FORMER CHATSWORTH COAL AND SUPPLY SITE

2101 AND 2103 PALMER AVENUE
VILLAGE OF LARCHMONT
WESTCHESTER COUNTY, NEW YORK
NYSDEC SITE #: C360132

PERIODIC REVIEW REPORT

PERIOD OF 2017 - 2021

Prepared for:

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MAY 18, 2021

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APPENDICES

1.0 EXECUTIVE SUMMARY

The Former Chatsworth Coal and Supply Site, New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C360132, located at 2101-2103 Palmer Avenue, Larchmont, New York, has been remediated to achieve a Track 2 – Restricted Residential remedy. Soil contaminants remain on-Site in excess of Soil Cleanup Objectives (SCOs) requiring a Site Management Plan (SMP) to protect the public from exposure to residual soil contamination. The SMP details the required maintenance of a Site cover system, including a vapor barrier, and procedures for proper handling of on-Site soils should intrusive activities be required on the Site. The Site has been developed as "Pinebrook Condominium," an affordable housing development.

2.0 SITE OVERVIEW

2.1 Location and Description

The site is located at 2101-2103 Palmer Avenue, Larchmont, Westchester County, New York (Figure 1) and is an approximately 1.98-acre area bounded by the New York/New Haven Metro North Railroad Line and the New England Thruway (Interstate 95) to the northwest, retail stores and a gasoline station to the south, on Palmer Avenue, and commercial businesses on Palmer Avenue to the east.

A list of all investigation and remediation reports is listed below in chronological order:

- Limited Environmental Site Inspection Report – Tectonic Engineering & Surveying Consultants P.C., October 14, 2010;
- Subsurface Investigation Report – HydroEnvironmental Solutions, Inc., April 2011;
- Remedial Action Work Plan (RAWP) – HydroEnvironmental Solutions, Inc., June 2011;
- Environmental Investigation Report – Conklin Services & Construction Inc., November 17, 2001;
- Spill Remediation Report – HydroEnvironmental Solutions, Inc., December 2011;
- Post-Remediation QA Environmental Site Investigation Report (SIR) – Tectonic Engineering & Surveying Consultants P.C., May 22, 2012;
- Subsurface Investigation – June 28, 2012;
- Subsurface Investigation and RAWP – Tectonic Engineering & Surveying Consultants P.C., April 4, 2013;
- Supplemental Phase II Environmental Site Assessment (ESA) – Galli Engineering, P.C., October 7, 2013;
- Overburden Soil Sampling from Rock Outcrop – Galli Engineering, P.C., October 10, 2013;
- Metropolitan Transportation Authority (MTA) Parcel – Surface Soil Sampling – Galli Engineering, P.C., October 11, 2013;
- Change-of-Use Remedial Report – Galli Engineering, P.C., May 12, 2014;
- Remedial Investigation Report – Galli Engineering, P.C., June 16, 2014;
- RAWP – Galli Engineering, P.C., June 24, 2014;
- BCP Application Supplemental Investigation – Galli Engineering, P.C., July 3, 2014;
- Addendum to the RAWP – Galli Engineering, P.C., September 22, 2014;
- Site Management Plan (SMP) – Galli Engineering, P.C., January 18, 2016
- Final Engineering Report – Galli Engineering, P.C., January 18, 2016

A Certificate of Completion was issued by NYSDEC on December 29, 2015.

2.2 Summary of BCP Remedial Investigation Findings

On February 18 and 25, 2014, Galli Engineering, P.C. (GEPC) conducted a Remedial Investigation (RI) to complete the NYSDEC requested delineation and extent of the soil and groundwater contamination identified at the Site in previous investigations. GEPC installed six (6) soil borings, installed two (2) monitoring wells and installed four (4) soil vapor probes.

2.2.1 Soil Borings

The RI report, dated June 16, 2014, confirmed surface soil samples collected from 0 to 2 inches contained metals at concentrations exceeding Track 1 Unrestricted Use Soil Cleanup Objectives (UUSCOs) in four (4) samples; pesticides at concentrations exceeding Track 1 UUSCOs in two (2) samples; and semi-volatile organic compounds (SVOCs) at concentrations exceeding Track 1 UUSCOs in one (1) sample.

Sub-surface soil samples (greater than 2-inches) collected from the Site contained one (1) metal at concentrations exceeding Track 2 Restricted Residential Use SCOs (RRSCOs) in five (5) samples; three (3) metals at concentrations exceeding Track 1 UUSCOs in two (2) samples; pesticides at concentrations exceeding Track 1 UUSCOs in two (2) samples; and SVOCs at concentrations exceeding Track 1 UUSCOs in one (1) sample.

2.2.2 Groundwater Sampling

During the RI, two (2) monitoring wells, were installed. Analytical results revealed metals at concentrations exceeding NYSDEC Part 703 Groundwater Quality Standards (GQS) in two (2) samples: volatile organic compounds (VOCs) at concentrations exceeding GQS in one (1) sample; and SVOCs at concentrations exceeding GQS in one (1) sample.

2.2.3 Soil Vapor Sampling

Four (4) soil vapor samples were collected on the Site during the RI; no samples contained contaminants at concentrations exceeding NYSDOH air guidance values.

The Remedial Investigation Report (RIR) concluded that contaminants of concern are not migrating from the Site. NYSDEC Division of Environmental Remediation (DER) Decision Document required the excavation of soil for contaminants of concern with a composite cover system applied to the entire Site.

2.3 Summary of the Site Remedy – Final Engineering Report

The site was remediated in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP) for the Former Chatsworth Coal and Supply site, dated April 11, 2014; revised January 24, 2014. Following, is a summary of the Remedial Actions performed at the site between September 2014 and December 2015:

1. Excavation: All soils which exceed RRSCOs, as defined by 6 NYCRR Part 375.6.8 were excavated and disposed of off-site.

2. Remedial excavation and post-excavation endpoint sampling confirmed Track 2 RRSCOs had been achieved.

3. Construction and maintenance of a cover system consisting of structures (buildings, pavement, and sidewalks) and soil (with the upper two feet meeting the SCOs set forth in Part 375-6.7(d), as not to exceed the applicable SCOs for the use of the site, Part 375-6.8(b) for Track 2, and the upper six inches being topsoil, capable of sustaining vegetation), to prevent human exposure to remaining contaminated soil/fill remaining at the site and to serve as a physical barrier to protect the vapor barrier, which in turn prevents human exposure to residual soil vapor beneath the site.

4. Construction of an impermeable barrier wall along the north eastern property line in the area of the known spill to prevent migration of contamination from the known off-site spill source.

5. Installation of a waterproof vapor barrier beneath the building slabs and up the foundation walls, to grade, to eliminate any potential of vapor intrusion in areas that provide a risk of exposure in the future.

6. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the site.

7. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting.

8. Periodic certification of the institutional and engineering controls listed above.

3.0 PERFORMANCE EVALUATION

Periodic monitoring, including inspection of the composite cover system/cap has been conducted at the site since the Fourth Quarter of 2015. Annual inspection/monitoring of the performance of the remedy and overall reduction of on-site and off-site contamination will be conducted annually, following completion of the remedial action. Subsequent monitoring will be decided by the NYSDEC, dependent on monitoring reduction requests submitted by the WB Pinebrook Associates, LLC.

The remedial actions were designed to achieve site-specific remediation objectives. These include:

- Monitoring the composite cover system/cap;
- Site-wide inspection; and
- Monitoring Reporting.

