ ON ☐ OFF	57807.2	289	449		12	12.
Smith	8.11.15	☒ ON ☐ OFF	57831.2	285	429		12	12
Smith	8.14.15	☒ ON ☐ OFF	57901.4	287	439		12	12
Smith	8.19.15	☒ ON ☐ OFF	57995.0	285	389		12	12
Smith	8.19.15	☒ ON ☐ OFF	58017.0	285	389		12	12

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 2 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Tot	Well	Observations	Pre	post
	8.21.15	☒ ON ☐ OFF	58045.1	286	419		12	12
	8.24.15	☒ ON ☐ OFF	58145.0	287	439		12	12
	8.27.15	☒ ON ☐ OFF	58213.0	289	449		12	12
	8.28.15	☒ ON ☐ OFF	58238.0	289	429		12	12
D. Cosenza	8.31.15	☒ ON ☐ OFF	58303.6	289	2309		11.5	12
		☐ ON ☐ OFF						
		☐ ON ☐ OFF						
		☐ ON ☐ OFF						
	9.8.15	☒ ON ☐ OFF	58507.8	289	429		11.5	12.5
	9.9.15	☒ ON ☐ OFF	58527.8	289	440		11.5	12.5
	9.15.15	☒ ON ☐ OFF	58675.2	429	287		11.5	12.5
	9.18.15	☒ ON ☐ OFF	58742.0	419	287		11.5	12.5
	9.21.15	☒ ON ☐ OFF	58818.8	419	288		11.5	12
	9.22.15	☒ ON ☐ OFF	58838.8	449	286		11.5	12
	9.25.15	☒ ON ☐ OFF	58905.8	419	289		11.5	12
	9.28.15	☒ ON ☐ OFF	58983.1	439	289		11.5	12
D. Cosenza	9.30.15	☐ ON ☐ OFF	59024.2	285	349		11.5	12

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 2 (3) 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Observations: Cfm Well	Cfm Tot	Vac Pre	Vac post
Smith	10.5.15	☑ ON ☐ OFF	59154.2	439	294	11.5	12
Smith	10.6.15	☑ ON ☐ OFF	59178.0	449	296	11.5	12
Smith	10.12.15	☑ ON ☐ OFF	59322.1	439	296	11.5	12
Smith	10.13.15	☑ ON ☐ OFF	59343.5	476	297	11.5	12.
Smith	10.20.15	☑ ON ☐ OFF	59508.0	489	307	11.5	12
Smith	10.26.15	☑ ON ☐ OFF	59659.1	439	307	11.5	12.
Smith	10.27.15	☑ ON ☐ OFF	59682.0	439	308	11.5	12
Denise Cosenza	10.30.15	☑ ON ☐ OFF	59746.3	459	305	11.5	12
Smith	11.3.15	☑ ON ☐ OFF	59828.4	519	307	11.5	12
Smith	11.3.15	☑ ON ☐ OFF	59848.0	519	307	11.5	12
Smith	11.4.15	☑ ON ☐ OFF	59891.8	519	307	11.5	12
Smith	11.9.15	☑ ON ☐ OFF	59998.8	549	308	11.5	12
Smith	11.16.15	☑ ON ☐ OFF	60162.0	549	310	11.5	12
Smith	11.17.15	☑ ON ☐ OFF	60193.0	549	315	11.5	12
Denise Cosenza	11.28.15	☑ ON ☐ OFF	60442.7	429	316	11.0	11.5
Smith	12.1.15	☑ ON ☐ OFF	60502.8	469	316	11.0	11.5
Smith	12.2.15	☑ ON ☐ OFF	60533.0	519	316	11.0	11.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 2 (3) 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Observations			
				Well	Tot	Pre	Post
Smith	12.4.15	☐ ON ☐ OFF	60594.0	569	322	11.5	11.5
Smith	12.8.15	☑ ON ☐ OFF	60691.8	569	322	11	11.5
Smith	12.9.15	☑ ON ☐ OFF	60722.9	569	322	11.0	11.5
Smith	12.11.15	☑ ON ☐ OFF	60781.8	569	322	11.0	11.5
Smith	12.14.15	☑ ON ☐ OFF	60872.0	569	322	11.0	11.5
Smith	12.15.15	☑ ON ☐ OFF	60901.1	569	322	11.0	11.5
Smith	12.17.15	☑ ON ☐ OFF	60962.1	569	322	11.0	11.5
Smith	12.21.15	☑ ON ☐ OFF	61001.0	569	322	11.0	11.5
D Cosenza	12.31.15	☑ ON ☐ OFF	61237.8	499	318	11.0	11.5
		☐ ON ☐ OFF					
		☐ ON ☐ OFF					
		☐ ON ☐ OFF					
		☐ ON ☐ OFF					
		☐ ON ☐ OFF					
		☐ ON ☐ OFF					
		☐ ON ☐ OFF					
		☐ ON ☐ OFF					

