



Annual Periodic Review Report

Former EDO Corporation Facility

Reporting Period: June 15, 2022 - June 15, 2025

PREPARED FOR
Edgewater Industrial Park
11101 14th Ave
College Point, NY 11356

DATE
August 14, 2025

REFERENCE
0560708



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SIGNATURE PAGE

Annual Periodic Review Report

Former EDO Corporation Facility

0560708



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CLIENT: Steel Equities
PROJECT NO: 0560708

DATE: August 14, 2025 VERSION: 01

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FIGURE 1	SITE LOCATION MAP
FIGURE 2	AREAS OF EXCAVATION

ACRONYMS AND ABBREVIATIONS

Acronym	Description
EC	Engineering control

Acronym	Description
IC	Institutional Control
NYSDEC	New York State Department of Environmental Conservation
SMP	Site Management Plan
UST	Underground storage tank
VCA	Voluntary Cleanup Agreement
VCP	Voluntary Cleanup Program

1. INTRODUCTION

On behalf of Steel Equities, ERM is pleased to submit this annual Periodic Review Report (PRR) for the June 15, 2022 – June 15, 2025, reporting period; as required for fulfillment of Remedial Action at 111-01 14th Avenue, College Point, Queens, New York (hereafter referred to as the “Site”) under the New York State (NYS) Voluntary Cleanup Program (VCP) administered by New York State Department of Environmental Conservation (NYSDEC). The Site was remediated in accordance with the Voluntary Cleanup Agreement (VCA) Index #A2-0426-0007 Site #V00209, which was issued on August 28, 2001.

1.1 GENERAL

EDO Corporation entered a VCA with the NYSDEC to address environmental impacts on a 6.76-acre property located in College Point, Queens, New York. The Site is composed of Block 4031, Lot 1 and is bound by 14th Avenue to the south, the East River to the west and north, and industrial properties to the east. This VCA required EDO Corporation to investigate and remediate contaminated media at the Site. A map of the Site location is shown on **Figure 1**. The Site boundary is shown on **Figure 2**.

After completion of the remedial work described in the Remedial Action Work Plan, some contamination was left in the subsurface at this Site, which is hereafter referred to as “residual contamination.” A Site Management Plan (SMP) was prepared to manage residual contamination at the Site in perpetuity or until extinguishment of the Deed Restriction in accordance with 6 NYCRR Part 375. Remedial Action work on the Site began in September 2002 and was completed in December 2006. All reports associated with the Site can be viewed by contacting the NYSDEC.

This Annual Site Management Report was prepared by ERM Consulting & Engineering, Inc. (ERM), on behalf of the current property owner, Edgewater Industrial Park, LLC (Edgewater), in accordance with the requirements in NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation, dated December 2002, and the guidelines provided by NYSDEC. The SMP filed with the NYSDEC, and this Annual Site Management Report address the means for implementation of Institutional Controls (ICs) and Engineering Controls (ECs), which are required by the Deed Restriction for the Site. The IC/EC Certification for the current reporting period is included as **Appendix A**.

1.2 PURPOSE

The Site contains residual contamination left after completion of the Remedial Action performed under the VCP. ECs have been incorporated into the remedy to provide proper management of residual contamination to ensure protection of public health and the environment. A Site-specific Deed Restriction has been recorded with the Queens County Clerk that provides an enforceable means to ensure the continued and proper management of the residual contamination and protection of public health and the environment. It requires adherence to the NYSDEC-approved ECs and ICs placed on this Site by the grantor of the Deed Restriction and any and all successors and assigns of the grantor. ICs provide restrictions on Site usage and mandate operation, maintenance, monitoring, and reporting measures for the ECs and ICs. The filed SMP includes the



methods necessary to ensure compliance with the ECs and ICs required by the Deed Restriction for the residual contamination at the Site. The SMP has been approved by the NYSDEC, and compliance with that Plan is required by the grantor of the Deed Restriction and grantor's successors and assigns.

Site management is the last phase of the remedial process and is triggered by the approval of the Final Engineering Report and issuance of the liability release letter under the VCP program. The SMP continues in perpetuity or until extinguished in accordance with 6NYCRR Part 375. It is the responsibility of the Deed Restriction grantor, and its successors and assigns, to ensure that the Site Management responsibilities under this plan are performed.

The SMP provides a detailed description of the procedures required by the NYSDEC to manage the residual contamination at the Site following the completion of the Remedial Action in accordance with the NYS VCA. Said procedures include: (1) development, implementation, and management of the ECs and ICs; (2) development and implementation of monitoring systems and a Monitoring Plan; and (3) submittal of Site Management Reports, performance of inspections and certification of results, and demonstration of proper communication of Site information to NYSDEC.

