



# **HydroTech Environmental**

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**USA – Middle East – North Africa**

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### **Periodic Review Report**

**February 2025 to February 2026**

**32-01 57<sup>th</sup> Street Site**

**32-01 57<sup>th</sup> Street, Queens, New York**

**NYSDEC Site # 241197**

### **Prepared For:**

**Tibetan Community of New York and New Jersey**

**32-01 57<sup>th</sup> Street, Queens, New York**

### **Prepared By:**

**Hydro Tech Environmental Engineering and Geology, DPC**

**231 West 29<sup>th</sup> Street, Suite 1104, New York, NY 10001**

**July 15, 2026**

## CERTIFICATION STATEMENT

I, Tarek Z Khouri, certify that I am currently a NYS registered Professional Engineer and that this Periodic Review Report for the property identified as the Tibetan Community of New York and New Jersey and located at 32-01 57<sup>th</sup> Street (a.k.a. 32-02 58<sup>th</sup> Street and 57-02 - 57-12 32<sup>nd</sup> Avenue) and 32-10 58<sup>th</sup> Street in Woodside, in Queens (32-01 57<sup>th</sup> Street Site - Site Number: 241197) was prepared for the reporting period 2025-2026 in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

For each institutional or engineering control identified for the site, I certify that all of the following statements are true:

- The inspection of the Site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;
- The institutional control and/or engineering control employed at this Site is unchanged from the date the control was put in place, or last approved by the Department;
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any Site management plan for this control;
- Access to the Site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;
- Use of the Site is compliant with the environmental easement;

- The engineering control systems are performing as designed and are effective;
- To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the Site interim remedial program and generally accepted engineering practices; and
- The information presented in this report is accurate and complete.

I certify that all information and statements in this certification statement 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, Tarek Z. Khouri at Hydro Tech Environmental Engineering and Geology, DPC, am certifying as a Professional Engineer for the 32-01 57<sup>th</sup> Street Site - Site Number: 241197.

NYS P.E. License # 086611

Date

07-15-2026



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## **1.0 Executive Summary**

The Site is identified as the Tibetan Community of New York and New Jersey (TCNYNJ) and is located at 32-01 57<sup>th</sup> Street (a.k.a. 32-02 58<sup>th</sup> Street and 57-02 - 57-12 32<sup>nd</sup> Avenue) and 32-10 58<sup>th</sup> Street in Woodside, Queens, New York. This Site is an approximately 0.5-acre area (22,500 square feet) and consists of two lots identified as Block 1159 and Lots 1 and 14 on the New York City Tax Map. It is zoned for light manufacturing use and is currently developed with a 1-story house of worship/community service center with full basement and adjacent asphalt paved parking lot.

This Site has been classified by the New York State Department of Environmental Conservation (the “NYSDEC”) as a Class P (Potential) site (Site #241197). The Site was remediated by TCNYNJ in accordance with NYSDEC-approved Interim Remedial Measures Work Plan (IRMWP) dated April 2017, NYSDEC-approved IRM Addendum dated August 2017 and other NYSDEC requirements in correspondences dated April 2022 and January 2025. Following interim Site remediation, a Construction Completion Report (CCR) dated April 29, 2026 was approved by NYSDEC on March 13, 2026. The issuance of a No Further Action/Satisfactory Completion letter for this Site remediation by NYSDEC is still pending.

This annual Periodic Review Report (PRR) was prepared for the reporting period 2025 - 2026 in accordance with NYSDEC-approved Site Management Plan (SMP) dated April 2026. This PRR documents the annual Site wide inspection and monitoring of engineering controls consisting of a cover system, an active sub-slab depressurization system (SSDS), and a soil vapor extraction (SVE) system.

Findings of this PRR indicate the Site is currently in compliance with the requirements of the NYSDEC approved April 2026 SMP. The installed engineering and institutional controls at this Site continue to be effective and are operating satisfactorily. The SMP SSDS Operation, Monitoring and Maintenance (OM&M) during this reporting period present no measurable environmental footprints. No change to the frequency for submittal of the annual PRR is recommended at this time.

## **2.0 Site Overview**

The PRR is prepared for the property identified as the Tibetan Community of New York and New Jersey (TCNYNJ) and located at 32-01 57<sup>th</sup> Street (a.k.a. 32-02 58<sup>th</sup> Street and 57-02 - 57-12 32<sup>nd</sup> venue) and 32-10 58<sup>th</sup> Street in Woodside, Queens, New York. This Site is approximately 0.5-acre area (22,500 square feet) and consists of two lots identified as Block 1159 and Lots 1 and 14 on the New York City Tax Map. It is zoned for light manufacturing use and is bounded by 32<sup>nd</sup> Avenue on the north, a 2-story commercial/industrial facility (auto parts shop, a tire repair shop, and an auto repair shop) and house of worship/community center on the southwest, a 2-story residential building on the southeast, 58<sup>th</sup> Street on the east, and 57<sup>th</sup> Street on the west. Currently, the Site consists of 1-story house of worship/community service center with full basement and an adjacent asphalt paved parking lot.

This property has been classified by the New York State Department of Environmental Conservation (the "NYSDEC") as a Class P (Potential) site (Site #241197). Soon after TCNYNJ acquired the Site in 2016, NYSDEC assigned a "P" Site Number #241197 pursuant to ECL 27-1305 based on information from an October 2011 Phase II Environmental Site Investigation (ESI) by AKRF, Inc., which identified contaminants of concern consisting of chlorinated volatile organic compounds (VOCs), namely tetrachloroethene (PCE) and trichloroethene (TCE) in soil samples and in soil vapors above the New York State Department of Health (NYSDOH) guidance. TCNYNJ executed an Order on Consent and Administrative Settlement (Index No. R2-20170321-111) with the NYSDEC on June 7, 2017 for the remediation of this Site.