The engineered and institutional controls in place at the site continue to be effective in achieving the site-specific remediation goals.

An institutional control, in the form of an environmental deed restriction has been put in place to restrict the Site to restricted residential, commercial or industrial uses and restrict activities at the Site, including use of groundwater without proper treatment.

An engineering control, consisting of the composite cover system has been installed to prevent ingestion/direct contact with contaminated soils and groundwater.

4.0 ENGINEERING CONTROLS / INSTITUTIONAL CONTROLS COMPLIANCE REPORT

4.1 Engineering Controls

Because some contamination remained after completion of remedial actions, Engineering Controls (ECs) were incorporated into the site remedy to monitor the natural attenuation of groundwater contaminants in order to ensure protection of public health and the environment. The following ECs were implemented in accordance with the SMP:

1. Vapor Barrier; and
2. Composite cover system.

4.1.1 Vapor Barrier

According to documentation reviewed by PVE, Stego Industries, LLC 10 mil Stego Wrap Vapor Barrier (a waterproof vapor barrier) was installed in the lobby, utility rooms and Staircase 1 of Building 1 and Staircase 2 of Building 2, and any enclosed spaces that may exist at grade within the buildings as a result of the VOCs identified in the soil vapor during the Remedial Investigation. Vapor barrier sheets were overlapped with a minimum of six (6) inches and sealed with Stego Tape. Vapor barrier sheets were sealed to the concrete walls with a vapor resistant, impermeable polysulfide expansion joint sealant. Elevator pits were coated with deep penetrating concrete sealer, Radon Seal. An impermeable barrier was to be installed along the northern property line to prevent the migration of petroleum contaminated groundwater from entering the Site from the adjacent off-site NYSDEC Spill No. 11-05310. Vapor Barrier installation began on June 16, 2015 and was completed in December 2015.

4.1.2 Composite Cover System

The composite cover system is a permanent control, and the quality and integrity of this system will be inspected at defined, regular intervals in accordance with this SMP in perpetuity. This cover system is comprised of a minimum of 24-inches of clean soil, asphalt pavement, concrete-covered sidewalks, and concrete building slabs, constructed across the entire site. Any changes to this cover system must be made in accordance with the requirements of the SMP, and a figure showing the modified surface included in this report and in any updates to the SMP.

Monitoring of the cover will be performed by during inspection walk-throughs annually. In order to document inspection of the composite cover system/cap, Site Management Forms are provided in Appendix B.

4.2 Institutional Controls

A series of Institutional Controls (ICs) are required under the SMP to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining

contamination; (3) limit the use and development of the Site to restricted residential, commercial, or industrial uses only. Adherence to these ICs on the site is required by the Environmental Easement and will be implemented under this SMP. ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. The boundaries of the IC match the boundaries of the site. These are shown on Figure 3 - Metes and Bounds Survey with Seal. These ICs are:

- The Site may be used for: restricted residential; commercial, or industrial use;
- All ECs must be maintained as specified in this SMP;
- All ECs must be inspected at a frequency determined by the Department;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester County Department of Health (WCDOH) 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;
- Data and information pertinent to site management must be reported at the frequency determined by the Department;
- All future activities that will disturb remaining contaminated material and Site cover system must be conducted in accordance with this SMP and Excavation Work Plan;
- Maintenance, monitoring, inspection, and reporting of any physical component of the remedy shall be performed as defined in this 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; and
- Vegetable gardens and farming on the site are prohibited.

4.3 Institutional Control/Engineering Control Certification

The Institutional Control/Engineering Control certification signed by a Qualified Environmental Professional (QEP) is included in Appendix A.

5.0 MONITORING PLAN COMPLIANCE REPORT

5.1 Site Management Reports

The SMP requires the following periodic monitoring program:

Task/Report	Reporting Frequency*
Inspection Report – Cover System	Annually
Periodic Review Report	Every three (3) years

All site management inspection, maintenance and monitoring events will be recorded on the appropriate site management forms provided in Appendix [F] of the SMP. These forms are subject to NYSDEC revision. All applicable inspection forms generated for the site during the reporting period will be provided in electronic format to the NYSDEC in accordance with the requirements of SMP and summarized in the PRR.

All monitoring/inspections reports will include, at a minimum:

- Date of event or reporting period;
- Name, company, and position of person(s) conducting monitoring/inspection
- activities;
- Description of the activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet); and any observations, conclusions, or recommendations.

Routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting maintenance activities;
- Description of maintenance activities performed;
- Any modifications to the system;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet); and,
- Other documentation such as copies of invoices for maintenance work, receipts for replacement equipment, etc., (attached to the checklist/form).

Non-routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting non-routine maintenance/repair activities;
- Description of non-routine activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents (included either on the form or on an attached sheet); and

- Other documentation such as copies of invoices for repair work, receipts for replacement equipment, etc. (attached to the checklist/form).

5.2 Site-Wide Inspection

A site-wide inspection was performed annually. During this inspection, a site-wide inspection form was completed (Appendix B). The form compiles sufficient information to assess the following:

- Compliance with all ICs, including site usage;
- An evaluation of the condition and continued effectiveness of ECs;
- General site conditions at the time of the inspection;
- Compliance with permits and schedules included in the Monitoring Plan (Section 4.0 of the SMP); and
- Confirm that site records are up to date.

The site-wide inspection was conducted on April 1, 2021. The site management form is included as Appendix B.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Limitations

PVE was provided documentation described in Section 2.1, by others. PVE makes no representation as to the accuracy or completeness of this documentation and has not independently verified any information in these documents.

As of March 30, 2021, PVE has been contracted by the current site owner/operator with performing annual inspections of the site and approved site-wide cover system**,** as well as preparing a PRR every three (3) years in accordance with the NYSDEC approved frequency. To PVE's knowledge, no other inspections or certifications of site controls were conducted by others during the 2017-2021 reporting period prior to our site involvement. PVE makes no representation of the site prior to our initial inspection on April 1, 2021.