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 2 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Observations			
				TOTAL	WELL	PRE	POST
D. Cosenza	1.29.15	☒ ON ☐ OFF	61855.4	306	592	5.0	5.5
A. Milan	1.30.15	☒ ON ☐ OFF	61890.3	307	592	5.0	5.5
A. Milan	2.3.15	☒ ON ☐ OFF	61980.1	307	601	5.0	5.5
		☐ ON ☐ OFF					
		☐ ON ☐ OFF					
A. Milan	2.9.15	☒ ON ☐ OFF	621303	309	603	5.	5.5
A. Milan	2.10.15	☒ ON ☐ OFF	62153	309	604	5	5.5
D. Cosenza	2.17.15	☒ ON ☐ OFF	62311.2	307	596	5.5	5.5
		☐ ON ☐ OFF				5	5.5
		☐ ON ☐ OFF				5	5.5
A. Milan	2.23.15	☒ ON ☐ OFF	62460.6	307	621	5	5.5
A. Milan	2.24.15	☒ ON ☐ OFF	62491.4	307	604	5	5.5
A. Milan	2.25.15	☒ ON ☐ OFF	62590.6	307	604	5	5.5
A. Milan	3.2.15	☒ ON ☐ OFF	62629.0	307	603	5	5.5
A. Milan	3.3.15	☒ ON ☐ OFF	62653.4	307	602	5	5.5
A. Milan	3.4.15	☒ ON ☐ OFF	62693.7	307	602	5	5.5
A. Milan	3.9.15	☒ ON ☐ OFF	62798.1	307	598	5	5.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 2 3 (4) (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	CTM TOT	CTM well	Observations	Fulton Pre	Fulton Post
[illegible]	3·10·15	☑ ON ☐ OFF	62823.3	307	~~300~~ 599		5	5.5
[illegible]	3i	☐ ON ☐ OFF						
[illegible]	3·16·15	☑ ON ☐ OFF	62965.5	307	603		5	5.5
[illegible]	3·17·15	☐ ON ☐ OFF	63098.2	307	604		5	5.5
[illegible]	3·18·15	☑ ON ☐ OFF	63022.4	307	602		5	5.5
[illegible]	3·23·15	☑ ON ☐ OFF	63135.2	307	597		5	5.5
[illegible]	3·24·15	☑ ON ☐ OFF	63205.3	307	595		5	5.5
[illegible]	3·28·15	☑ ON ☐ OFF	63236.4	307	595		5	5.5
[illegible]	3·30·15	☑ ON ☐ OFF	63300.7	307	595		5	5.5
[illegible]	3·31·15	☑ ON ☐ OFF	63325.2	307	598		5	5.5
[illegible]	4·2·15	☑ ON ☐ OFF	63367.1	307	596		5	5.5
[illegible]	4·6·15	☑ ON ☐ OFF	63470.4	307	594		5	5.5
[illegible]	4·7·15	☑ ON ☐ OFF	63493	308	596		5	5.5
[illegible]	4·9·15	☑ ON ☐ OFF	63540.5	308	596		5	5.5
[illegible]	4·13·15	☑ ON ☐ OFF	63635.7	307	592		5	5.5
[illegible]	4·14·15	☑ ON ☐ OFF	63665.1	307	589		5	5.5
[illegible]	4·16·15	☑ ON ☐ OFF	63705.2	307	591		5	5.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 2 3 (4) (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Comm Tot	Comm Well	Observations	Filter Pre	Filter Post
Smith	4.20.15	☒ ON ☐ OFF	63806.7	307	589		5.5	5.5
Smith	4.21.15	☒ ON ☐ OFF	63833.2	307	589		5.5	5.5
Smith	4.23.15	☒ ON ☐ OFF	63888.4	307	591		5.5	5.5
Smith	4.27.15	☒ ON ☐ OFF	63974.7	307	591		5.5	5.5
Smith	4.28.15	☒ ON ☐ OFF	63999.5	306	593		5.5	5.5
Smith	4.30.15	☒ ON ☐ OFF	64063.7	307	593		5.5	5.5
Smith	5.4.15	☒ ON ☐ OFF	64141.0	307	593		5.5	5.5
Smith	5.5.15	☒ ON ☐ OFF	64164.0	307	595		5.5	5.5
Smith	5.7.15	☒ ON ☐ OFF	64209.8	307	596		5.5	5.5
Smith	5.11.15	☒ ON ☐ OFF	64311.2	308	589		5.5	5.5
Smith	5.12.15	☐ ON ☐ OFF	64336.4	307	590		5.5	5.5
Smith	5.14.15	☑ ON ☐ OFF	64381.0	307	589		5.5	5.5
Smith	5.18.15	☒ ON ☐ OFF	64480.5	307	590		5.5	5.5
Smith	5.19.15	☒ ON ☐ OFF	64503.7	307	590		5.5	5.5
Smith	5.21.15	☒ ON ☐ OFF	64549.8	307	590		5.5	5.5
Smith	5.26.15	☒ ON ☐ OFF	64670.4	307	591		5.5	5.5
D'Costa	5.29.15	☒ ON ☐ OFF	64740.5	305	575		5.5	6.0