The Site was remediated in accordance with the remedy selected by the NYSDEC in the Interim Remedial Measures Work Plan (IRMWP) dated May 2017, and IRMWP Addendum dated August 2017, and other NYSDEC correspondences dated April 2022 and January 2025. A Construction Completion Report (CCR) documented all Interim Remedial Measures (IRM) completed at the Site, which included the excavation of non-hazardous contaminated soil and Engineering Controls (ECs) consisting of an existing sitewide cover system, a sub-slab depressurization system (SSDS) to mitigate on-site soil vapor impacts, and a soil vapor extraction (SVE) system to prevent potential off-site soil vapor impact beneath the southeast-adjacent property, along with the performance of post startup SSDS indoor air sampling at on-Site and a post SVE startup effluent air sampling. Both SSDS and SVE system were started on September 18, 2018. As part of the IRM, Institutional Controls (ICs) have been incorporated into NYSDEC approved Site Management Plan (SMP) dated April 2026 to control exposure to remaining contamination on-Site and also to ensure protection of public health and the environment. An Environmental Easement was also recorded with the Queens County Clerk that requires the implementation of SMP and compliance with all ECs and ICs placed on the site.

### **2.1 Composite Cover System**

the Site is currently fully covered with 8-inch-thick structural slab beneath the build area and a 3-inch-thick asphalt pavement in open parking space. A drywell and stormwater retention tank system that is approximately 16 feet long, 8 feet wide and 8 feet deep is located beneath the open parking space to the east of the building at the Site.

## **2.2 Sub-Slab Depressurization System**

The SSDS was installed across the entire building slab at the Site. The SSDS consists of four suction pits (SSDS Pit 1 through Pit 4) fitted with open ended 4-inch PVC pipes within  $\frac{3}{4}$ -inch bluestone and connected to cast iron riser piping. Riser pipes from SSDS Pit 1 to SSDS Pit 3 are manifolded inside basement to one riser pipe which travels through the building toward the rooftop. Individual riser pipe from SSDS Pit 4 travels the building toward the rooftop. The two SSDS riser pipes are then coupled individually to a Radon Away suction fan model RP145 located on the roof of the building. The two SSDS exhausts terminate with goosenecks at least three feet above the roofline and ten feet from HVAC air intakes or operable windows.

Each individual riser pipe from SSDS Pit 1 to SSDS Pit 4 is fitted with a visible and audible vacuum monitoring/ Alarm (model 28001/2) with electronic light and audio indicating loss of system vacuum or malfunctioning and a visible Dwyer Magnehelic dial type vacuum gauge (model 2100). Monitoring panels for SSDS Pit 1 to SSDS Pit 3 are mounted on a wall in the southwestern portion of the basement, and the panel for SSDS Pit 4 is located on the wall of the entrance hallway in northwestern portion of the first floor.

A total of five sub-slab vacuum monitoring probes identified as Probe #1 to Probe #5 are installed in the basement slab to confirm adequate subsurface communication and pressure differentials.

## **2.3 Soil Vapor Extraction System**

The SVE system was installed in the parking lot beneath the southeastern portion of the Site. This system consists of two SVE wells that are manifolded together

and connected through subsurface piping installed beneath the asphalt pavement. As noted in the IRM CCR dated April 2026, the exact layout of the underground SVE system could not be verified. The aboveground portion of this system consists of a 4-inch diameter cast iron riser pipe protruding from the ground near the southeastern corner of the building at the Site. The SVE riser pipe runs vertically on the southeastern façade of the building and is connected to a Radon Away suction fan model RP260 located above the roof parapet. The effluent from the SVE fan terminates with a gooseneck located at least 3 feet above the roof line and 10 feet from air intakes of HVACs or from operable windows. The SVE riser pipe is fitted with a visible and audible vacuum monitoring/alarm (model 28001/2) with electronic light and audio indicating loss of system vacuum or malfunctioning and a visible Dwyer Magnehelic dial type vacuum gauge (model 2100). The SVE vacuum gauge and alarm are fitted inside a panel located on the southeastern wall of the building.

**Figure 1** provides the installed engineering controls at the Site.

#### **2.4 Institutional Controls**

The ICs for this Site are listed below :

- The property may be used for restricted residential, Commercial or industrial uses;
- All ECs must be operated and maintained as specified in the SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as defined by the NYSDOH or the New York City Department of Health and Mental Hygiene to render it safe for

use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

- Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;
- Data and information pertinent to Site management must be reported at the frequency and in a manner as defined in the SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP;
- Access to the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement;

### 3.0 Evaluation of Remedy Performances, Effectiveness, and Protectiveness

The inspection, operation, monitoring and, maintenance (OM&M) plan presented in the revised April 2026 Site Management Plan (SMP) outlines the following activities:

|                                                                                                                                                                                                                              |                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Engineering Controls</b>                                                                                                                                                                                                  | 1. Cover system                              |
|                                                                                                                                                                                                                              | 2. Active sub-slab depressurization (SSDS)   |
|                                                                                                                                                                                                                              | 3. Soil vapor extraction (SVE) system        |
| <b>Inspection, Monitoring, Maintenance, and Reporting Schedule</b>                                                                                                                                                           |                                              |
| <b>Inspection:</b>                                                                                                                                                                                                           | <b>Frequency</b>                             |
| <ul style="list-style-type: none"> <li>Site wide cover system inspection</li> </ul>                                                                                                                                          | Annually and following severe weather events |
| <ul style="list-style-type: none"> <li>SSDS/SVE inspection (Magnehelic vacuum gauges, alarms light/sound, risers piping, suction fans)</li> </ul>                                                                            | Annually and following severe weather events |
| <b>Monitoring:</b>                                                                                                                                                                                                           | <b>Frequency</b>                             |
| <ul style="list-style-type: none"> <li>SSDS performance monitoring (Magnehelic Vacuum Gauge/PID/ Alarm at SSDS Pit 1 to SSDS Pit 4, and sub-slab negative pressure (vacuum) measurements at Probe #1 to Probe #5)</li> </ul> | Annually                                     |
| <ul style="list-style-type: none"> <li>Drainage of condensation water inside lateral sections of SSDS risers running beneath concrete beams of ceiling</li> </ul>                                                            | As needed                                    |
| <ul style="list-style-type: none"> <li>On-site SSDS performance monitoring (indoor air IA-1 and IA-2 sampling)</li> </ul>                                                                                                    | As needed, per NYSDEC's Request              |
| <b>Testing:</b>                                                                                                                                                                                                              |                                              |
| On-site Indoor Air Assessment                                                                                                                                                                                                | As needed                                    |
| <b>Maintenance:</b>                                                                                                                                                                                                          | <b>Frequency</b>                             |
| <ul style="list-style-type: none"> <li>Cover system</li> </ul>                                                                                                                                                               | As needed                                    |

---

|              |           |
|--------------|-----------|
| • SSDS       | As needed |
| • SVE system | As needed |

The annual Site-wide cover system inspection and the annual monitoring and maintenance inspection of SSDS and SVE system for this reporting period were performed on February 17, 2026, by a Qualified Environmental Professional (QEP) under the directions of NYS registered Professional Engineer.