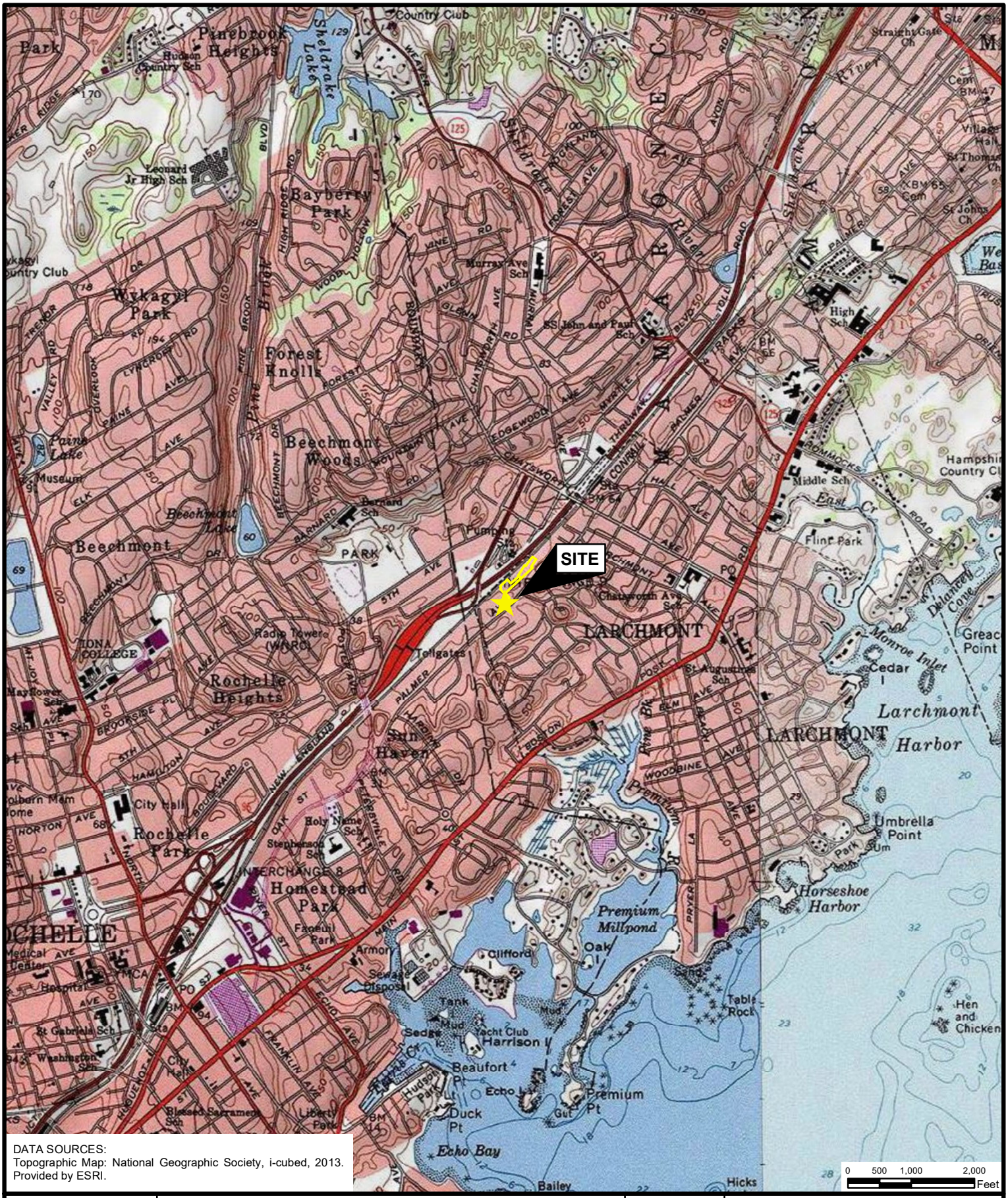
6.2 Conclusion

Institutional controls that have been established for this site continue to be effective in supporting the remedial goals. Site inspections indicate the engineering controls remain in place and continue to provide the protection for the remedial solutions that have been established. The IC/EC Certification Form is provided as Appendix A.

6.3 Recommendation

No modifications to the SMP are proposed at this time. All requirements of the SMP will continue to be followed.

FIGURES



DATA SOURCES:
Topographic Map: National Geographic Society, i-cubed, 2013. Provided by ESRI.

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SITE LOCATION MAP

PINEBROOK CONDOS
2101 & 2103 PALMER AVENUE
VILLAGE OF LARCHMONT, WESTCHESTER COUNTY
NEW YORK

PROJECT NO. 202100197	FIGURE 1
	DATE: 04/01/2021
	SCALE: AS INDICATED
	PROJECTION: NAD83 STATE PLANE NY EAST
	ALL LOCATIONS APPROXIMATE

PVE
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SELECTED SITE FEATURES

PINEBROOK CONDOS
2101 & 2103 PALMER AVENUE
VILLAGE OF LARCHMONT, WESTCHESTER COUNTY
NEW YORK

PROJECT NO. 202100197

FIGURE 2

DATE: 04/01/2021

SCALE: AS INDICATED

PROJECTION: NAD83 STATE PLANE NY EAST

ALL LOCATIONS APPROXIMATE

Metes and Bounds Record Deed Descriptions

Parcel I:

ALL that certain plot, piece or parcel of land situate, lying and being in the Village of Larchmont, Town of Mamaroneck, County of Westchester and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the southeasterly line of land of the Metropolitan Transportation Authority (formerly the New York, New Haven and Hartford Railroad Company), where the same is intersected by the southwesterly line of land described in deed from Frank E. Webers to Robert V. George dated February 9, 1988, recorded February 23, 1988 in Liber 9118 page 319;

RUNNING THENCE along the southwesterly line of land of said land conveyed to Robert V. George, South 36 degrees 29 minutes 05 seconds East 69.52 feet to the northwesterly line of land now or formerly of Constantine Monzidelis;

THENCE along said land the following courses and distances: South 45 degrees 43 minutes 17 seconds West 132.62 feet, and; South 33 degrees 42 minutes 20 seconds East 30.00 feet to the northwesterly line of Lots of map Entitled "Amended Map No. 3 as to Blocks 8, 9, 11, 12 and 15 Larchmont Park", filed in the Westchester County Clerk's Office in Volume 64 of Maps at page 46;

THENCE along the northwesterly line of Lot 8, 9, 10, 11, 12 and part of 13 on said map, South 56 degrees 17 minutes 40 seconds West 241.38 feet;

THENCE North 37 degrees 37 minutes 06 seconds West 75.27 feet to a point distant 106.24 feet southeasterly of and measured radially from Station 330 + 91.91 of said center line;

THENCE in a general northeasterly direction by a curve to the left having a radius of 1137.42 feet bounding northwesterly on remaining railroad land 193.28 feet to a point distant 70.62 feet southeasterly of and measured radially from Station 332 + 80.28 of said center line;

THENCE South 49 degrees 53 minutes 19 seconds East, bounding northwesterly on remaining railroad land, 17.00 feet to a point;

THENCE in a general northeasterly direction by a curve to the right having a radius of673.85 feet, bounding northwesterly on remaining railroad land 156.5 feet to a point distant 65.40 feet southeasterly of and measured radially from Station 334 + 38.28 of said center line;

THENCE North 53 degrees 25 minutes 10 seconds East, bounding northwesterly on remaining railroad land, 25.50 feet to the point or place of BEGINNING.

PARCEL II:

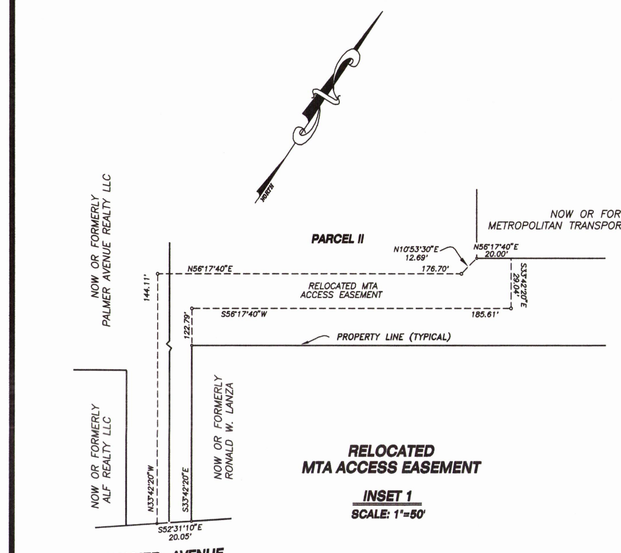
ALL that certain plot, piece or parcel of land situate lying and being in the Village of Larchmont, Town of Mamaroneck, County of Westchester and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Palmer Avenue, where the same is intersected by lands now or formerly of JERJO Realty Corp., being the westerly line of Lot 19 in Block 11 as shown on a map entitled, "Amended Map No.3, Blocks 8, 9, 11, 12 and 15 Larchmont Park", and filed in the Westchester County Clerk's Office, Division of Land Records as Map Volume 64 page 46;