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 2 3 (4) (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Cell	Tot	Observations	Pre	Post
	6.1.15	☑ ON ☐ OFF	64807.4	593	307		5	5.5
	6.4.15	☐ ON ☐ OFF	64880.8	594	307		5	5.5
	6.5.15	☐ ON ☐ OFF	64905.7	594	307		5	5.5
	6.8.15	☑ ON ☐ OFF	64979.4	595	307		5	5.5
	6.15.15	☑ ON ☐ OFF	65151.0	595	307		5	5.5
	6.16.15	☑ ON ☐ OFF	65177.5	594	309		5	5.5
	6.19.15	☑ ON ☐ OFF	65239.3	593	308		5	5.5
	6.22.15	☑ ON ☐ OFF	65323.0	592	308		5	5.5
	6.26.15	☐ ON ☐ OFF	65408.5	583	308		5.5	5.5
	6.29.15	☑ ON ☐ OFF	65491.2	592	308		5.5	5.5
	6.30.15	☑ ON ☐ OFF	65511.5	597	308		5.5	5.5
	7.6.15	☑ ON ☐ OFF	65653.2	590	308		5.5	5.5
	7.7.15	☑ ON ☐ OFF	65681.0	584	308		5.5	5.5
	7.9.15	☐ ON ☐ OFF	65723.0	585	308		5.5	5.5
	7.13.15	☑ ON ☐ OFF	65820.3	591	308		5.5	5.5
	7.15.15	☑ ON ☐ OFF	65867.9	597	309		5.5	5.5
		☐ ON ☐ OFF						

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 2 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Well	TOT	Observations	Pre Filter	Post Filter
Amita	7.16.15	☑ ON ☐ OFF	65892.5	595	308		5.5	5.5
		☐ ON ☐ OFF						
		☐ ON ☐ OFF						
		☐ ON ☐ OFF						
Amita	7.27.15	☑ ON ☐ OFF	66160.9	590	308		5.5	5.5
Amita	7.28.15	☐ ON ☐ OFF	66182.4	594	307		5.6	5.5
D'Cosmo	7.31.15	☒ ON ☐ OFF	66245.2	583	307		5.5	6.0
Amita	8.3.15	☑ ON ☐ OFF	66326.8	589	308		5.5	5.5
Amita	8.4.15	☑ ON ☐ OFF	66351.5	584	308		5.5	5.5
Amita	8.7.15	☑ ON ☐ OFF	66419.2	582	307		5.5	5.5
Amita	8.10.15	☑ ON ☐ OFF	66493.5	595	307		5.5	5.5
Amita	8.11.15	☑ ON ☐ OFF	66518.4	585	307		5.5	5.5
Amita	8.14.15	☑ ON ☐ OFF	66587.4	586	307		5.5	5.5
Amita	8.18.15	☑ ON ☐ OFF	66684.3	591	307		5.5	5.5
Amita	8.19.15	☑ ON ☐ OFF	66708.5	588	308		5.5	5.5
Amita	8.20.15	☑ ON ☐ OFF	66732.5	588	308		5.5	5.5
Amita	8.24.15	☑ ON ☐ OFF	66828.0	588	307		5.5	5.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 2 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Cfm Well	Cfm Tot	Observations	Filters Pre	Filters Post
[illegible]	8.27.15	☒ ON ☐ OFF	66900.3	589	307		5.5	5.5
[illegible]	8.28.15	☒ ON ☐ OFF	66926.5	587	308		5.5	5.5
Denise Cosenza	8.31.15	☐ ON ☐ OFF	66990.4	581	307		5.5	5.5
[illegible]	8.	☐ ON ☐ OFF						
		☐ ON ☐ OFF						
		☐ ON ☐ OFF						
[illegible]	9.8.15	☒ ON ☐ OFF	67193.8	585	308		5.5	5.5
[illegible]	9.14.15	☒ ON ☐ OFF	67338.6	587	305		5.5	5.5
[illegible]	9.15.15	☒ ON ☐ OFF	67362.3	589	306		5.5	5.5
[illegible]	9.18.15	☒ ON ☐ OFF	67428.4	591	307		5.5	5.5
[illegible]	9.21.15	☒ ON ☐ OFF	67505.6	586	307		5.5	5.5
[illegible]	9.22.15	☒ ON ☐ OFF	67525.2	592	307		5.5	5.5
[illegible]	9.25.15	☒ ON ☐ OFF	67598.0	594	307		5.5	5.5
[illegible]	9.28.15	☒ ON ☐ OFF	67668.0	594	307		5.5	5.5
[illegible]	9.29.15	☒ ON ☐ OFF	67693.0	594	307		5.5	5.5
Dcosenza	9.30.15	☒ ON ☐ OFF	67740.5	583	306		5.5	5.5
[illegible]	10.2.15	☒ ON ☐ OFF	67764.7	594	308		5.5	5.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 2 3 4 (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	CFM Observations: Well	CFM Observations: total	Foster: Pre	Foster: Post
Amit	10.5.15	☑ ON ☐ OFF	67841.6	599		5.5	5.5
Amit	10.6.15	☑ ON ☐ OFF	67865.1	591		5.5	5.5
Amit	10.8.15	☑ ON ☐ OFF	67908	590		5.8	5.5
Amit	10.12.15	☑ ON ☐ OFF	68009.0	592		5.5	5.5
Amit	10.13.15	☑ ON ☐ OFF	68033.1	593		5.5	5.5
Amit	10.20.15	☑ ON ☐ OFF	68177.0	594		5.5	5.5
Amit	10.20.15	☑ ON ☐ OFF	68195.0	594		5.5	5.5
Amita	10.26.15	☑ ON ☐ OFF	68345.5	596		5.5	5.5
Amita	10.27.15	☑ ON ☐ OFF	68369.6	592		5.5	5.5
Denise Cosenza	10.30.15	☑ ON ☐ OFF	68432.5	598	308	5.5	5.5
Amit	11.2.15	☑ ON ☐ OFF	68514.6	596	308	5.5	5.5
Amita	11.3.15	☑ ON ☐ OFF	68538.0	598	308	5.5	5.5
Amit	11.5.15	☑ ON ☐ OFF	68578.9	591	307	5.5	5.5
Amit	11.9.15	☑ ON ☐ OFF	68683.9	592	309	5.5	5.5
Amit	11.16.15	☑ ON ☐ OFF	68851.4	596	300	5.5	5.5
Denise Cosenza	11.28.15	☑ ON ☐ OFF	69129.1	~~596~~ 592	306	5.5	5.5
Amit	12.1.15	☑ ON ☐ OFF	69201.4	592	306	5.5	5.5