1.3 SITE LOCATION AND DESCRIPTION

The Site is located in the County of Queens (New York City), New York, and is identified as Block 4031 and Lot 1 on the College Point Tax Map. The Site is an approximately 6.76-acre area bounded by the East River to the north, 14th Avenue to the south, Block 4032 to the east, and the East River to the west (see **Figure 2**).

The subject property is currently leased by the New York City Police Department for office space and Charter Communications. Charter Communications utilizes the property for offices (customer service/sale representative/ administrative staff), fleet vehicle parking, and for equipment storage/warehousing. The only chemicals used in the subject property include small quantities of janitorial and other cleaning and disinfectant products. These products are stored at the Site in 1-gallon and smaller sized containers. All chemicals are stored indoors within maintenance closets. In addition, a 2,000-gallon double-wall aboveground diesel tank for a backup generator, one 330-gallon aboveground tank for lube oil storage, and another 330-gallon aboveground tank for waste oil/used oil are registered for the Site under NYSDEC PBS Permit# 2-098574.

1.4 SITE HISTORY

EDO began manufacturing operations at its College Point facility on September 29, 1925. At that time, the facility consisted of a single brick and steel hangar measuring approximately 60 feet by 80 feet located on what is now Parcel 1, Block 4032. Several different construction/expansion events have occurred since 1925.

Building #2 is the largest contiguous structure on Parcel 1 at approximately 108,040 square feet of first-floor space. The building is a series of four interconnected steel frame buildings, two built prior to 1940 and two built in 1983. It contained the majority of EDO's manufacturing operations including aluminum parts fabrication and assembly, paint spray booths, metal parts machinery, welding and heat treating, equipment and chemical (oil, degreasing solvent, paint) storage, and



general warehouse storage. In 1994, offices on the second floor at the west end and on the first floor at the east end of the building as well as a cafeteria and conference rooms were added. The building is heated with gas heaters located throughout the building.

Sanborn Fire Insurance maps from the years 1886, 1892, 1897, 1916, 1943, 1951, 1981, and 1992 were reviewed. The map from 1892 shows that land north of 14th Avenue (1st Avenue in 1892) was undeveloped, with the exception of the ferry operation and a hotel annex which appear to be located on Block 4031.

The Sanborn map from 1916 indicates that the main hotel (noted as the College Point Casino) had moved to the annex on Block 4031. The New York & College Point Ferry Company was also located on Block 4031. Block 4031 between 111th Street and 112th Street north of 14th Avenue was vacant at this time.

The portion of Block 4031 north of 14th Avenue and west of 110th Street was acquired by EDO from the Reconstruction Finance Corporation in 1946. The portion of Block 4031 between Flushing Bay and 14th Avenue was acquired by EDO in 1954 from Earl D. Osborn. Construction activities prior to the 1950s involved limited filling of shoreline areas for vehicle parking. The dates of early parking lot expansion and the documentation of the fill material used were not available in Site records.

An additional portion of Block 4031 north of 14th Avenue and east of 110th Street that contains a former pier was acquired by EDO from New York City in 1964.

Products manufactured by EDO at the facility have included aluminum aircraft floats, electronic sonar systems, radar systems, navigational systems, depth sounding systems, ejection release units, and jet turbine powered mine sweeping sonar systems. During World War II, amphibious aircraft were manufactured at the facility. Other products have included radar antennas and periscope fairings. Interviews with past operations managers revealed that historically the only radioactive elements that they were aware of was radium paint on gauges that were brought on Site already fully assembled.

EDO sold the property to Edgewater in January 1996. Edgewater converted the property to multi-tenant mixed commercial/industrial use.

Two areas of the Site were remediated as part of the VCA. Cadmium and chromium impacted soils were removed from beneath the former plating room within the building and stabilization agents were added to remaining soils and groundwater in this area of the Site. Lead impacted soils in the vicinity of the former Jet Test Cells outside the building were also excavated under the VCA.

.

1.5 GEOLOGICAL CONDITIONS

The uppermost geologic unit underlying the EDO Site is glacial ground moraine. The material was directly deposited by the movement of glacial ice and consists of an unsorted mixture of sediments ranging from clay to cobbles. The water table occurs in this unit and groundwater flows towards the East River and Flushing Bay.

In the College Point area, the glacial ground moraine lies atop the Raritan Formation. The Raritan is a coastal plain deposit that consists of an upper clay member and a lower deposit that is characterized by interbedded sand, silt, and clay. The lower deposit is referred to as the Lloyd Aquifer. The Lloyd in turn overlies crystalline bedrock.