The SSDS and SVE system layout, and the vacuum monitoring point locations are shown on **Figure 1. Appendix 1** provides photographs of the site-wide inspection. A completed annual Site-wide inspection and monitoring checklist is included as **Appendix 2**.

### **3.1 Site Cover Inspection and Maintenance**

This annual Site-wide inspection of the composite cover installed at the Site included a general observation of the conditions of the concrete slab in the basement of the building and the asphalt pavement in the parking lot. The composite cover was inspected for evidence of alterations, presence of cracks, holes, or other openings.

Findings of the inspection observations indicated the cover system was not altered and it continues to show evidence of the same surficial cracks observed in the building slab and around slab joints as during the February 2025 inspection. These surficial cracks range in thickness from 1 to 2 millimeters. These cracks will be closely monitored in subsequent Site-wide inspection events.

### **3.2 Active Sub-Slab Depressurization System Monitoring Data**

During this annual SSDS inspection and monitoring event, the sub-slab vacuum monitoring points identified as Probe #1 to Probe #5 and located in the basement of the building was measured utilizing a digital micro-manometer in accordance with the SMP. The SSDS components including the suction fan associated with SSDS Pit 1, SSDS Pit 2, and SSDS Pit 3, the suction fan associated with SSDS Pit 4, the individual Magnehelic gauges and alarms mounted on the riser from SSDS Pit 1 to SSDS Pit 4 were visually inspected for proper functioning in accordance with the SSDS OM&M in the SMP. In addition, organic vapors were measured at the effluent from SSDS Pit 1 to SSDS Pit 3 and the effluent from SSDS Pit 4 utilizing a Photoionization detector (PID). The results of the SSDS monitoring data are summarized below:

| <b>SSDS Suction Fan : Vacuum (Inch H2O or WC)</b> |      |
|---------------------------------------------------|------|
| SSDS Pit 1                                        | -1.9 |
| SSDS Pit 2                                        | -1.8 |
| SSDS Pit 3                                        | -2   |
| SSDS Pit 4                                        | -1   |

| <b>SSDS Effluent PID (ppm)</b> |   |
|--------------------------------|---|
| SSDS-1 to SSDS-3               | 0 |
| SSDS-4                         | 0 |

| <b>Vacuum Monitoring Points (WC)</b> |       |
|--------------------------------------|-------|
| Probe #1                             | -0.01 |
| Probe #2                             | -0.01 |
| Probe #3                             | -0.03 |
| Probe #4                             | -0.52 |
| Probe #5                             | -0.01 |

As noted above, the negative pressure (vacuum) at the Magnehelic gauges was recorded between -1 WC at SSDS-4 and -2 WC at SSDS-3. The measured vacuum

at the sub-slab vacuum monitoring points Probes #1 to Probe #5 ranged between 0.01 WC at Probes #1, Probe #2 and Probe #5, and -0.52 WC at Probe #4. No organic vapors (<0.1 ppm) were measured with the PID the two exhausts from SSDS Pit 1 to SSDS Pit 3 and SSDS-4. Overall, the recent SSDS monitoring data reflects a comparable performance noted during the previous February 2025 SSDS monitoring event.

**Appendix 2** provides the annual SSD system inspection checklist.

### **3.3 Soil Vapor Extraction System Monitoring Data**

The SVE system inspection and monitoring during this reporting period indicate the system components including the suction fan, the individual Magnehelic gauges and alarm are functioning properly in accordance with the SVE system OM&M in the SMP. The negative pressure dial at the SVE Magnehelic gauge indicated a vacuum of -4 WC. Also, no organic vapors (<0.1 ppm) were measured with the PID the SVE exhaust. The monitoring of the SVE system during this period also reflects a comparable performance noted during the previous February 2025 monitoring event.

## **4.0 Institutional Control/Engineering Control Compliance**

### **4.1 Institutional Controls**

The (Institutional Controls) ICs for the site is an environmental easement that is used to restrict land, and groundwater uses and prevent future exposure to contamination remaining at the site through enforcement of the SMP. The site-wide inspection determined that there have been no changes or actions that require modification to the environmental easement. Institutional Controls have been complied with including compliance with the Environmental Easement and the SMP. There are no recommendations for change of Institutional Controls at this time.

### **4.2 Engineering Controls**

- Site Cover

The Site cover system beneath the building area and in the open parking space remain in the same condition as it was observed during the IRM CCR inspection performed during February 2025. This cover system prevents exposure to contamination remaining under the Site. The surficial cracks observed in the concrete slab in the basement floor are unlikely to represent a risk for soil vapor intrusion impact since migration of vapors is mitigated by the active SSDS.

- SSDS and SVE System

These two ECs continue to operate satisfactorily as designed to render the Site protective to human health and the environment. The SSDS and SVE system monitoring data continues to be within the operating ranges specified in the SMP.

There are no new conclusions that would trigger any necessary changes or modifications to improve the operation of these two ECs present at the site.

## **5.0 Operation & Maintenance Compliance Report**

### **5.1 Component of Operation, Maintenance & Monitoring (OM&M) Plan**

The SSDS and SVE system installed at this Site will continuously extract chlorinated VOCs from beneath the Site and these vapors are being discharged into the ambient air. As indicated in the IRM CCR, each individual SSDS and SVE suction fans operate with a very low flow rate, and it does not emit High Toxicity Air Contaminant (HTAC) or represent the potential to emit more than 0.5 lb/hr of a non-HTAC VOCs. Therefore, treatment of these extracted soil vapors prior to being discharged into ambient air is not warranted.

Routine maintenance and balancing inspection of the cover system, SSDS and SVE system were performed during this annual reporting period by a QEP under the direction of NYS registered Professional Engineer. Routine maintenance and balancing inspections were also conducted on a monthly basis by TCNYNJ administrative staff. TCNYN staff also performed routine drainage of condensation water inside the lateral section of SSDS Pit 3 riser in the basement soon the alarm sounds off to indicate the loss of vacuum at this riser.