ROUTINE SYSTEM CHECK

PARCEL 9 VAPOR MITIGATION SYSTEM

48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

ZONE: 1 2 3 ~~4~~ (Circle One)

Readings/Observations to be recorded by AvalonBay Site Representative.

1. Record Inspector Name and Date.
2. Observe and record if blower is on or off. **If blower is off, immediately notify an emergency contact listed on attached page.**
3. Observe and record the elapsed runtime.
4. Record any other comments e.g., unusual odors, spills, leaks, etc. **If such conditions exsist, immediately notify an emergency contact listed on attached page.**
5. Retain this page on-site for collection by ATC Associates.
6. Conduct inspections daily during first month of operation and weekly thereafter.

Inspector Name	Date	Blower On/Off	Runtime (hours)	Observations (Cmn Total)	Filter Pre	Filter Post
Amit	12.2.15	☒ ON ☐ OFF	69225.8	596	5.5	5.5
Amit	12.4.15	☒ ON ☐ OFF	69273.0	596	5.5	5.5
Amit	12-8-15	☒ ON ☐ OFF	69378.8	596	5.5	5.5
Amit	12.9.15	☒ ON ☐ OFF	69403.1	396	5.5	5.5
Amit	12.11.15	☒ ON ☐ OFF	69450.0	596	5.5	5.5
Amit	12.14.15	☒ ON ☐ OFF	69522.4	596	5.5	5.5
Amit	12.15.15	☒ ON ☐ OFF	69546.8	596	5.5	5.5
Amit	12.18.15	☒ ON ☐ OFF	69618.9	596	5.5	5.5
Amit	12.21.15	☒ ON ☐ OFF	69688.2	597	5.5	5.5
Denise Colon	12.31.15	☐ ON ☐ OFF	69918.7	587 304	5.5	5.5
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				
		☐ ON ☐ OFF				

Appendix C - Site-wide Inspection Log

SITE WIDE INSPECTION FORM
QUEENS WEST PARCEL 9
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

Inspector: Denise Cosenza

Date: December 31, 2015

1. Site Use Restrictions

No on-site vegetable gardens?

NONE

No groundwater withdrawal for potable/non-potable use?

NONE

Restricted residential maintained (single owner, or common ownership)?

YES

2. Site Cap

Note the date that the annual site cap inspection was performed:

December 31, 2015

Repairs made as noted during inspection?

None Noted - N/A

3. Soil Management

Note the date(s) of any soil disturbance activities conducted during the past year:

N/A

Proper soil management procedures implemented (cite appropriate close out reports)?

N/A

4. Groundwater Monitoring

Monitoring being conducted on a quarterly basis (note the dates of sampling conducted)?

Modification - No groundwater monitoring required

All on-site monitoring wells in working condition (note any repairs/replacement)?

Not Applicable (N/A)

5. Vapor Discharge Monitoring

Monitoring being conducted on a quarterly basis (note the dates of sampling conducted)?

N/A

All vapor monitoring points in working condition (note any repairs/replacement)?

N/A

SITE WIDE INSPECTION FORM
QUEENS WEST PARCEL 9
48th AVE. AND CENTER BLVD., LONG ISLAND CITY, NEW YORK

6. Permits

Do vapor emissions meet NYSDEC regulatory standards?