The vicinity of the East River significantly influences groundwater elevations across the Site. The range of tidal influence varies across the Site from tenths of feet to over 4 feet in monitoring wells closer to the river.

2. ENGINEERING AND INSTITUTIONAL CONTROLS

Remedial activities at the Site were conducted in accordance with the NYSDEC-approved Remedial Action Work Plan for the former EDO Corporation Site in December 2000. The remedial goals included attainment of TAGM 4046 Recommended Soil Cleanup Objectives as per TAGM 4046 for on-Site soils for commercial/industrial use. A summary of the remedial strategies and EC/ICs implemented at the Site are as follows:

- Excavation of safely accessible soils exceeding Recommended Soil Cleanup Objectives
- Maintenance of an engineered composite cover consisting of asphalt and concrete to prevent human exposure to residual contaminated soils remaining under the Site
- Recording of a Deed Restriction, including ICs, to prevent future exposure to any contamination remaining at the Site

Since residual contamination exists at the Site, ECs and ICs were required to protect human health and the environment. The approved SMP included the Engineering and Institutional Control Plans procedures for the implementation and management of all EC/ICs at the Site.

2.1 ENGINEERING CONTROL SYSTEMS

Exposure to residual contaminated soil/fill is prevented by an engineered composite cover system built on Site. This composite cover system is composed of asphalt-covered roads, concrete-covered sidewalks, and concrete building slabs.

Procedures for operating and maintaining the composite cover system are documented in the SMP. Procedures for monitoring the systems are included in the Monitoring Plan. The Monitoring Plan also addresses severe condition inspections in the event that a severe condition occurs that may affect controls at the Site.

2.2 INSTITUTIONAL CONTROLS

A series of ICs are required under the SMP to: (1) implement, maintain, and monitor Engineering Control systems; (2) prevent future exposure to residual contamination by controlling disturbances of the subsurface contamination; and (3) restrict the use of the Site to commercial/industrial uses only. Adherences to the ICs on the Site are required under the Deed Restriction. Said ICs are:

- The ECs must be operated and maintained as specified in the SMP;
- A composite cover system consisting of asphalt-covered roads, concrete-covered sidewalks, and concrete building slabs must be inspected, certified, and maintained as required in the SMP;
- The ECs on the Controlled Property must be inspected and certified at a frequency and in a manner defined in the SMP;
- Environmental or public health monitoring must be performed as defined in the SMP;
- Data and information pertinent to Site Management for the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

- On-Site environmental monitoring devices, including but not limited to groundwater monitor wells, must be protected and replaced as necessary to ensure the devices function in the manner specified in the SMP; and
- ECs may not be discontinued without an amendment or the extinguishment of the Environmental Easement.
- There is also a series of ICs for the Controlled Property in the form of a Deed Restriction. Adherence to these ICs is required by the Deed Restriction. Site restrictions that apply to the Controlled Property are:
 - Vegetable gardens and farming on the Controlled Property are prohibited;
 - The use of the groundwater underlying the Controlled Property is prohibited without treatment, rendering it safe for intended purpose;
 - Future activities on the Controlled Property that will disturb the residual contamination are prohibited unless they are conducted in accordance with the soil management provisions in the SMP;
 - The Controlled Property may only be used for commercial/industrial use provided that the long-term ECs and ICs included in the SMP are employed;
 - The Controlled Property may not be used for a higher level of use, such as residential use without approval of NYSDEC or the extinguishment of the Deed Restriction; and
 - Grantor agrees to submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted on an annual basis, or an alternate period of time that NYSDEC may allow. This annual statement must be certified by a "Qualified Environmental Professional" as defined in Part 375.

2.3 INSPECTIONS

Inspections of the systems installed on Site are and will be conducted at the frequency specified in the SMP Monitoring Plan Schedule. A comprehensive Site-wide inspection is required to be conducted annually. The inspections are to determine and document:

- Whether ECs continue to perform as designed; if these controls continue to be protective of human health and the environment;
- Compliance with requirements of the SMP and the Deed Restriction;
- Achievement of remedial performance criteria;
- If Site records are complete and up to date; and
- Changes, or needed changes, to the remedial or monitoring system.

If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs, an inspection of the Site will be conducted to verify the effectiveness of the ECs/ICs implemented at the Site by a qualified environmental professional as determined by NYSDEC.



3. MONITORING PLAN AND SCHEDULE

The Monitoring Plan describes the measures for evaluating the performance and effectiveness of the implemented ECs in reducing or mitigating contamination at the Site. ECs at the Site include composite cover systems in the former plating room inside the building and the former Jet Test Cell area outside the building.

The Monitoring Plan describes the methods to be used for:

- Evaluating Site information periodically to confirm that the remedy continues to be effective as per the design; and
- Assessing achievement of the remedial performance criteria.