### **5.2 Summary of SSDS and SVE System OM&M Completed During Reporting Period**

Confirmation of the operation of the SSDS and SVE system is documented by routine inspections performed by appropriate personnel. The required inspection scope consisted of visual inspections to confirm the integrity of the SSDS and SVE system fans, riser pipes and floor seals, confirmation that each fan is operating properly by observing switches, alarms and vacuum gauges, PID measurements at the effluents, and collection of differential pressure readings at each existing sub-slab SSDS vacuum monitoring points.

Although TCNYNJ staff has performed routine inspections and maintenance of the SSDS and SVE system, monthly inspection checklists were not filled by TCNYNJ representative for this reporting period. In order to ensure a continuous operation of the ECs, TCNYNJ representative was reminded to fill in the monthly inspection checklists upon completing each routine inspection and maintenance of the SSDS and SVE system. The QEP under the direction of NYS licensed professional engineer performed an annual visit to the Site on February 17, 2026, to complete the Site-wide annual inspection checklist of the Site Engineering Controls (ECs) for this reporting year. These ECs consist of the cover system, active SSDS and SVE system.

The annual SSD system inspection checklist is provided in **Appendix 2**.

### **5.3 Evaluation of Remedial Systems**

The cover system at the Site shows evidence of surficial cracks in the slab that should not short-circuit the negative pressure under the slab by the SSDS as evidenced by the satisfactory vacuum communication measured at the sub-slab vacuum monitoring points. Monitoring at the five vacuum monitoring points (Probe #1 to probe #5) achieved the minimum vacuum of -0.01 WC required for this Site. This sub-slab vacuum is induced by the operation of the two SSDS suction fans at the SSDS Pit 1 to SSDS Pit 3, and SSDS Pit 4.

Similarly, the SVE system is operating satisfactorily as evidenced by the vacuum induced by SVE suction fan.

## 6.0 Green Remediation Evaluation

Green remediation principles and techniques were implemented to the extent feasible during the implementation of Site management efforts for this Site as per DER-31. The major green remediation components are as follows:

- Reducing direct and indirect greenhouse gases and other emissions;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.

Best management practices were also implemented as part of the green and sustainable practices during Site OM&M. The following practicable measures were considered during the implementation of the elements of the SMP:

1. Limit the use and idling of generators and vehicles to reduce emissions.
2. Manage onsite resources and materials efficiently.
3. Request staff to use public transportation to the extent practicable.
4. Reduce waste, increasing recycling and increasing reuse of materials that would otherwise be considered waste.

Green and sustainable remediation metrics were tracked during the implementation of SMP OM&M activities, and an environmental footprint analysis was performed using SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA) tool. Since the EC implemented at the Site is a composite cover system, an active SSDS and an SVE system that are both operating using low

power consumption suction fans and produce no emissions, along with one annual inspection performed by QEP traveling to the Site via mass public transit system, as well as a routine monitoring performed by on-site workers, there was no environmental footprint associated with the SMP OM&M activities during this reporting period.

## **7.0 Conclusions and Recommendations**

### **7.1 Compliance**

The Site continues to be developed with the existing 1-story house of worship/community service center with full basement and adjacent asphalt paved parking lot.

The EC installed as part of this new development consisted of a cover system, an active SSDS, and an SVE system.

The requirements stipulated in the NYSDEC approved SMP dated April 2026 regarding IC/ECs and the OM&M Plan in relation to the SSDS and SVE system monitoring were met during the reporting period. No disturbance was observed in the land use or the cover system and the active SSDS and SVE system were maintained in good condition.

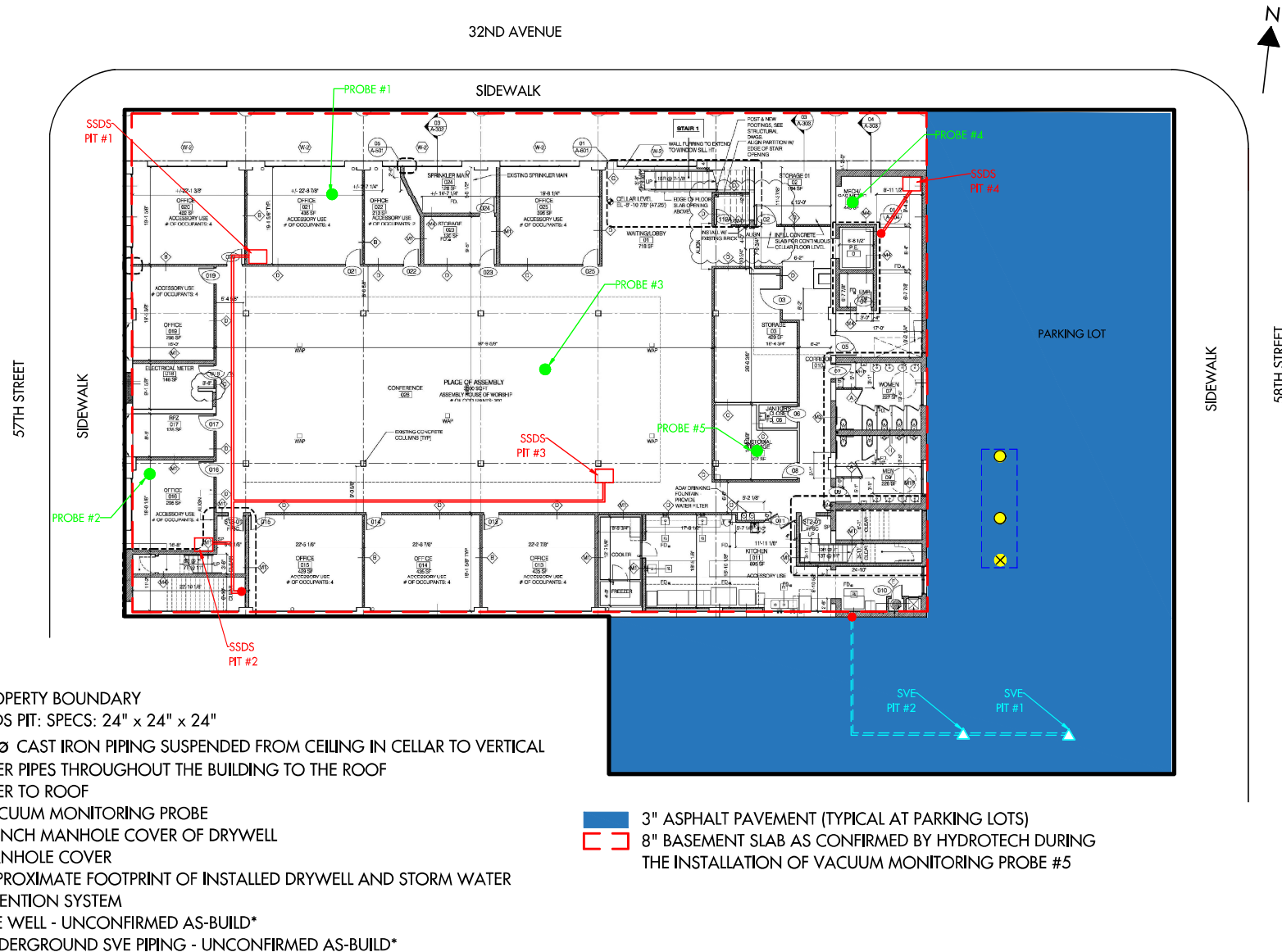
### **7.2 Performance and Effectiveness of Remedy**