N/A

7. Vapor mitigation system O&M

Are routine system check logs being completed by on-site representative?

yes

Are Periodic Inspections being conducted as scheduled (note the dates of all inspections)?

yes - 1-28-15, 2-17-15, 3-27-15, 4-30-15, 5-29-15, 6-26-15
7-31-15, 8-31-15, 9-30-15, 10-30-15, 11-23-15, 12-31-15

8. Recordkeeping

Check that the following records/reports are being maintained/completed (note report/log dates as appropriate):

1) Annual site cap inspection log

yes - 12-31-15

2) Close-out report(s) for soil disburbance activities (including manifests for soil disposal)

N/A

3) Annual groundwater monitoring reports (including laboratory analytical data reports/groundwater contours)

N/A

4) Annual vapor discharge monitoring reports

N/A

5) Routine System Check Log for vapor mitigation system

yes

6) Periodic Inspection Log for vapor mitigation system

yes

7) Annual vapor mitigation system O&M reports

yes

9. Comments

(Note any deficiencies and recommendations for corrective actions.)

None

Appendix D - Institutional and Engineering Control 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. **C241049**

Site Name **Queens West (Hunter's Point) Parcel 9**

Site Address: 4-75 48th Avenue Zip Code: 11101
City/Town: Long Island City
County: Queens
Site Acreage: 1.8

Reporting Period: December 31, 2014 to December 31, 2015

	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/ECs 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

	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. C241049

Description of Institutional Controls

Parcel	Owner	Institutional Control
19-1	Queens West Development Corporation	Ground Water Use Restriction Landuse Restriction Site Management Plan

The Controlled Property may be used for restricted residential use as long as the following long-term engineering and institutional controls are employed:

a) All engineering controls (including the site cover and sub-slab vapor depressurization system and active venting system) must be operated and maintained as specified in the NYSDEC-approved Site Management Plan (SMP). No Engineering or Institutional Controls may be discontinued without a NYSDEC-approved amendment or extinguishment of the Environmental Easement;
b) Annual inspections of the Site, certifications of Institutional and Engineering Controls and Site usage of the controlled property, and Site Management Reporting to the Department must be conducted in accordance with the NYSDEC-approved SMP;
c) all future soil disturbance activities on the Site that will impact residual contaminated material, including, but not limited to, building construction or expansion, subgrade utility line construction or repair, must be conducted in accordance with the Soil Management provisions in the NYSDEC-approved SMP;
d) Operation Monitoring and Maintenance (OM&M) of the sub-slab depressurization system must be performed in a manner specified in the NYSDEC-approved SMP;
e) Groundwater and other environmental or public health monitoring required by the NYSDEC-approved SMP must be performed in a manner specified in that Plan;
f) Onsite environmental monitoring devices, including but not limited to, groundwater monitoring wells and soil vapor probes, must be protected and replaced as necessary to ensure continued functioning in the manner specified in the NYSDEC-approved SMP;
g) The use of the groundwater underlying the Controlled Property is prohibited without treatment rendering it safe for intended purpose; and
h) Vegetable gardens are prohibited.

The Controlled Property may not be used for a higher level of use such as unrestricted residential without proper notification of NYSDEC of the change of, approval of that use by the NYSDEC, and an amendment of the SMP approved by NYSDEC.

19-19	Queens West Development Corporation	Ground Water Use Restriction Site Management Plan Landuse Restriction

The Controlled Property may be used for restricted residential use as long as the following long-term engineering and institutional controls are employed:

a) All engineering controls (including the site cover and sub-slab vapor depressurization system and active venting system) must be operated and maintained as specified in the NYSDEC-approved Site Management Plan (SMP). No Engineering or Institutional Controls may be discontinued without a NYSDEC-approved amendment or extinguishment of the Environmental Easement;
b) Annual inspections of the Site, certifications of Institutional and Engineering Controls and Site usage of the controlled property, and Site Management Reporting to the Department must be conducted in accordance with the NYSDEC-approved SMP;
c) all future soil disturbance activities on the Site that will impact residual contaminated material, including, but not limited to, building construction or expansion, subgrade utility line construction or repair, must be conducted in accordance with the Soil Management provisions in the NYSDEC-approved SMP;
d) Operation Monitoring and Maintenance (OM&M) of the sub-slab depressurization system must be performed in a manner specified in the NYSDEC-approved SMP;
e) Groundwater and other environmental or public health monitoring required by the NYSDEC-approved SMP must be performed in a manner specified in that Plan;
f) Onsite environmental monitoring devices, including but not limited to, groundwater monitoring wells and soil vapor probes, must be protected and replaced as necessary to ensure continued functioning in the manner specified in the NYSDEC-approved SMP;
g) The use of the groundwater underlying the Controlled Property is prohibited without treatment rendering it safe for intended purpose; and
h) Vegetable gardens are prohibited.
The Controlled Property may not be used for a higher level of use such as unrestricted residential without proper notification of NYSDEC of the change of, approval of that use by the NYSDEC, and an amendment of the SMP approved by NYSDEC.