To adequately address these issues, the Monitoring Plan provides information on annual inspection and certification.

Monitoring the overall reduction in contamination on Site was conducted annually up until 2018. Trends in contaminant levels in groundwater in the affected areas were evaluated each year up until 2018 to determine if the remedy continues to be effective in achieving remedial goals and if continued monitoring is warranted. In 2018, the NYSDEC approved the 2018 Periodic Review Report and concurred to discontinue groundwater monitoring at the Site.

3.1 ENGINEERING CONTROL SYSTEM MONITORING

3.1.1 COMPOSITE COVER MONITORING

Separate composite covers have been installed in the former plating area and in the vicinity of the former Jet Test Cells. The plating area cover consists of a 6-inch reinforced concrete floor on top of gravel, geotextile, and crushed stone. The former Jet Test Cell area composite cover consists of compacted recycled concrete aggregate covered by 4 inches of asphalt. The remainder of the Site is covered by buildings, asphalt, or concrete.

3.1.2 MONITORING SCHEDULE

The SMP requires the integrity of the composite covers to be inspected annually to determine if they still provide adequate protection. Photographs will sometimes be supplemented to document the integrity of these covers.

Inspection frequency is subject to change by NYSDEC and the New York State Department of Health. Unscheduled inspections and/or sampling may take place when a suspected failure of either of the composite covers has been reported or an emergency occurs that is deemed likely to affect the operation of the cover.

3.2 GROUNDWATER MONITORING PROGRAM

Groundwater monitoring is no longer required by the NYSDEC to assess the performance of the remedy. As documented in a letter from the NYSDEC dated November 7, 2018, contamination in the groundwater at the Site has reached asymptotic levels following a reduction in concentrations post remediation and the NYSDEC approved the request to discontinue groundwater monitoring at the Site.



4. MONITORING ACTIVITIES

4.1 ENGINEERING CONTROL SYSTEM

Two separate composite covers have been installed in the former plating area and in the vicinity of the former Jet Test Cells. Refer to **Figure 2** detailing the areas of excavation at the Site. The plating area cover consists of a 6-inch reinforced concrete floor on top of gravel, geotextile, and crushed stone. The former Jet Test Cell area composite cover consists of compacted recycled concrete aggregate covered by 4 inches of asphalt. The remainder of the Site is covered by buildings, asphalt, or concrete. The covers are inspected annually to determine if they still provide adequate protection.

During the current reporting period, site inspections were performed by ERM on July 25, 2022, and self-performed by Edgewater Industrial Park on September 15th, 2023 and October 18th, 2024. Inspections were performed to evaluate the integrity of the composite covers. During these inspections, the composite covers were found to be intact and provide adequate protection of human health and the environment. Site-wide inspection forms were completed and are provided as **Appendix B**.

4.2 GROUNDWATER SAMPLING

Groundwater monitoring is no longer conducted as approved by the NYSDEC in the 2018 PRR.

5. COMMENTS, CONCLUSIONS, AND RECOMMENDATIONS

5.1 ENGINEERING CONTROL SYSTEM

ERM performed a Site visit on August 1, 2025 to inspect the integrity of the composite covers. The covers were in good condition and continued to provide adequate protection against exposure to underlying soil. Annual Site inspections of the ECs will continue by ERM to ensure the integrity of the composite covers.



APPENDIX A IC/EC CERTIFICATION FORM



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site No. **V00209** **Site Details** **Box 1**

Site Name EDO Corp. Property

Site Address: 111-01 14th Avenue (Parcel 1), College Point Zip Code: 11356
City/Town: College Point
County: Queens
Site Acreage: 6.760

Reporting Period: June 15, 2022 to June 15, 2025

	YES NO
1. Is the information above correct?	☒ ☐

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

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐ ☒
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐ ☒
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐ ☒

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

5. Is the site currently undergoing development?	☐ ☒
--	--

Box 2

	YES NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	☒ ☐
7. Are all ICs in place and functioning as designed?	☒ ☐

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

Description of Institutional ControlsParcel

4031.1

Owner

Edgewater Industrial Park, LLC

Institutional Control

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction

First, unless prior written approval by the New York State Department of Environmental Conservation is first obtained, there shall be no construction, use or occupancy of the Site which results in the disturbance or excavation of the Site, that threatens the integrity of the Cap or that results in unacceptable human exposure to contaminated soils.

Second, the owner of the Site shall keep the Cap placed pursuant to the Remedy in good maintenance and repair.