An evaluation of the components of the SMP during this reporting period indicates that the IC/EC controls are protective of human health and the environment. This is evidenced by the Site-Wide inspection and the SSDS and SVE system monitoring data, which shows both systems continue to be operating as designated. No measurable environmental footprints associated with the SMP OM&M Activities were noted during this reporting period

### **7.3 Recommendations**

A summary of the recommended ICs/EC inspection and monitoring activities is provided below:

- The monthly inspection checklists shall be filled in monthly by TCNYNJ representative in order to ensure a continuous operation of the ECs.
- The annual sitewide inspection of the cover system, and the SSDS and SVE system inspection and monitoring shall continue to be conducted by a QEP consistent with the OM&M plan listed in the April 2026 SMP.
- No change shall be made to the frequency for submittal of the annual PRR at this time. In accordance with the April 2026 SMP, the next PRR for this site is due annually or at another frequency as may be required by the NYSDEC. As such, the next PRR shall be due during February 2027.



\*AS-BUILT DESIGN IS BASED OFF HISTORICAL DOCUMENTATION AND SITE INSPECTIONS BUT CANNOT BE GUARANTEED TO BE 100% ACCURATE

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|      |             |     |

SEAL & SIGNATURE



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NANDINEE PHOOKAN ARCHITECTS PC

PROJECT NAME AND ADDRESS

32-01 57TH STREET, QUEENS, NY

PROJECT FIGURE

FIGURE 1A: SITE-WIDE ENGINEERING CONTROLS PLAN - CELLAR AND GROUND LEVEL PLAN VIEW

PROJECT NO.

240047

DRAWN BY

A.S.

SCALE (11X17)

AS NOTED

DATE

03/12/26

REVIEWED BY

P.M.

APPROVED BY

P.M.

32ND AVENUE

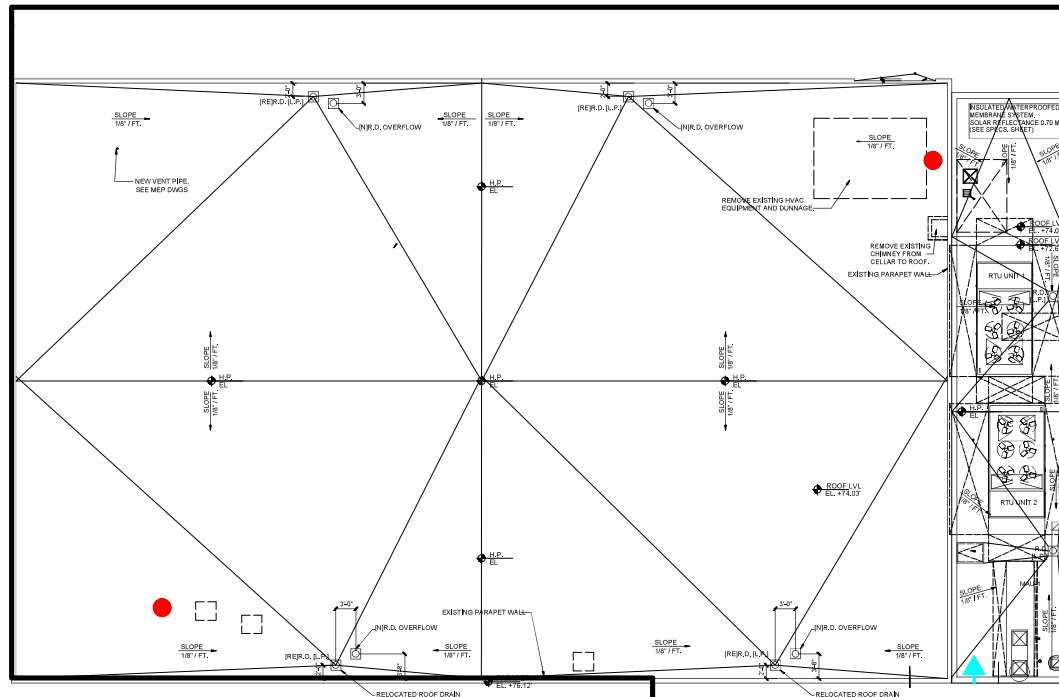


57TH STREET

SIDEWALK

SIDEWALK

58TH STREET



LEGEND:

- PROPERTY BOUNDARY
- ROOF PENETRATION TO SSDS FAN
- ▲ SVE FAN ABOVE ROOF PARAPET

\*AS-BUILT DESIGN IS BASED OFF HISTORICAL DOCUMENTATION AND SITE INSPECTIONS BUT CANNOT BE GUARANTEED TO BE 100% ACCURATE