19-5 Queens West Development Corporation

Site Management Plan
Landuse Restriction
Ground Water Use Restriction

The Controlled Property may be used for restricted residential use as long as the following long-term engineering and institutional controls are employed:

a) All engineering controls (including the site cover and sub-slab vapor depressurization system and active venting system) must be operated and maintained as specified in the NYSDEC-approved Site Management Plan (SMP). No Engineering or Institutional Controls may be discontinued without a NYSDEC-approved amendment or extinguishment of the Environmental Easement;
b) Annual inspections of the Site, certifications of Institutional and Engineering Controls and Site usage of the controlled property, and Site Management Reporting to the Department must be conducted in accordance with the NYSDEC-approved SMP;
c) all future soil disturbance activities on the Site that will impact residual contaminated material, including, but not limited to, building construction or expansion, subgrade utility line construction or repair, must be conducted in accordance with the Soil Management provisions in the NYSDEC-approved SMP;
d) Operation Monitoring and Maintenance (OM&M) of the sub-slab depressurization system must be performed in a manner specified in the NYSDEC-approved SMP;
e) Groundwater and other environmental or public health monitoring required by the NYSDEC-approved SMP must be performed in a manner specified in that Plan;
f) Onsite environmental monitoring devices, including but not limited to, groundwater monitoring wells and soil vapor probes, must be protected and replaced as necessary to ensure continued functioning in the manner specified in the NYSDEC-approved SMP;
g) The use of the groundwater underlying the Controlled Property is prohibited without treatment rendering it safe for intended purpose; and
h) Vegetable gardens are prohibited.

The Controlled Property may not be used for a higher level of use such as unrestricted residential without proper notification of NYSDEC of the change of, approval of that use by the NYSDEC, and an amendment of the SMP approved by NYSDEC.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
19-1	Vapor Mitigation Cover System Subsurface Barriers
19-19	Vapor Mitigation Cover System Subsurface Barriers
19-5	Vapor Mitigation 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 certification;

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

YES	NO
●	☐

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

   (a) the Institutional Control and/or 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. C241049

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 Lewis at 671 N. Glebe Rd Suite 800 Allington VA 22203
print name print business address

am certifying as Owner (Owner or Remedial Party)

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

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

2/19/2016
Date

IC/EC CERTIFICATIONS

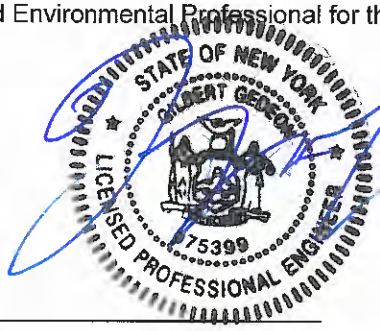
Box 7

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 Gilbert Gedeon at AIC Associates, 104 E 25th St, New York, NY 10010
print name print business address

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



Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date
		2/25/16

Appendix E - NYSDEC Site Management Modification Approval Letters

New York State Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st Street, Long Island City, NY 11101
Phone: (718) 482-6454 • **Fax:** 718-482-6358
Website: www.dec.ny.gov

Joe Martens
Commissioner

June 4, 2013

Martin Piazzola
Avalon Bay Communities, Inc.
275 7th Avenue, 25th Floor
New York, NY 10001

Re: Site Management Plan (SMP) Modification Request
Queens West (Hunter's Point) Parcel 9, Long Island City
Queens County, Site No.: C241049

Dear Mr. Piazzola:

The New York State Department of Environmental Conservation has reviewed your letter dated March 26, 2013, requesting changes in the SMP requirements for monitoring soil vapor and groundwater. The requested changes for the sampling of soil vapor are under review and will be addressed in separate letter. In the meantime, the monitoring for soil vapor must continue as specified in the SMP. The request to change the frequency of groundwater monitoring from quarterly to semi-annually is approved.

The Site Management Plan must be updated to reflect the approved changes in the groundwater monitoring requirements. Please submit revised pages to the Department within 30 days from the date of this letter. Subsequent to the approval of the changed pages, a revised SMP (in pdf format) with an updated title page must be submitted.

If you have any questions, please contact me at 718-482-4891 or e-mail: smmartin@gw.dec.state.ny.us.

Sincerely,

Sondra Martinkat-Taule
Project Manager

ec: Jane O'Connell - NYSDEC
Dawn Hettrick - NYSDOH
Arana Hankin - QWDC
John Mascioli – Cardno

New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 2 Office
47-40 21st Street, Long Island City, New York 11101
Phone: (718) 482-6454 • **Fax:** 718-482-6358
Website: www.dec.ny.gov

Joe Martens
Commissioner

December 20, 2013

Martin Piazzola
Avalon Riverview II, LLC
c/o Avalon Bay Communities, Inc.
275 Seventh Avenue, 25th Floor
New York, NY 10001

Re: Site Management Modification Approval
Queens West (Hunter's Point) Parcel 9, Long Island City
Queens County, Site No.: C241049

Dear Mr. Piazzola:

The New York State Department of Environmental Conservation (the Department), in conjunction with the New York State Department of Health, has reviewed the letter submitted by ATC-Cardno Inc, on behalf of Avalon Riverview II, LLC, on March 26, 2013, requesting modification to monitoring requirements specified in the Site Management Plan (SMP). The frequency of groundwater monitoring was the subject of a previous letter dated June 4, 2013. This letter addresses the request to alter the monitoring schedule for soil vapor effluent at the sub-slab depressurization systems (SSDS).