Third, any soil excavation or other work at the Site that would disturb the Cap shall be conducted in accordance with the Site Management Plan,

Fourth, the owner of the Site shall prohibit the Site from ever being used for purposes other than for commercial (excluding day care, child care and metal care uses) or industrial use, without the express written waiver of such prohibition by Relevant Agency.

Fifth, the owner of the Site shall prohibit the use of the groundwater underlying the Site without treatment rendering it safe for drinking water or industrial purposes, as appropriate, unless the user first obtains permission to do so from the Relevant Agency.

Sixth, the owner of the Site shall continue in full force and effect the foregoing institutional and engineering controls, unless the owner first obtains permission to discontinue such controls from the Relevant Agency.

Description of Engineering ControlsParcel

4031.1

Engineering Control**Cover System**

Exposure to residual contamination contained in the soi/fill is prevented by an engineered composite cover system built on-site. This composite cover system is comprised of asphalt-covered roads, concrete-covered sidewalks, and concrete building slabs.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

- a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;
- b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO



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

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

YES NO



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

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

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. V00209

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 Glenn Lostritto at 999 South Oyster Bay Road, Suite 200
print name Bethpage, NY 11714
print business address

am certifying as Owner (Owner or Remedial Party)

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

* [Signature]
Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

8/11/2025
Date

EC CERTIFICATIONS

Box 7

Professional Engineer Signature

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

I Stephen A. Mirabello at 277 Park Avenue
New York, NY, 10172
print name print business address
owner

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

Stephen A. Mirabello 8/14/25
Signature of Professional Engineer, for the Owner or Stamp Date
Remedial Party, Rendering Certification (Required for PE)





APPENDIX B

SITE INSPECTION FORMS

SITE-WIDE INSPECTION FORM

Site: Edgewater Industrial Park

Address: 111-01 14th Avenue, College Point, New York

ERM Staff: Tony Hou

Date: 8/1/2025

Temperature: 66°F

Weather Conditions: Cloudy, 12 mph NE

Interview with Site Manager: Yes

Area(s) Inspected: Exterior Cover (Pavement)

Observed Condition(s): No visible signs of digging / disturbance of the pavement cover were observed.

Photographs Taken (Yes/No): Yes



Photo 1: Former Jet Test Pads



Photo 2: Former Jet Test Pads Detail



Former UST Area

SITE-WIDE INSPECTION FORM

Site: Edgewater Industrial Park

Address: 111-01 14th Avenue, College Point, New York

ERM Staff: Tony Hou

Date: 8/1/2025

Temperature: 66°F

Weather Conditions: Cloudy, 12 mph NE

Interview with Site Manager: Yes

Area(s) Inspected: Interior Cover (Concrete)

Observed Condition(s): During the site visit, the former plating room, the floor and surrounding areas were observed for changes. No disturbance/ holes/ digging to the concrete cover were noted during the site visit.