RUNNING THENCE along said northerly side of Palmer Avenue, South 52 degrees 31 minutes 10 seconds West 13.03 feet to a point;
RUNNING THENCE North 33 degrees 42 minutes 20 seconds West 209.88 feet to a point;
RUNNING THENCE North 56 degrees 15 minutes 10 seconds East 25.00 feet to a point;
RUNNING THENCE North 33 degrees 42 minutes 20 seconds West 24.99 feet to lands now or formerly of New York, New Haven & Hartford Railroad, now Metropolitan Transportation Authority;
RUNNING THENCE North 56 degrees 17 minutes 28 seconds East 153.61 feet to a point;
RUNNING THENCE South 33 degrees 42 minutes 32 seconds East 82.21 feet to a point;
RUNNING THENCE North 56 degrees 17 minutes 40 seconds East 174.33 feet to lands now or formerly of Collins Brothers Moving;
RUNNING THENCE along said lands, South 37 degrees 37 minutes 06 seconds East 50.66 feet to the northerly side of Lot 13 as shown on said map entitled, "Map Amending Map No.3, as to Blocks 8, 9, 10, 11, 12 and 15 Larchmont Park", dated May 28, 1927 and filed in the Westchester County Clerk's Office, (Division of Land Records) in Volume 64 page 46 of Maps;
THENCE along the northerly sides of Lots 13 through 19 on said map, South 56 degrees 17 minutes 40 seconds West 343.40 feet to a point being the northwest corner of Lot 19 as shown on the aforesaid filed map;
THENCE along the westerly side of Lot 19, South 33 degrees 42 minutes 20 seconds East 101.29 feet to a point on the northerly side of Palmer Avenue, the point or place of BEGINNING

PARCEL III:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Larchmont, Town of Mamaroneck, County of Westchester, State of New York, consisting of 0.461 acres, shown on a certain subdivision map prepared by DeRosa Land Surveying entitled, "Subdivision of Property prepared for Metropolitan Transportation Authority situate in the Village of Larchmont, Town of Mamaroneck, Westchester County, New York", dated June 2, 2014 and filed as Map No. 28770.

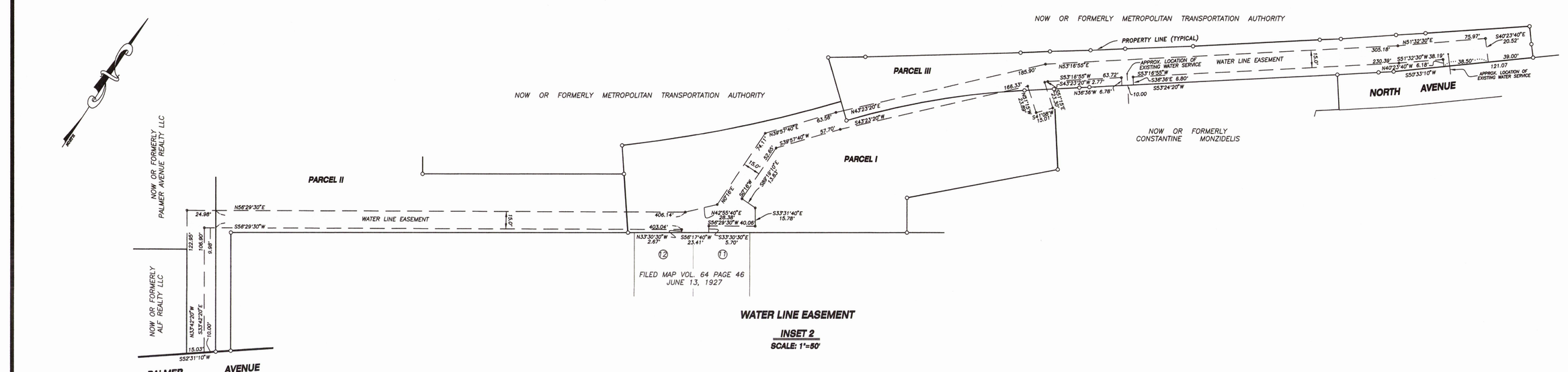


Metes and Bounds Description of BCP Site (Parcel I and Parcel II)

ALL that certain piece or parcel of land, situate, lying and being in the Village of Larchmont, Town of Mamaroneck, County of Westchester and State of New York, bounded and described as follows;

BEGINNING at a point on the northwesterly line of Palmer Avenue where it is intersected by the division line of lot 19 as shown on a map entitled "Map Amending Map No. 3 as to Blocks 8, 9, 11, 12, & 15 Larchmont Park" filed in the Westchester County Clerk's Office in Vol. 64 Pg. 46 on June 13, 1967 and lands now or formerly belonging to Larchmont Realty LLC; thence along said northwesterly line of Palmer Avenue, S52°31'10"W 13.03 feet to lands now or formerly belonging to Palmer Avenue Realty LLC; thence along said lands of Palmer Avenue Realty LLC; N33°42'20"W 209.88 feet, N56°15'10"E 25.00 feet and N33°42'20"W 24.99 feet to the lands now or formerly belonging to the Metropolitan Transportation Authority; thence along said lands of Metropolitan Transportation Authority the following courses and distances: N56°17'28"E 153.61 feet, S33°42'32"E 82.21 feet, N56°17'40"E 174.33 feet and N37°37'06"W 24.61 feet to a non-tangent curve; thence along said curve, to the left, having a radius of 1137.42, a length of 193.28 and a radial bearing of N40°09'08"W; thence S49°53'19"E 17.00 feet to a non-tangent curve; thence along said curve, to the right, having a radius of 673.85 feet, a length of 156.51 feet and a radial bearing of S49°53'19"E; thence N53°25'10"E 25.50 feet to the lands now or formerly belonging to Robert V. George; thence along said lands of George, S36°29'05"E 69.52 feet to the lands now or formerly belonging to Constantine Monzidelis; thence along said lands of Monzidelis, S45°43'17"W 132.62 feet and S33°42'20"E 30.00 feet to a point on the northwesterly line of Lot 8 on the aforementioned map in Vol. 64 Pg. 46; thence along Lots 8 through 19 on said map, S56°17'40"W 584.78 feet to the northwesterly corner of Lot 19; thence S33°42'20"E 101.29 feet to the northwesterly line of Palmer Avenue and the POINT OR PLACE OF BEGINNING.

Containing an area of 1.519 acres.