The Department hereby approves the request to modify the SMP. The quarterly sampling at the four SSDS zones may be discontinued. The carbon may be removed and properly disposed of, with documentation included in the Periodic Review Report. All other monitoring requirements remain in effect.

Within 30 days, please submit the appropriate sections of the SMP with revisions (in redline/strikeout mode if possible) to my attention, and include a revised cover page noting the modifications. Following approval of the revised SMP sections, the report will be distributed and a new copy placed in the project repository.

If you have any questions, or need additional forms, please contact me at 718-482-4891 or e-mail: smmartin@gw.dec.state.ny.us.

Sincerely,

Sondra Martinkat
Environmental Engineer 2

Denise Cosenza

From: Martinkat, Sondra (DEC) <sondra.martinkat@dec.ny.gov>
Sent: Tuesday, June 02, 2015 10:58 AM
To: Denise Cosenza; David_Lewis@avalonbay.com; Jim_Moran@avalonbay.com; Michael_Simpson@avalonbay.com; mmacdonald@sprlaw.com; Beth Correira; Angela_Malik@avalonbay.com; Hettrick, Dawn (HEALTH)
Subject: RE: Queens West Development Parcel 9 - Recommendation Letter

Denise,

You do not need to sample groundwater in June 2015 for the semi-annual round of monitoring at Parcel 9. I will reply by letter shortly to your SMP Modification Request. Please keep this email to include in your next PRR.

Sondra Martinkat
Environmental Engineer 2, Environmental Remediation

New York State Department of Environmental Conservation
47-40 21st St, Long Island City, NY 11101
P: 718-482-4891 | F: 718-482-6358 | sondra.martinkat@dec.ny.gov
www.dec.ny.gov |

From: Denise Cosenza [mailto:denise.cosenza@cardno.com]
Sent: Thursday, February 12, 2015 10:21 AM
To: David_Lewis@avalonbay.com; Jim_Moran@avalonbay.com; Michael_Simpson@avalonbay.com; mmacdonald@sprlaw.com; Beth Correira; Angela_Malik@avalonbay.com; Martinkat, Sondra (DEC); Hettrick, Dawn (HEALTH)
Subject: Queens West Development Parcel 9 - Recommendation Letter

Sondra,

As discussed, attached is the conclusion and recommendation letter for Queens West Parcel 9.

I will be sending a hard copy over today.

Thank you,

Denise

Denise M. Cosenza
PROJECT MANAGER
CARDNO ATC

Cardno ATC
Shaping the Future

Phone (+1) 212-353-8280 Fax (+1) 212-979-8447 Direct (+1) 212-432-8541 Mobile (+1) 718-490-0614
Address 104 E. 25th St, 10th Floor, , New York, NY 10010-2917
Email denise.cosenza@cardno.com Web www.cardnoatc.com - www.cardno.com

This email and its attachments may contain confidential and/or privileged information for the sole use of the intended recipient(s). All electronically supplied data must be checked against an applicable hardcopy version which shall be the only document which Cardno warrants accuracy. If you are not the intended recipient, any use, distribution or copying of the information contained in this email and its attachments is strictly prohibited. If you have received this email in error, please email the sender by replying to this message and immediately delete and destroy any copies of this email and any attachments. The views or opinions expressed are the author's own and may not reflect the views or opinions of Cardno.

ec: Jane O'Connell – NYSDEC
Dawn Hettrick – NYSDOH
John Mascioli – ATC-Cardno

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

November 24, 2015

David Lewis
Avalon Riverview II
c/o AvalonBay Communities, Inc.
Ballston Tower
671 N. Glebe Road, Suite 800
Arlington VA 22203

Re: Modification of Site Management Plan (SMP) for Queens West Parcel 9 ("Site")
Site ID No.: C241049
Long Island City, Queens County

Dear Mr. Lewis:

The New York State Department of Environmental Conservation has reviewed the February 12, 2015 request to modify the Site Management Plan with respect to semi-annual groundwater monitoring. The request to discontinue monitoring is approved.

Please maintain wells MW-2 and MW-8 to be available for gauging and monitoring by Queens West Development Corp. for the Queens West Center Blvd. Voluntary Cleanup Program site, V00194A. You must decommission the remaining wells in accordance with NYSDEC CP-43 Groundwater Well Decommissioning Policy, which can be found at http://www.dec.ny.gov/regulations/2393.html.

The Site Management Plan must updated to reflect the approved changes. Submit the section number and the text that will replace the current SMP section(s). The title page has to be updated also. Once reviewed, a new PDF document of the SMP will be reissued to the Department and to all repositories.

If you have any questions, please contact me at 718-482-4891, or email me at Sondra.martinkat@dec.ny.gov .