Photographs Taken (Yes/No): Yes



Photo 1: Former Plating Room

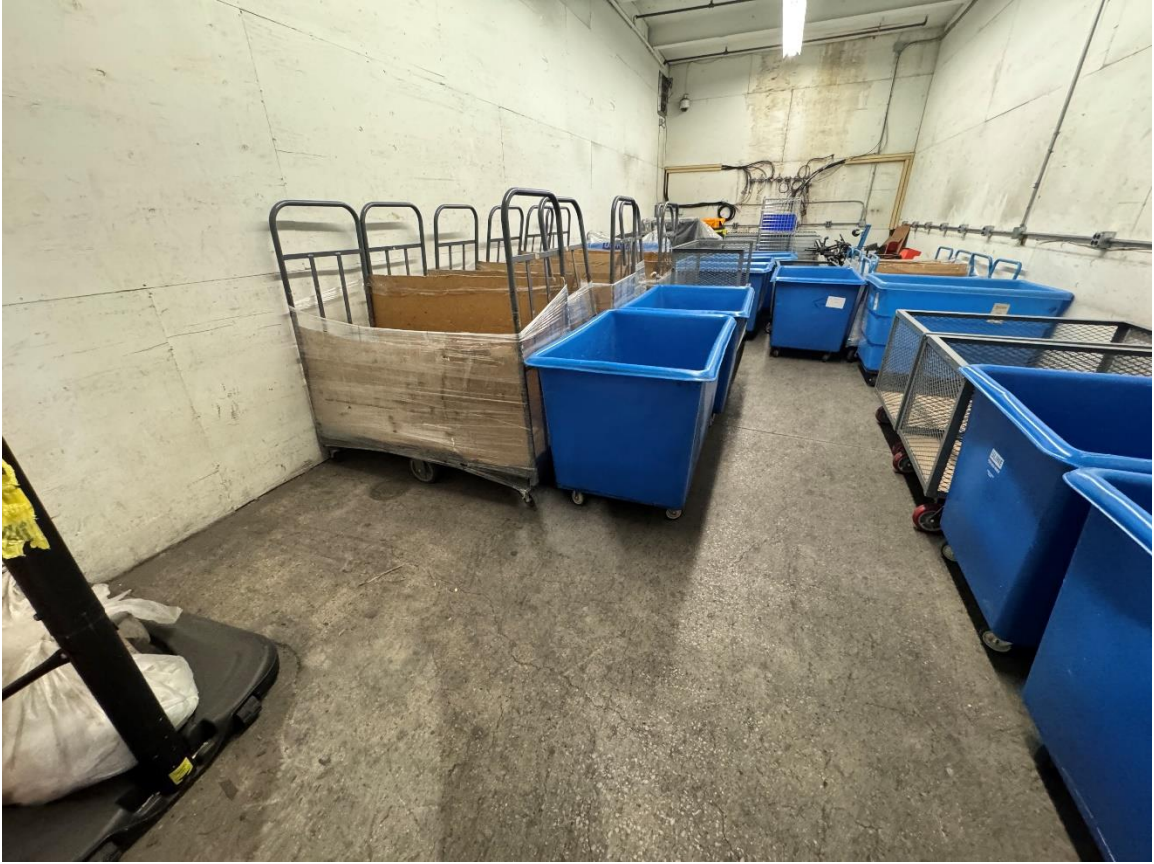


Photo 2: Former Plating Room

Property Condition Inspection Form

Edgewater Industrial Park

111-01 14th Avenue

College Point, New York

Person Performing the Inspection:

James Vitek

Company:

Steel Equestrian

Date:

October 18th, 2024

Weather Conditions:

57°F, 12mph NNW, 30.41" Hg, Mostly Sunny/Fair

Interior Cover (concrete)

YES NO

Are there any areas from which the concrete cap has been removed?

☐☒

Number, Size, and Location of these areas:

YES NO

Are there any areas of damaged or degraded concrete, or loose aggregate?

☐☒

Number, Size, and Location of these areas:

YES NO

Are there any discontinuities in the concrete cap?

☐☒

Number, Length, and Location of the discontinuities:

Are there any depressions or sink holes in the concrete cap?

YES NO

☐

Number, Size, and Location of the depressions:

Exterior Cover (asphalt)

YES NO

Are there any areas from which the asphalt cap has been removed?

☐

Number, Size, and Location of these areas:

Are there any areas of damaged or degraded asphalt, or loose aggregate?

YES NO

☐

Number, Size, and Location of these areas:

YES NO

Are there any discontinuities in the asphalt cap?

☐

Number, Length, and Location of the discontinuities:

YES NO

Are there any depressions or sink holes in the asphalt cap?

☐

Number, Size, and Location of the depressions:

Property Condition Inspection Form

Edgewater Industrial Park

111-01 14th Avenue

College Point, New York

Person Performing the Inspection: Jong Ahn

Company: Steel Erectives Date: September 15th, 2023

Weather Conditions: 61°F, 17mph NNE, 30.06" Hg, Mostly Cloudy

Interior Cover (concrete)

YES NO

Are there any areas from which the concrete cap has been removed?

☐

Number, Size, and Location of these areas:

YES NO

Are there any areas of damaged or degraded concrete, or loose aggregate?

☐

Number, Size, and Location of these areas:

YES NO

Are there any discontinuities in the concrete cap?

☐

Number, Length, and Location of the discontinuities:

Are there any depressions or sink holes in the concrete cap?

YES NO
☐ ☒

Number, Size, and Location of the depressions:

Exterior Cover (asphalt)

Are there any areas from which the asphalt cap has been removed?

YES NO
☐ ☒

Number, Size, and Location of these areas:

Are there any areas of damaged or degraded asphalt, or loose aggregate?

YES NO
☐ ☒

Number, Size, and Location of these areas:

Are there any discontinuities in the asphalt cap?

YES NO

☐

Number, Length, and Location of the discontinuities:

Are there any depressions or sink holes in the asphalt cap?

YES NO

☐

Number, Size, and Location of the depressions:

SITE-WIDE INSPECTION FORM

Site: Edgewater Industrial Park

Address: 111-01 14th Avenue, College Point, New York

ERM Staff: Mazen Abu Ghazaleh

Date:

07/25/2022

Temperature: 85°F and sunny

Weather Conditions: Clear skies and wind at 12 mph NE

Interview with Site Manager: No

Area(s) Inspected: Exterior Cover (Pavement)

Observed Condition(s): During the site inspection the pavement area was covered with spectrum fleet vehicles and general cabling equipment/storage. No visible signs of digging / disturbance of the pavement cover were observed.