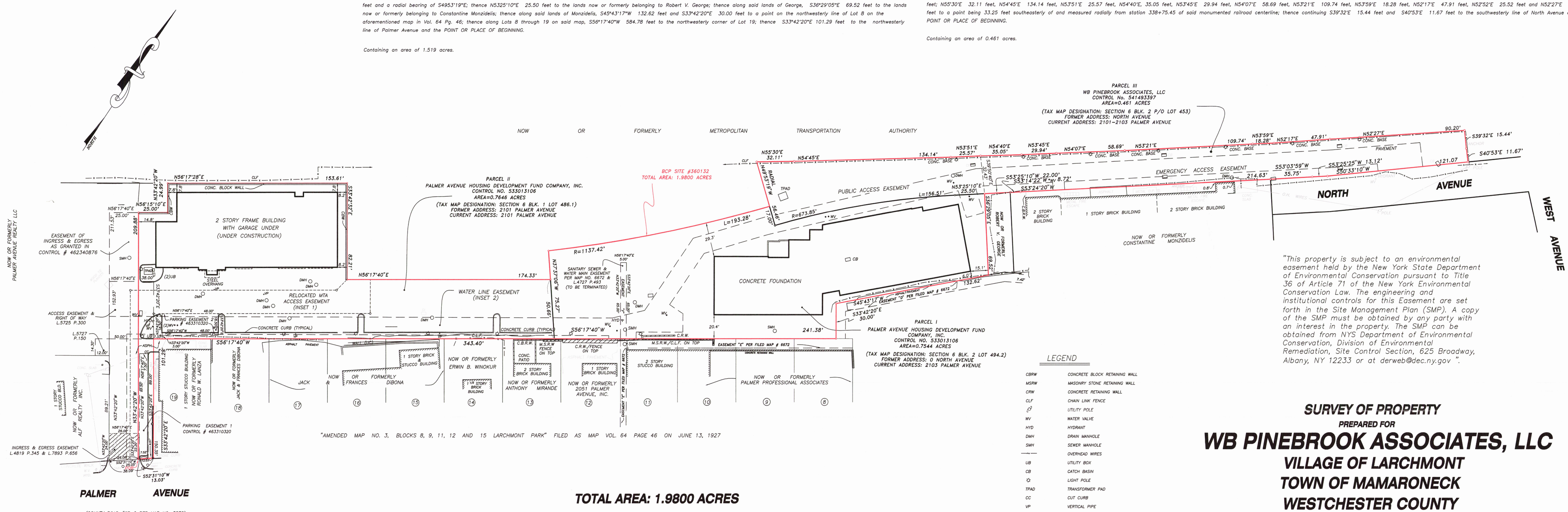


Metes and Bounds Description of BCP Site (Parcel III)

ALL that certain piece or parcel of land, situate, lying and being in the Village of Larchmont, Town of Mamaroneck, County of Westchester and State of New York, consisting of 0.461 acres as shown on a certain map entitled, "Subdivision of Property Prepared for Metropolitan Transportation Authority, etc.", prepared by DeRosa Land Surveying, PLLC and recorded in the Westchester County Clerk's office on June 2, 2014 as filed map number 28770, further bounded and described as follows:

BEGINNING at a point on the southwesterly line of North Avenue where the same is intersected by the lands now or formerly belonging to Metropolitan Transportation Authority and the northeasterly corner of the premises herein described, as shown on the aforementioned filed map; thence along said line of North Avenue, S50°33'10"W 121.07 feet, S53°25'25"W 13.12 feet and S53°03'59"W 35.75 feet to lands now or formerly belonging to 20 North Avenue, LLC; thence along said lands, S53°24'20"W 214.63 feet and S53°14'22"W 8.72 feet to lands now or formerly belonging to Robert V. George; thence along said lands of George and also along lands now or formerly belonging to Palmer Development LLC, S53°25'10"W 47.50 feet to a point of curve, said point being 65.40 feet southeasterly of and measured radially from station 334+38.28 of a monumented centerline of a railroad belonging to Metropolitan Transportation Authority; thence along said curve, to the left, having a radius of673.85 feet and a length of 156.51 feet to a point; thence N49°53'19"W 17.00 feet to the lands of Metropolitan Transportation Authority; thence running along said lands of Metropolitan Transportation Authority the following courses and distances: N49°53'19"W 39.46 feet; N55°30'E 32.11 feet, N54°45'E 134.14 feet, N53°51'E 25.57 feet, N54°40'E, 35.05 feet, N53°45'E 29.94 feet, N54°07'E 58.69 feet, N53°21'E 109.74 feet, N53°59'E 18.28 feet, N52°17'E 47.91 feet, N52°52'E 25.52 feet and N52°27'E 90.20 feet to a point being 33.25 feet southeasterly of and measured radially from station 338+75.45 of said monumented railroad centerline; thence continuing S39°32'E 15.44 feet and S40°53'E 11.67 feet to the southwesterly line of North Avenue and the POINT OR PLACE OF BEGINNING.

Containing an area of 0.461 acres.



TOTAL AREA: 1.9800 ACRES

LEGEND

CBRW	CONCRETE BLOCK RETAINING WALL
MSRW	MASONRY STONE RETAINING WALL
CRW	CONCRETE RETAINING WALL
CLF	CHAIN LINK FENCE
	UTILITY POLE
WV	WATER VALVE
HYD	HYDRANT
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
	OVERHEAD WIRES
UB	UTILITY BOX
CB	CATCH BASIN
	LIGHT POLE
TPAD	TRANSFORMER PAD
CC	CUT CURB
VP	VERTICAL PIPE

"This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov ".

SURVEY OF PROPERTY
PREPARED FOR
WB PINEBROOK ASSOCIATES, LLC
VILLAGE OF LARCHMONT
TOWN OF MAMARONECK
WESTCHESTER COUNTY

SCALE: 1"=30' ***NEW YORK*** ***DATE: JUNE 22, 2015***
DATE: JULY 8, 2015
REVISED: NOVEMBER 18, 2015
REVISED: DECEMBER 9, 2015

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GRAPHIC SCALE
0 5 10 20 40 60
(IN METERS)

15122.200
MAMARONECK\WB PINEBROOK SURVEY-INSITE.dwg

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225-9690 • Fax (845) 225-9717
www.insite-eng.com

JEFFREY E. DEROSA
New York State Licensed Land Surveyor No. 050749

Underground structures, if any exist, are not shown hereon, except as noted. The location of underground improvements or encroachments are not always known and often must be estimated. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to this surveyor, they may not be shown on this map and are not certified.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom this survey was prepared and on his behalf to the title company, governmental agency and/or lending institution listed hereon, and to the assignees thereof.

Certifications are not transferable to additional lending institutions or subsequent owners.

This property may be affected by instruments which have not been provided to this surveyor. Users of this map should verify title with their attorney or a qualified title examiner.

Only copies from the original of this survey marked with the surveyor's embossed seal are genuine, true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.

FIELDWORK COMPLETED: MAY 22, 2015

MAP PREPARED: MAY 26, 2015

Subject Lot:

Property corner monuments were not placed as part of this survey.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, sub-division 2, of the New York State Education Law.

According to NYSAPLS policy adopted January 23, 1993, the alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans, or survey plats prepared by others.