Sincerely,

Sondra Martinkat
Project Manager

cc: Jane O'Connell – NYSDEC
Denise Cosenza, Gil Gedeon – ATC Cardno
Simon Wynn – QWDC
Steve Panter – FLS

Appendix F - Disposal Documentation

RECOVERY ENVIRONMENTAL SERVICES, INC.

51 U.S. Highway 206 • Suite 102 • Augusta, New Jersey 07822
Phone: (973) 940-3144 • Fax: (973) 940-3146

DAILY JOB REPORT

Company ATC
Street 4-75 48TH AVE
City, State, Zip LIC NY
Location of Work 48+5
Contact JOHN Telephone
Change of Scope (Call your supervisor)

Job Complete ❑ Yes ❑ No Lunch Taken ❑ Yes ❑ No

Day/Date 2-19-14 WED Job Number
Tail Gate Safety Meeting - Time Supervisor/Foreman CULIN
Job Description
DISCONNECT CARBON DRUM'S
AND REMOVE OFF SITE RECONNECT SYSTEM
WITH OUT CARBON AS TO CUSTUMER

Name	Left Shop	On Site	Left Site	At Shop	Total
CULIN	500	700	930		
KEVIN	500	700	930		

Equipment - Type	Qty.
RACK TRUCK	
DRUM CART	
MISC HAND TOOL'S	

Material - Type	Qty.

C.U.L.

Customer

White - CORPORATE OFFICE Canary - BRANCH OFFICE Pink - CUSTOMER Gold - OFFICE

THIS MEMORANDUM is an acknowledgment that a Bill of Lading has been issued and is not the Original Bill of Lading, nor a copy or duplicate, covering the property named herein, and is intended solely for filing or record.

Shipper's No. _____

Carrier's Name: RECOVERY ENVIRONMENTAL SERVICES INC Carrier's No. _____

RECEIVED, subject to the classifications and tariffs in effect on the date of the issue of this Bill of lading,

at 4-75 48th Ave LIC (Date) 2-19-14 FROM AIC

the property described below, in apparent good order, except as noted (contents and condition of contents of packages unknown), marked, consigned, and destined as shown below, which said company (the word company being understood throughout this contract as meaning any person or corporation in possession of the property under the contract) agrees to carry to its usual place of delivery at said destination, if on its own railroad, water line, highway route or routes, or within the territory of its highway operations, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed, as to each carrier of all or any of said property over all or any portion of said route to destination, and as to each party at any time interested in all or any of said property, that every service to be performed hereunder shall be subject to all the terms and conditions of the Uniform Domestic Straight Bill of Lading set forth (1) in the Uniform Freight Classification in effect on the date hereof, if this is a rail or rail-water shipment, or (2) in the applicable motor carrier classification or tariff if this is a motor carrier shipment. Shipper hereby certifies that he is familiar with all the terms and conditions of the said bill of lading, including those on the back thereof, set forth in the classification or tariff which governs the transportation of this shipment, and the said terms and conditions are hereby agreed to by the shipper and accepted for himself and his assigns.

(Mail or street address for purposes of notification only.)

Consigned TO _____

On Collect on Delivery Shipments, the letters "COD" must appear before consignee's name or as otherwise provided in Item 430, Sec. 1.

Destination _____ Street _____ City _____

_____ County _____ State _____ Zip _____

Route _____ Delivery Address ★ _____

(★To be filled in only when shipper desires and governing tariffs provide for delivery thereat.)

Delivering Carrier _____ Car or Vehicle Initials and No. _____

Collect on Delivery $ _____ And Remit to _____

_____ Street _____ City _____ State _____

No. Packages	H.M.	Kind of Package, Description of Articles, Special Marks, and Exceptions	*Weight (Subject to Correction)	Class or Rate	Check Column
2		55 Gallon Drum's (HAZ'Bus)	1000 LBS.	DR	

*If the shipment moves between two ports by a carrier by water, the law requires that the bill of lading shall state whether it is carrier's or shipper's weight.
NOTE—Where the rate is dependent on value, shippers are required to state specifically in writing the agreed or declared value of the property.

The agreed or declared value of the property is hereby specifically stated by the shipper to be not exceeding _____ per _____

Subject to Section 7 of conditions, if this shipment is to be delivered to the consignee without recourse on the consignor, the consignor shall sign the following statement:
The carrier shall not make delivery of this shipment without payment of freight and all other lawful charges.

_____
(Signature of consignor.)

C. O. D. Charges to be Paid by
☐ Shipper ☐ Consignee

If charges are to be prepaid, write or stamp here, "To be Prepaid."

Received $ _____ to apply in prepayment of the charges on the property described hereon.

_____
Agent or Cashier

Per _____
(The signature here acknowledges only the amount prepaid.)

Charges Advanced:

$ _____

† "The fibre containers used for this shipment conform to the specifications set forth in the box maker's certificate thereon, and all other requirements of Rule 41 of the Uniform Freight Classification and Rule 5 of the National Motor Freight Classification."
† Shipper's imprint in lieu of stamp; not a part of bill of lading approved by the Interstate Commerce Commission.

_____ Shipper, Per _____ Agent

Permanent post-office address of shipper, _____ Per _____

3