0 30  
APPROXIMATE SCALE IN FEET

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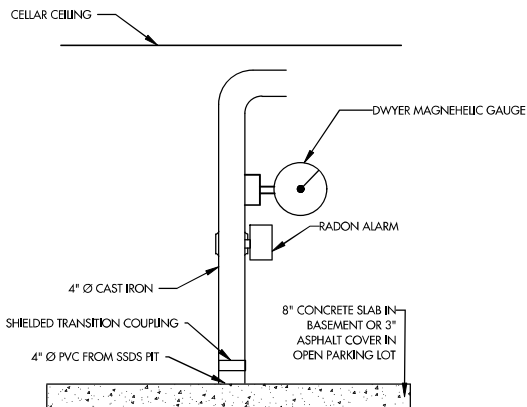
TEL: (631) 462-5866

BASE DRAWING PREPARED BY  
NANDINEE PHOOKAN ARCHITECTS PC

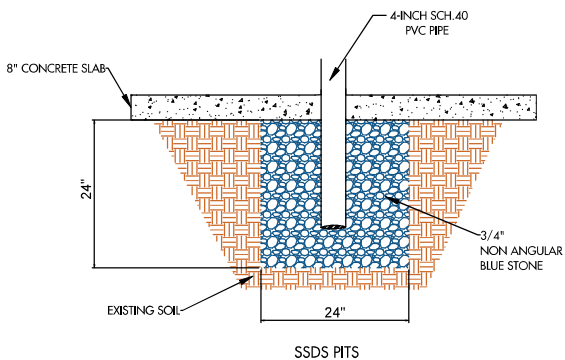
PROJECT NAME AND ADDRESS  
32-01 57TH STREET, QUEENS, NY

PROJECT FIGURE  
FIGURE 1B: SITE-WIDE ENGINEERING CONTROLS PLAN - ROOF VIEW

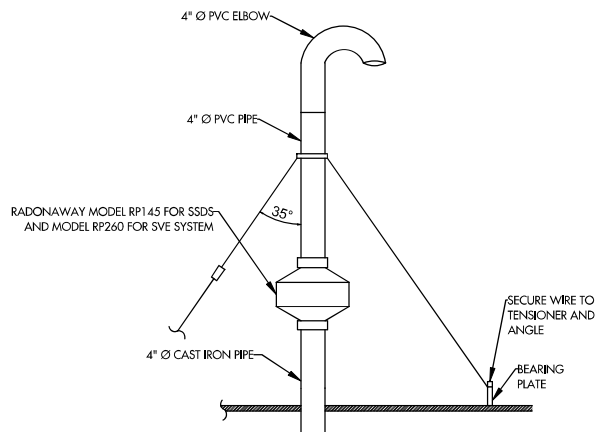
|                           |                     |
|---------------------------|---------------------|
| PROJECT NO.<br>250001     | DATE<br>03/12/26    |
| DRAWN BY<br>A.S.          | REVIEWED BY<br>P.M. |
| SCALE (11X17)<br>AS NOTED | APPROVED BY<br>P.M. |



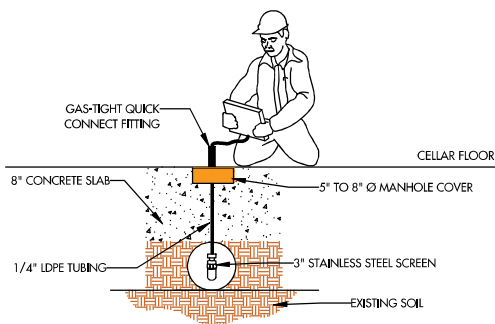
SSDS VENT RISER AT CELLAR/SVE RISER  
AT GRADE LEVEL IN PARKING LOT



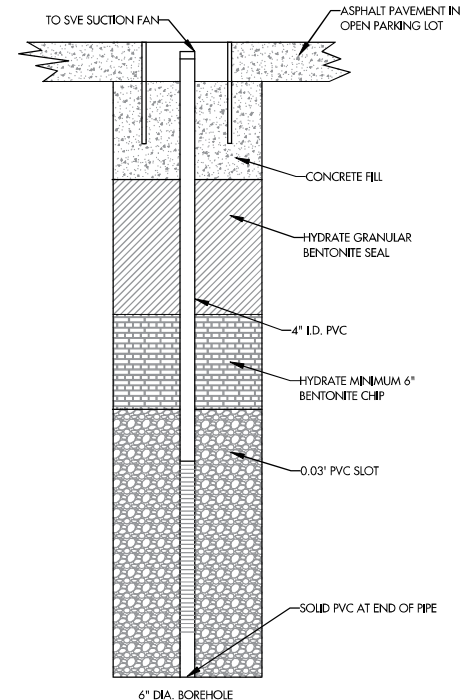
SSDS PITS



SSDS/SVE VENT RISER AT ROOF FOR SSDS  
OR ROOF PARAPET FOR SVE SYSTEM



SSDS PRESSURE MONITORING POINT



| SVE WELL ID | SCREENED INTERVAL | WELL SCREEN DIA. |
|-------------|-------------------|------------------|
| SVE-1       | 10' - 15'         | 0.03'            |
| SVE-2       | 10' - 15'         | 0.03'            |

AS-BUILT DESIGN OF SVE WELLS IS BASED OFF  
HISTORICAL DOCUMENTATION AND SITE  
INSPECTIONS BUT CANNOT BE GUARANTEED TO BE  
100% ACCURATE

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| DATE | DESCRIPTION | CHK |
|------|-------------|-----|
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TEL: (631) 462-5866

BASE DRAWING PREPARED BY

PROJECT NAME AND ADDRESS

32-01 57TH STREET, QUEENS, NY

PROJECT FIGURE

FIGURE 1.C: SITE-WIDE ENGINEERING  
CONTROLS PLAN - SECTIONS VIEW

|                           |                     |
|---------------------------|---------------------|
| PROJECT NO.<br>240047     | DATE<br>03/12/26    |
| DRAWN BY<br>A.S.          | REVIEWED BY<br>P.M. |
| SCALE (11X17)<br>AS NOTED | APPROVED BY<br>P.M. |