1. *Refer to "Map Amending Map No. 3 as to Blocks 8,9,11,12,&15 Larchmont Park" filed in Volume 64 Page 46 Filed June 13, 1927.*

2. *Refer to "Survey of Land to be acquired for the Improvement of Parallel Route of the Boston Post Road- County Road 67-2" filed April 5, 1930 as Map No. 3878*

3. *Refer to "Supplementary Map of Easements for Sanitary Sewer and Water Main" filed October 11, 1948 as Map No. 6672.*

4. *Refer to a map entitled "Subdivision of Property prepared for Metropolitan Transportation Authority", filed in Westchester County Clerk's office on June 2, 2014 as Map No. 28770.*

Contaminant	Restricted Residential SCOs (ppm)	Sample Z2S2 (ppm)
Arsenic	16	**92.3**

Contaminant	Restricted Residential SCOs (ppm)	Sample Z3S2 (ppm)
Benzo(a)anthracene	1	**2.630**
Benzo(a)pyrene	1	**2.200**
Benzo(b)fluoranthene	1	**2.950**
Indeno(1,2,3-cd)pyrene	0.5	**1.580**

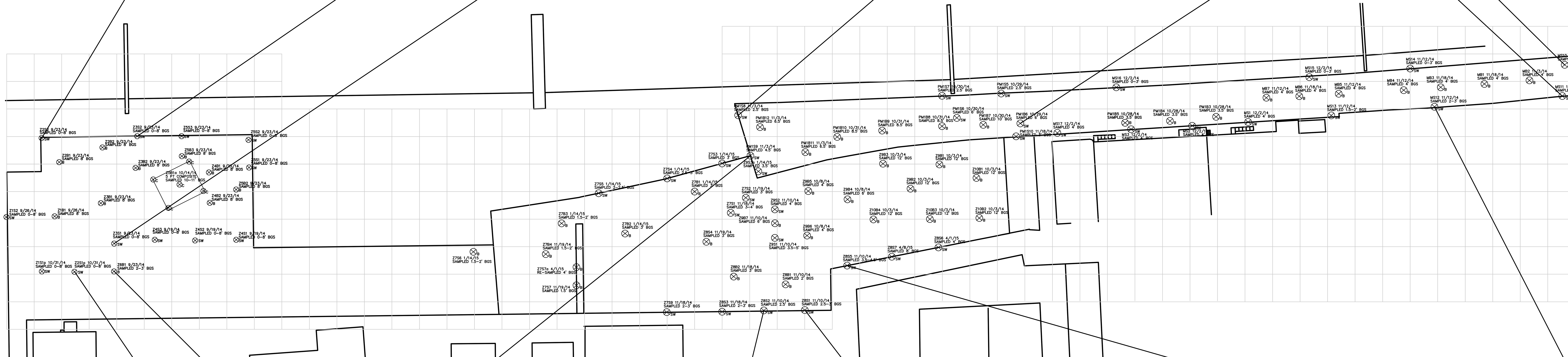
Contaminant	Restricted Residential SCOs (ppm)	Sample Z3S1 (ppm)
Benzo(b)fluoranthene	1	**1.05**
Indeno(1,2,3-cd)pyrene	0.5	**0.6**

Contaminant	Restricted Residential SCOs (ppm)	Sample PM1S8 (ppm)
Benzo(a)anthracene	1	**1.47**
Benzo(a)pyrene	1	**1.51**
Benzo(b)fluoranthene	1	**1.86**
Indeno(1,2,3-cd)pyrene	0.5	**1.02**

Contaminant	Restricted Residential SCOs (ppm)	Sample MS11 (ppm)
Benzo(b)fluoranthene	1	**1.08**
Indeno(1,2,3-cd)pyrene	0.5	**0.747**

Contaminant	Restricted Residential SCOs (ppm)	Sample PM1B6 (ppm)
Copper	270	**806**

Contaminant	Restricted Residential SCOs (ppm)	Sample MS10 (ppm)
Benzo(a)anthracene	1	**1.49**
.Benzo(a)pyrene	1	**1.73**
Benzo(b)fluoranthene	1	**1.94**
Dibenzo(a,h)anthracene	0.33	**0.377**
Indeno(1,2,3-cd)pyrene	0.5	**1.21**



Contaminant	Restricted Residential SCOs (ppm)	Sample Z6B1 (ppm)
Indeno(1,2,3-cd)pyrene	0.5	**0.515**

Contaminant	Restricted Residential SCOs (ppm)	Sample PM1S9 (ppm)
Arsenic	16	**17.9**

Contaminant	Restricted Residential SCOs (ppm)	Sample Z8S5 (ppm)
Benzo(a)anthracene	1	**7.43**
Benzo(a)pyrene	1	**6.97**
Benzo(b)fluoranthene	1	**8.09**
Dibenzo(a,h)anthracene	0.33	**1.03**
Indeno(1,2,3-cd)pyrene	0.5	**4.33**

Contaminant	Restricted Residential SCOs (ppm)	Sample MS12 (ppm)
Benzo(a)anthracene	1	**11.5**
Benzo(a)pyrene	1	**15.6**
Benzo(b)fluoranthene	1	**16.6**
Chrysene	3.9	**12.5**
Dibenzo(a,h)anthracene	0.33	**2.59**
Indeno(1,2,3-cd)pyrene	0.5	**9.99**
Arsenic	16	**23.5**

Contaminant	Restricted Residential SCOs (ppm)	Sample Z2S1p (ppm)
Benzo(a)pyrene	1	**1.03**
Benzo(b)fluoranthene	1	**1.54**
Chrysene	1	**1.16**
Indeno(1,2,3-cd)pyrene	0.5	**0.804**

Contaminant	Restricted Residential SCOs (ppm)	Sample Z8S2 (ppm)
Benzo(a)anthracene	1	**3.62**
Benzo(a)pyrene	1	**4.46**
Benzo(b)fluoranthene	1	**5.39**
Chrysene	3.9	**4**
Dibenzo(a,h)anthracene	0.33	**0.673**
Indeno(1,2,3-cd)pyrene	0.5	**3.13**

Contaminant	Restricted Residential SCOs (ppm)	Sample Z8S1 (ppm)
Benzo(a)anthracene	1	**3.38**
Benzo(a)pyrene	1	**4.34**
Benzo(b)fluoranthene	1	**5.21**
Chrysene	3.9	**4.15**
Dibenzo(a,h)anthracene	0.33	**0.633**
Indeno(1,2,3-cd)pyrene	.5	**2.83**

SAMPLE ID'S Z6B1, Z3S1, AND Z2S1P ARE LOCATED WITHIN THE BOUNDARIES OF THE SITE. CONTAMINATION AT THESE LOCATIONS IS MINIMAL AND HAS BEEN APPROVED BY THE DEPARTMENT AS HAVING MET THE REMEDY.

N

REV.	DATE	DESCRIPTION	BY
1	11/19/15	DRAFT FER MODIFICATIONS	VF

JOB NO. 0697-001-017

DRAWN VF

CHECKED SD

APPROVED RG

SEAL

PROPOSED PINEBROOK CONDOMINIUM
2101 PALMER AVENUE, LARCHMONT, NY 10538

TRACK 2 RESTRICTED RESIDENTIAL EXCEEDANCES END POINT SAMPLING SPIDER MAP

Galli Engineering, P.C.

DATE 4/18/15 | SCALE 20' GRID | DRAWING NO. 4

APPENDIX A

CERTIFICATION OF INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS

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. C360132

Site Name: Chatsworth Coal and Supply Site

Site Address: 2101, 2103 and 2101-2103 Palmer Avenue Zip Code: 10538
City/Town: Village of Larchmont
County: Westchester
Site Acreage: 1.98

Reporting Period: April 2021

YES NO

1. Is the information above correct? YES
   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? NO

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? NO

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? NO

   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? NO

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below? YES

7. Are all ICs/ECs in place and functioning as designed? YES

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

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

_____ _____
Signature of Owner, Remedial Party or Designated Representative Date

SITE NO. 3-14-006 **Box 3**

Institutional Controls

- Groundwater Use Restriction;
- Land use restriction; &
- Site Management Plan (SMP).

An Environmental Easement and SMP are in place for the Site. The Easement restricts the land use to restricted residential and prevents the use of groundwater at the Site.