Photographs Taken (Yes/No): Yes







SITE-WIDE INSPECTION FORM

Site: Edgewater Industrial Park

Address: 111-01 14th Avenue, College Point, New York

ERM Staff: Mazen Abu Ghazaleh

Date: 07/25/2022

Temperature: 85°F

Weather Conditions: Clear Skies, 12 MPH NE

Interview with Site Manager: NA

Area(s) Inspected: Interior Cover (Concrete)

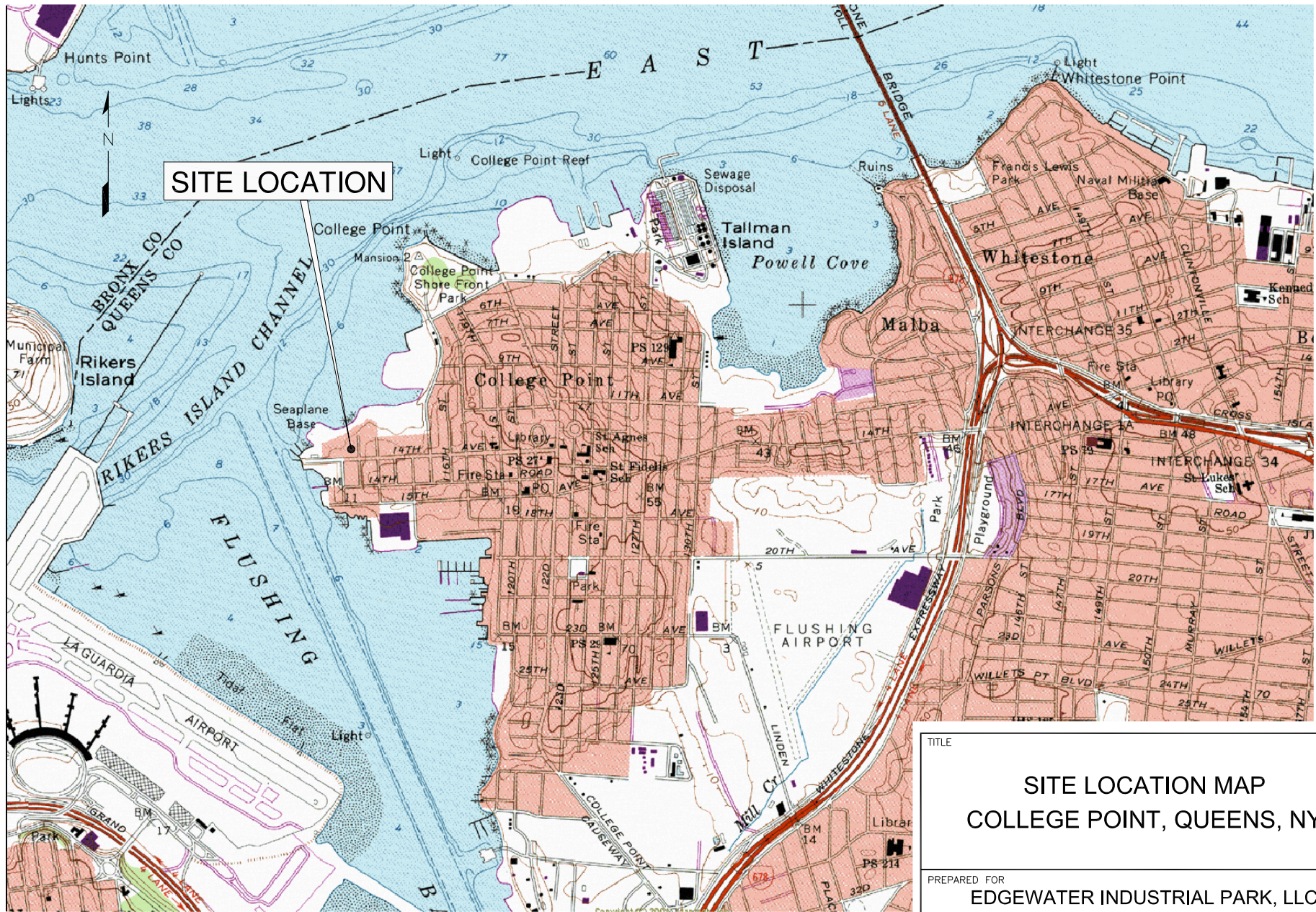
Observed Condition(s): During the site visit, the former plating room, the floor and surrounding areas were observed for changes. No disturbance/ holes/ digging to the concrete cover were noted during the site visit.