# APPENDICES

APPENDIX 1

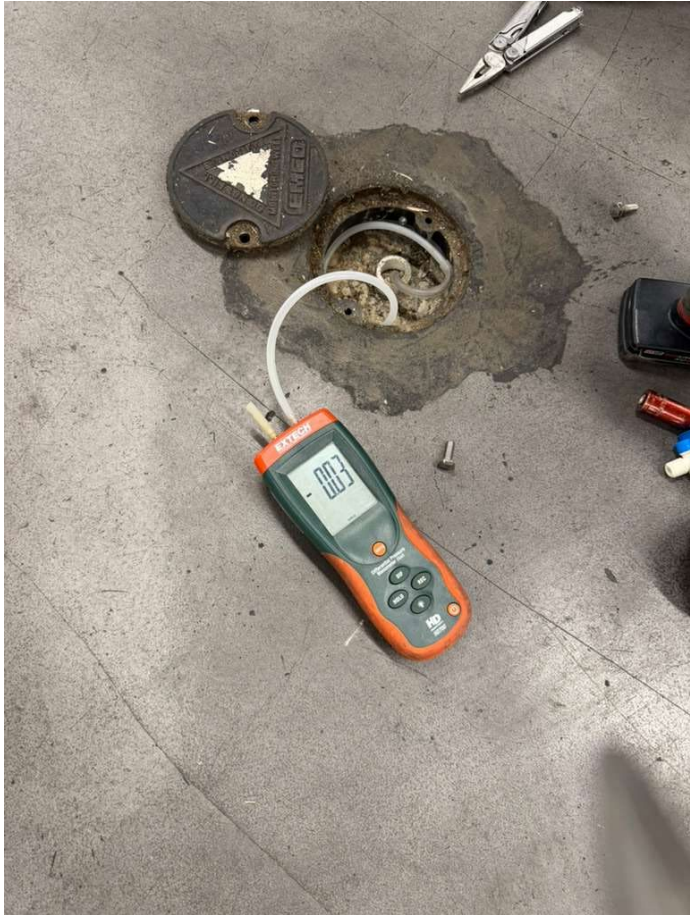
PHOTOGRAPHS



Vacuum measurement at  
Probe #1



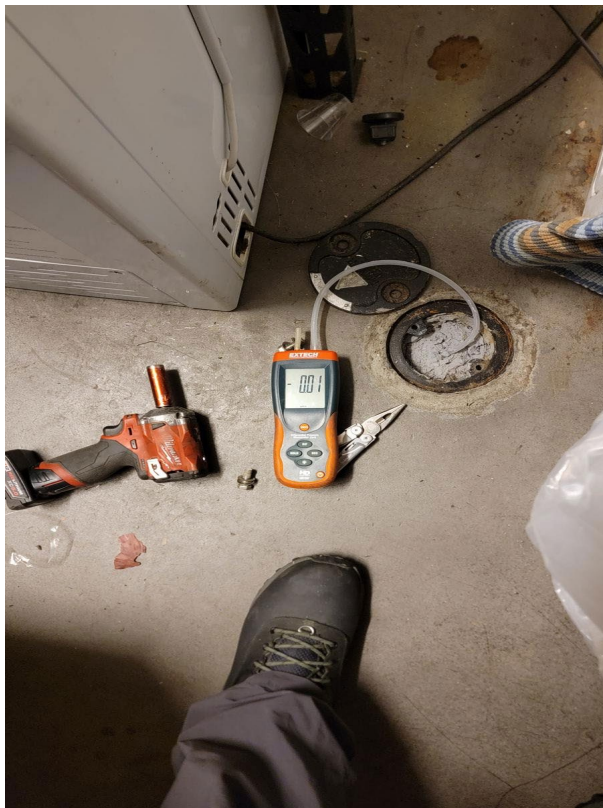
Vacuum measurement at Probe #2



Vacuum measurement at  
Probe #3



Vacuum measurement at  
Probe #4



Vacuum measurement at  
Probe #5



Organic vapor measurement at  
SVE effluent



Organic vapor measurement at the effluent from SSDS Pit 1 to SSDS Pit 3



Organic vapor measurement at the effluent from SSDS Pit 4



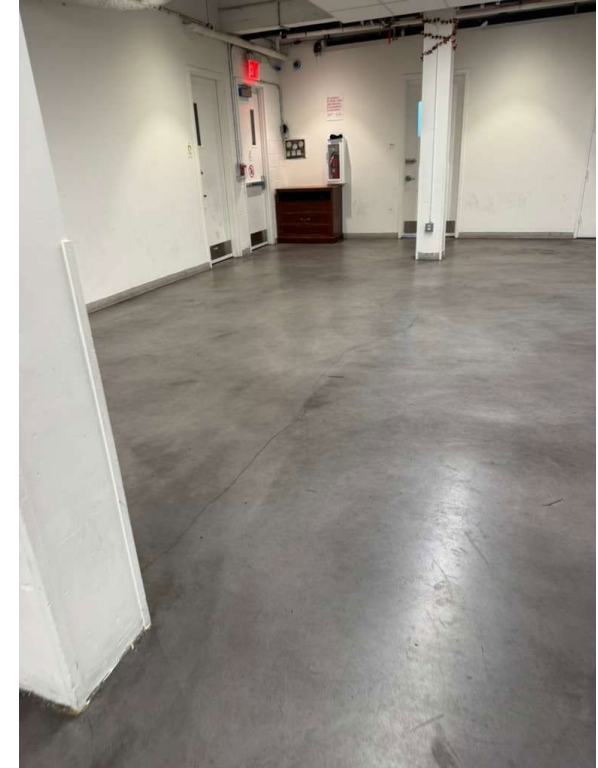
Dwyer magnehelic gauge and alarm at SVE system