Engineering Controls **Box 4**

Parcel #:
6-601-486.1 & 6-602-494.2 – The engineering controls include a vapor barrier under the building foundation and a soil cover system (2-foot clean cover or impermeable materials).

A portion of 6-602-453 – The engineering control for a portion of this parcel includes a soil cover system (2-foot clean cover or impermeable materials).

Periodic Review Report (PRR) Certification Statements **Box 5**

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

YES

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

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. 3-14-006

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 Christopher B. Brown (print name) at PVE Engineering, 48 Springside Ave., Poughkeepsie, NY 12603 (print business address),

am certifying as Designated Representative (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

4-29-21

Date

IC/EC CERTIFICATIONS

Box 7

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 Christopher B. Brown (print name) at PVE Engineering, 48 Springside Ave., Poughkeepsie, NY 12603 (print business address),

am certifying as a Qualified Environmental Professional for the Gramatan Management, Inc. (Owner or Remedial Party)

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

Stamp (Required for PE)

4-29-21
Date

APPENDIX B

SITE MANAGEMENT FORM

Monitoring Form

Site Name: CHATSWORTH COAL & SUPPLY CO. Site Code: C360132

Address: 2101 & 2103 PALMER AVENUE City: LARCHMONT

State: NY Zip Code: 10538 County: WESTCHESTER

Current Reporting Period

Reporting Period From: 2017 To: 2021

Date of Inspection: 04-01-2021

Time of Inspection: 10:45

Weather Conditions: LIGHT RAIN/CLOUDY; 42°F N/NW WINDS 15-25 MPH

Contact Information

Preparer's Name: ANTHONY SPADAVECCHIA Phone No.: 845-454-2544

Preparer's Affiliation: PVE ENGINEERING

Cover System and Vapor Barrier– Building Interiors

Inspection of the ground floor in each building.

Inspection must include a walk-through of all rooms at grade including stairwells and maintenance rooms. Inspection should evaluate the effectiveness of the open-air layout of the garage in combination with the sub-slab vapor barrier to ensure no vapors remain in the building.

- Are there any visible cracks, depressions, openings in the floors? (Y / (N))
  - Are openings intentional? (Y / N)
  - How large are the cracks/depressions/openings?
    - Length? _____
    - Width? _____
    - Depth? _____
  - Where are the cracks/depressions/openings located?

    _____
- Are any odors present in the open-air garage? (Y / (N))
  - Are odors from a nearby source? (Y / N)
    - Are they quickly dispersed? (Y / N)
- Are any odors present in enclosed areas of the main level (stairwells, mechanical rooms)? (Y / (N))
  - Are odors from a nearby source? (Y / N)
    - If odors are from an identifiable source, is this source permanent or mobile? (Y / N)
    - Are they quickly dispersed? (Y / N)
      - Is a smoke test required? (Y / N)

Cover System – Building Exterior

Inspection of the road leading into and out of the two parking garages; the outdoor parking area, and the road leading into and out of the site. Inspection of all sidewalks. Inspection of landscaped areas.

Inspection must include a perimeter walk-around whereby all concrete and asphalt are examined. Inspection must include a walk-around of all landscaped areas.

- Are there any visible cracks, depressions, openings in the paved areas? (Y / N)
  - Are the openings intentional? (Y / (N))
  - How large are the cracks/depressions/openings?
    - Length? 2' → 5'
    - Width? 1/4" → 1 1/2"
    - Depth? < 1"
  - Where are the cracks/depressions/openings located?
    MINOR CRACKING IN ASPHALT PARKING LOT THROUGHOUT THE SITE
- Are there any signs of deterioration in paved areas? (Y / (N))
  - Describe and locate deterioration.

    _____
- Are there any signs of paved material being removed or replaced? (Y / (N))
  - Describe and locate where the paved material has been removed or replaced.

    _____
  - Were any modifications to the paved material documented (I.e. maintenance)? (Y / N)
- Are there any signs of intrusive activities in the paved areas? (Y / (N))
  - Describe and locate the signs of intrusive activities.

    _____
  - Were any intrusive activities documented? (Y / N)
- Are there any signs of intrusive activities in the landscaped areas? (Y / (N))
  - Were any intrusive activities documented? (Y / N)
  - Describe and locate intrusive activities.

    _____
- Are there any signs of gardening in the landscaped areas? (Y / (N))
  - Does gardening contain edibles? (Y / N)

Repairs and Recommendations

If applicable, make recommendations regarding the effectiveness of the ECs inspected.

Attach copies of documentation (receipts, invoices) of repairs/maintenance for ECs. Attach photos and/or sketches of observations.

INSPECTOR'S SIGNATURE Ashley L. Sy

DATE 04-01-2021

APPENDIX C

PHOTO LOG

PHOTO LOG

PROJECT No.	202100197	**CLIENT**	Gramatan Management, Inc. ATTN: Ana Nelson
PROJECT	Site-Wide Inspection		
LOCATION	Pinebrook Condominiums, 2101-2103 Palmer Avenue, City of Larchmont, Westchester County, New York		

Photograph #1: Facing north, view of the main entrance to 2101 Palmer Avenue.

Photograph #2: View of the main entrance/interior at-grade of 2101 Palmer Avenue.

cc:	Christopher B. Brown, CPG Conor Tarbell	By:	Anthony Spadavecchia **PVE Engineering**

PHOTO LOG

PROJECT No.	202100197	**CLIENT**	Gramatan Management, Inc.
PROJECT	Site-Wide Inspection		ATTN: Ana Nelson
LOCATION	Pinebrook Condominiums, 2101-2103 Palmer Avenue, City of Larchmont, Westchester County, New York		

Photograph #3: View of the interior at-grade of 2101 Palmer Avenue.

cc:	Christopher B. Brown, CPG Conor Tarbell	By:	Anthony Spadavecchia **PVE Engineering**

PHOTO LOG

PROJECT No.	202100197	**CLIENT**	Gramatan Management, Inc. ATTN: Ana Nelson
PROJECT	Site-Wide Inspection		
LOCATION	Pinebrook Condominiums, 2101-2103 Palmer Avenue, City of Larchmont, Westchester County, New York		

Photograph #4: View of the stairwell interior at-grade of 2101 Palmer Avenue.

Photograph #5: View of the entrance to the parking garage area of 2101 Palmer Avenue.

cc:	Christopher B. Brown, CPG Conor Tarbell	By:	Anthony Spadavecchia **PVE Engineering**

PHOTO LOG

PROJECT No.	202100197	**CLIENT**	Gramatan Management, Inc.
PROJECT	Site-Wide Inspection		ATTN: Ana Nelson
LOCATION	Pinebrook Condominiums, 2101-2103 Palmer Avenue, City of Larchmont, Westchester County, New York		

Photograph #6: Facing east, view of the parking garage area of 2101 Palmer Avenue.

Photograph #7: View of the interior area of the Sprinkler Room of 2101 Palmer Avenue.

cc:	Christopher B. Brown, CPG Conor Tarbell	By:	Anthony Spadavecchia **PVE Engineering**

PHOTO LOG

PROJECT No.	202100197	**CLIENT**	Gramatan Management, Inc.
PROJECT	Site-Wide Inspection		ATTN: Ana Nelson
LOCATION	Pinebrook Condominiums, 2101-2103 Palmer Avenue, City of Larchmont, Westchester County, New York		

Photograph #8: Facing west/southwest, view of the parking garage area of 2101 Palmer Avenue.