Photographs Taken (Yes/No): No

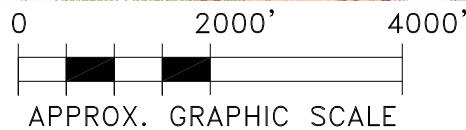


FIGURE 1 SITE LOCATION MAP

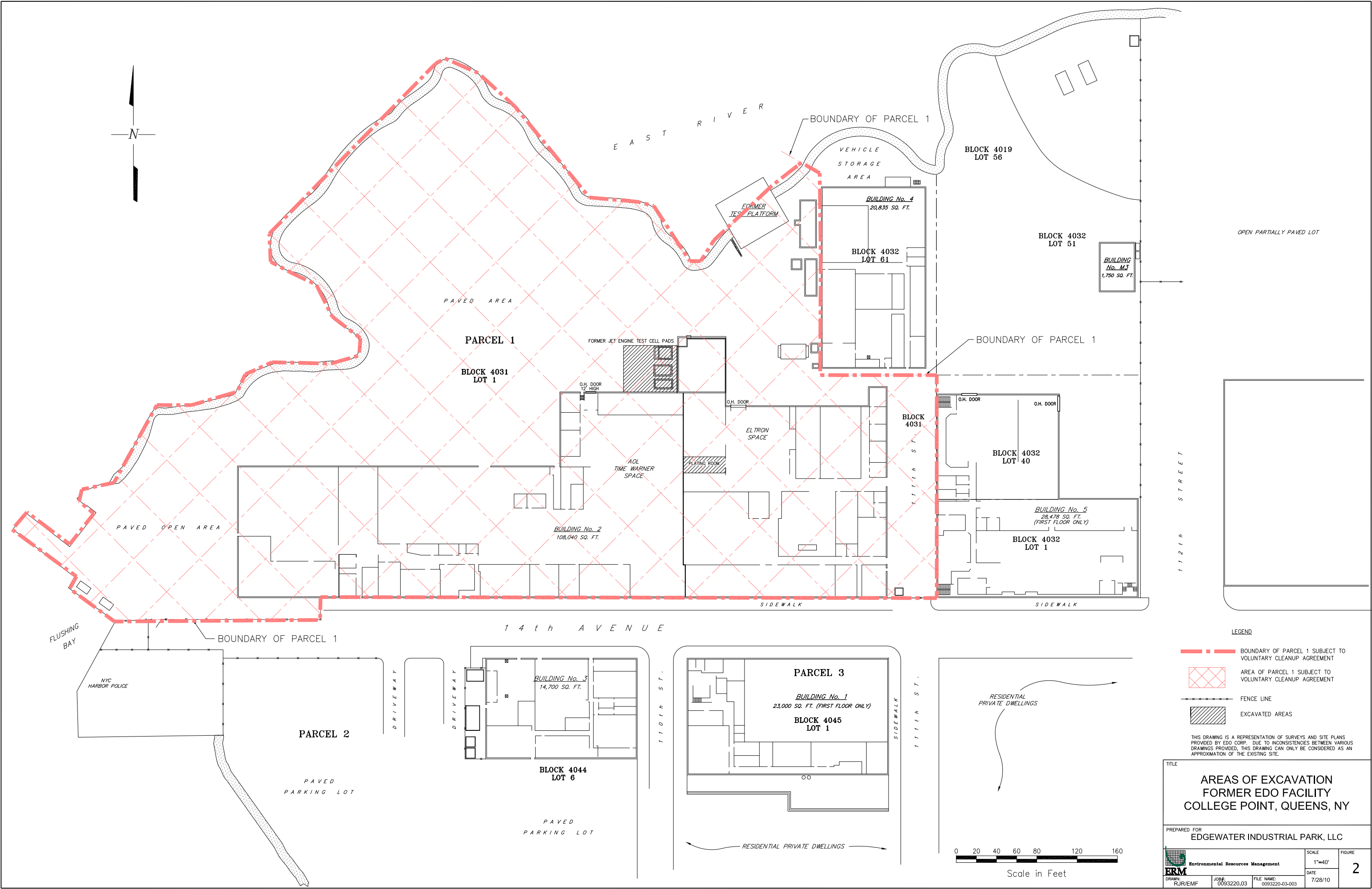
FIGURE 2 AREAS OF EXCAVATION



SOURCE: USGS Quadrangle Map,
Flushing, NY



TITLE			
SITE LOCATION MAP COLLEGE POINT, QUEENS, NY			
PREPARED FOR EDGEWATER INDUSTRIAL PARK, LLC			
 Environmental Resources Management	SCALE	FIGURE	
	1"=2000'	1	
DRAWN:	JOB NO.:	FILE NAME:	DATE
YS/EMF	0093220.3	0093220-03-001	7/28/10





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