Dwyer magnehelic gauges and alarms at SSDS Pit 1 to Pit 3



Dwyer magnehelic gauge  
and alarm at SSDS Pit 4



View of fine cracks in the  
basement slab



View of fine cracks in the  
basement slab



View of manholes of retention tank  
system beneath the open parking  
area

## APPENDIX 2

### ANNUAL SMP INSPECTIONS CHECKLIST



|                                                                                                                                                                                                                                                                                                                  |                                          |                                                                                 |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------------------------------------|-----------|
| Inspector name and title                                                                                                                                                                                                                                                                                         |                                          | Site Address                                                                    | Date      |
| Marie Rose Farah                                                                                                                                                                                                                                                                                                 |                                          | 32-01 57 <sup>th</sup> Street, Queens, NY                                       | 2/17/2026 |
| <b>Remedy Description of Cover Systems</b>                                                                                                                                                                                                                                                                       |                                          |                                                                                 |           |
| <b>1. Review of the current remedy</b>                                                                                                                                                                                                                                                                           |                                          |                                                                                 |           |
| Identify the current remedy:                                                                                                                                                                                                                                                                                     |                                          |                                                                                 |           |
| <input checked="" type="checkbox"/> Cover System                                                                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> SSDS | <input checked="" type="checkbox"/> SVE System                                  |           |
| <b>2. Review of the current remedy goals</b>                                                                                                                                                                                                                                                                     |                                          |                                                                                 |           |
| What schedule has been established for inspection of Cover System                                                                                                                                                                                                                                                |                                          | Annually                                                                        |           |
| What schedule has been established for monitoring of SSDS ?                                                                                                                                                                                                                                                      |                                          | Annually                                                                        |           |
| What schedule has been established for monitoring of SVE System?                                                                                                                                                                                                                                                 |                                          | Annually                                                                        |           |
| <b>B. Summary of Remedy Performance Assessment</b>                                                                                                                                                                                                                                                               |                                          |                                                                                 |           |
| <b>1. Evaluate remedy effectiveness:</b>                                                                                                                                                                                                                                                                         |                                          |                                                                                 |           |
| Based on information collected since the last OM&M review, do SSDS monitoring data indicate that the system is failing or could eventually fail to meet remedy goals?                                                                                                                                            |                                          | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No          |           |
| Since the last O&M review, have SSDS monitoring data exhibited trends indicative of a new or renewed release?                                                                                                                                                                                                    |                                          | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No          |           |
| Since the last O&M review, have changes in landuse been suggested and or implemented that have the potential to reduce the protectiveness of the SSDS remedy?                                                                                                                                                    |                                          | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No          |           |
| Since the last O&M review, have contaminants been identified in new locations or at higher concentrations where they pose or have the potential to pose unacceptable risks to receptors?                                                                                                                         |                                          | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No          |           |
| If you answered yes to any of the above questions, did the information suggest the need for immediate action or is the condition being monitored to evaluate the need for future action? Use this space to comment. What actions, if any, have been taken and/or are planned in response to the new information? |                                          | <input type="checkbox"/> Immediate Action                                       |           |
|                                                                                                                                                                                                                                                                                                                  |                                          | <input type="checkbox"/> Monitor for future                                     |           |
|                                                                                                                                                                                                                                                                                                                  |                                          | <input checked="" type="checkbox"/> N/A                                         |           |
| Based on your answers to the above questions, is there reason to evaluate the need for a contingent remedy at this time? If yes, use this space to comment.                                                                                                                                                      |                                          | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No          |           |
| <b>SSDS</b>                                                                                                                                                                                                                                                                                                      |                                          |                                                                                 |           |
| PID at effluent                                                                                                                                                                                                                                                                                                  |                                          | 0 PPM                                                                           |           |
| Vacuum readings at Magnehelic gauges                                                                                                                                                                                                                                                                             | SSDS pit 1                               | -1.9 Inch H2O                                                                   |           |
|                                                                                                                                                                                                                                                                                                                  | SSDS pit 2                               | -1.8 Inch H2O                                                                   |           |
|                                                                                                                                                                                                                                                                                                                  | SSDS pit 3                               | -2 Inch H2O                                                                     |           |
|                                                                                                                                                                                                                                                                                                                  | SSDS pit 5                               | -1 Inch H2O                                                                     |           |
| Fans Condition                                                                                                                                                                                                                                                                                                   |                                          | <input checked="" type="checkbox"/> Function<br><input type="checkbox"/> Damage |           |
| Vacuum measurements at vacuum monitoring points                                                                                                                                                                                                                                                                  | Probe #1                                 | '-0.01 Inch H2O                                                                 |           |
|                                                                                                                                                                                                                                                                                                                  | Probe #2                                 | -0.01 Inch H2O                                                                  |           |
|                                                                                                                                                                                                                                                                                                                  | Probe #3                                 | -0.03 Inch H2O                                                                  |           |
|                                                                                                                                                                                                                                                                                                                  | Probe #4                                 | -0.52 Inch H2O                                                                  |           |
|                                                                                                                                                                                                                                                                                                                  | Probe #5                                 | -0.01 Inch H2O                                                                  |           |
| Alarms Condition                                                                                                                                                                                                                                                                                                 |                                          | <input checked="" type="checkbox"/> Function<br><input type="checkbox"/> Damage |           |

|                                                                                                                                                                                                                                                                                                                                             |                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Was the SSDS operating upon arrival?<br>If "No," explain below why the system was not running, efforts taken to restart the SSDS and if the system was operational when leaving. If successful in making the SSDS operational, complete the remainder of the checklist.                                                                     | X Yes                                                                           |
|                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> No                                                     |
| Were all sub-slab vacuum readings less than or equal to - 0.01 inches of water?<br>If "Yes," the SSDS is deemed still effective and the vacuum readings taken during this inspection are now the new baseline readings.<br>If "No," system must be adjusted/amended and the SSDS re-commissioned. Discuss adjustments and amendments below: | X Yes                                                                           |
|                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> No                                                     |
| <b>SVE System</b>                                                                                                                                                                                                                                                                                                                           |                                                                                 |
| PID at effluent                                                                                                                                                                                                                                                                                                                             | 0 PPM                                                                           |
| Vacuum guage                                                                                                                                                                                                                                                                                                                                | -0.4 Inch H2O                                                                   |
| Fan Condition                                                                                                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> Function<br><input type="checkbox"/> Damage |
| Alarm Condition                                                                                                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> Function<br><input type="checkbox"/> Damage |
| Was the SVE System operating upon arrival?<br>If "No," explain below why the system was not running, efforts taken to restart the system and if the system was operational when leaving. If successful in making the SVE system operational, complete the remainder of the checklist.                                                       | X Yes                                                                           |
|                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> No                                                     |
| <b>Cover System</b>                                                                                                                                                                                                                                                                                                                         |                                                                                 |
| Did you observe breaking or cracks in the slab cover                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No          |
| If yes describe the level of alteration needed for repairs and remedies?    Fine cracks were observed in exposed portions of concrete slab in basement                                                                                                                                                                                      |                                                                                 |