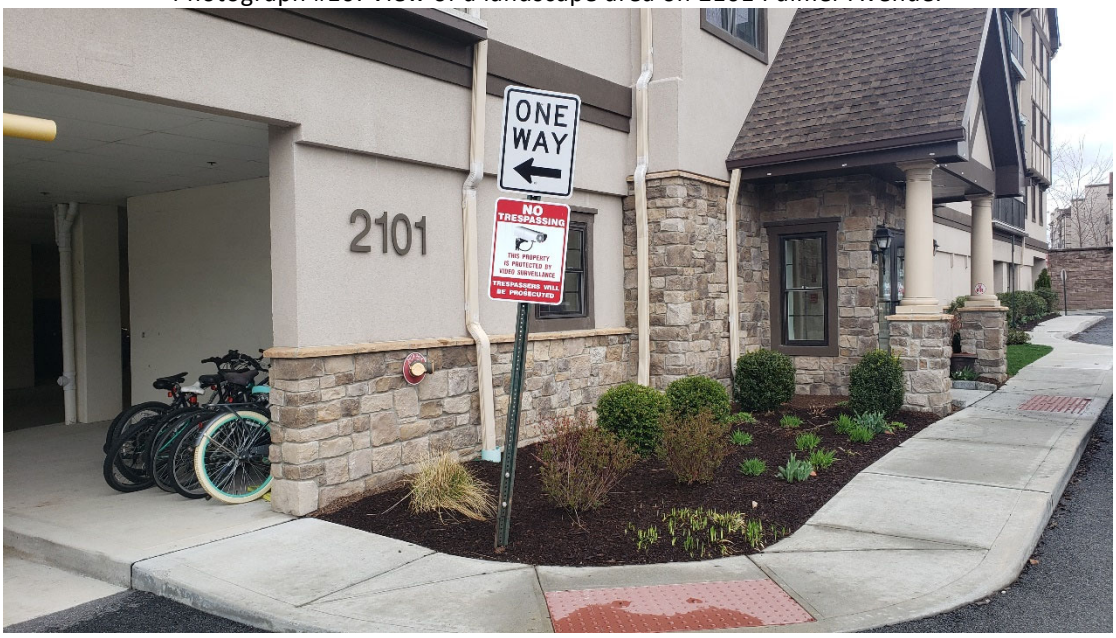
Photograph #9: Facing east/northeast, view of the parking garage area of 2101 Palmer Avenue.

cc:	Christopher B. Brown, CPG Conor Tarbell	By:	Anthony Spadavecchia **PVE Engineering**

PHOTO LOG

PROJECT No.	202100197	**CLIENT**	Gramatan Management, Inc. ATTN: Ana Nelson
PROJECT	Site-Wide Inspection		
LOCATION	Pinebrook Condominiums, 2101-2103 Palmer Avenue, City of Larchmont, Westchester County, New York		

Photograph #10: View of a landscape area on 2101 Palmer Avenue.



Photograph #11: View of a landscape area on 2101 Palmer Avenue.

cc:	Christopher B. Brown, CPG Conor Tarbell	By:	Anthony Spadavecchia **PVE Engineering**

PHOTO LOG

PROJECT No.	202100197	**CLIENT**	Gramatan Management, Inc. ATTN: Ana Nelson
PROJECT	Site-Wide Inspection		
LOCATION	Pinebrook Condominiums, 2101-2103 Palmer Avenue, City of Larchmont, Westchester County, New York		

Photograph #12: Facing east/northeast, view of the asphalt parking lot area of 2101 Palmer Avenue.

Photograph #13: Facing west/southwest, view of the asphalt parking lot area of 2101 Palmer Avenue.

cc:	Christopher B. Brown, CPG Conor Tarbell	By:	Anthony Spadavecchia **PVE Engineering**

PHOTO LOG

PROJECT No.	202100197	**CLIENT**	Gramatan Management, Inc. ATTN: Ana Nelson
PROJECT	Site-Wide Inspection		
LOCATION	Pinebrook Condominiums, 2101-2103 Palmer Avenue, City of Larchmont, Westchester County, New York		

Photograph #14: View of the exit of the parking garage area of 2101 Palmer Avenue.

Photograph #15: Facing east/northeast, view of the asphalt parking lot area of 2103 Palmer Avenue.

cc:	Christopher B. Brown, CPG Conor Tarbell	By:	Anthony Spadavecchia **PVE Engineering**

PHOTO LOG

PROJECT No.	202100197	**CLIENT**	Gramatan Management, Inc.
PROJECT	Site-Wide Inspection		ATTN: Ana Nelson
LOCATION	Pinebrook Condominiums, 2101-2103 Palmer Avenue, City of Larchmont, Westchester County, New York		

Photograph #16: Facing east/northeast, view of the asphalt parking lot area of 2103 Palmer Avenue.

Photograph #17: View of a landscape area and entrance to the parking garage area of 2103 Palmer Avenue.

cc:	Christopher B. Brown, CPG Conor Tarbell	By:	Anthony Spadavecchia **PVE Engineering**

PHOTO LOG

PROJECT No.	202100197	**CLIENT**	Gramatan Management, Inc. ATTN: Ana Nelson
PROJECT	Site-Wide Inspection		
LOCATION	Pinebrook Condominiums, 2101-2103 Palmer Avenue, City of Larchmont, Westchester County, New York		

Photograph #18: View of the main entrance/interior at-grade of 2103 Palmer Avenue.

Photograph #19: View of the interior at-grade of 2103 Palmer Avenue.

cc:	Christopher B. Brown, CPG Conor Tarbell	By:	Anthony Spadavecchia **PVE Engineering**

PHOTO LOG

PROJECT No.	202100197	**CLIENT**	Gramatan Management, Inc. ATTN: Ana Nelson
PROJECT	Site-Wide Inspection		
LOCATION	Pinebrook Condominiums, 2101-2103 Palmer Avenue, City of Larchmont, Westchester County, New York		

Photograph #20: View of the stairwell interior at-grade of 2103 Palmer Avenue.

cc:	Christopher B. Brown, CPG Conor Tarbell	By:	Anthony Spadavecchia **PVE Engineering**

PHOTO LOG

PROJECT No.	202100197	**CLIENT**	Gramatan Management, Inc.
PROJECT	Site-Wide Inspection		ATTN: Ana Nelson
LOCATION	Pinebrook Condominiums, 2101-2103 Palmer Avenue, City of Larchmont, Westchester County, New York		

Photograph #21: View of the HVAC Equipment room interior at-grade of 2103 Palmer Avenue.

Photograph #22: Facing west/southwest, view of the parking garage area of 2103 Palmer Avenue.

cc:	Christopher B. Brown, CPG Conor Tarbell	By:	Anthony Spadavecchia **PVE Engineering**

PHOTO LOG

PROJECT No.	202100197	**CLIENT**	Gramatan Management, Inc.
PROJECT	Site-Wide Inspection		ATTN: Ana Nelson
LOCATION	Pinebrook Condominiums, 2101-2103 Palmer Avenue, City of Larchmont, Westchester County, New York		

Photograph #23: Facing west/southwest, view of the northernmost asphalt area of 2103 Palmer Avenue.

Photograph #24: View of the parking garage area of 2103 Palmer Avenue.

cc:	Christopher B. Brown, CPG Conor Tarbell	By:	Anthony Spadavecchia **PVE Engineering**