

ATTACHMENT 6 OF OPERATION, MONITORING AND MAINTENANCE PLAN

Site-Wide Inspection Checklist

**90-30 Metropolitan Avenue
Rego Park, New York**

NYSDEC VCP Number: V00253-2

Prepared for:

Titan Management LP
And
DPSW Forest Hills, LLC

Prepared by:

FPMgroup.™

**909 MARCONI AVENUE
RONKONKOMA, NEW YORK 11779**

NOVEMBER 2009

Site-Wide Inspection List
90-30 Metropolitan Avenue, Rego Park, New York

Date of Inspection: _____

Site-wide inspections will be performed annually, at a minimum. A site-wide inspection shall also be performed after severe events that may affect the Engineering Controls (ECs) or monitoring wells.

The following inspection form shall be completed during each site-wide inspection. Supporting documentation shall be attached, as necessary. The completed site-wide inspection checklist and supporting documentation shall be included in the associated Annual Operation, Monitoring and Maintenance (OM&M) Report.

Compliance with Institutional Controls

Institutional Controls (ICs) are required for this Site to restrict Site usage and will be implemented with a deed restriction. These ICs are described conceptually in Section 2.3 of the OM&M Plan and the IC checklist will become applicable following the filing of the deed restriction. The following checklist will be modified as necessary to match the final ICs for the Site and will be completed during each Site-wide inspection following recording of the deed restriction to confirm compliance with the Site ICs:

- The Site may be used for commercial use only (to exclude daycare, child care, and medical care uses) unless express written waiver of this covenant is provided by the NYSDEC. Confirm that Site usage is compliant: _____

- The Site Owner shall continue and maintain the ICs required until the Owner obtains permission to discontinue such controls from the NYSDEC. Confirm that the ICs are in place or confirm that permission to discontinue the ICs has been obtained: _____

- The deed restriction is a covenant that shall run with the land and shall be binding upon all future owners of the Site. The deed restriction shall provide that the Owner and its successors and assigns consent to enforcement by the NYSDEC of the prohibitions and restrictions required for the Site under the deed restriction. Confirm that the deed restriction remains in effect or that the NYSDEC has consented to termination of the deed restriction: _____

- Any deed of conveyance of the Site, or any portion thereof, shall recite that the conveyance is subject to the deed restriction, unless the NYSDEC has consented to the termination of the deed restriction. Confirm whether any new deeds of conveyance have been recorded during the reporting period. If so, is the necessary language regarding the deed restriction included? _____

- Use of groundwater underlying the Site is prohibited without treatment rendering it safe for the intended purpose. Confirm that groundwater use is not occurring: _____

Compliance with Engineering Controls

The Site is equipped with an air sparge/soil vapor extraction system as an Engineering Control (EC). This EC will continue until the criteria for termination of the EC are met, as described in Section 2.2.2 of the OM&M Plan. This checklist will be used for the duration of the operation of the EC.

- An Engineering Control (air sparge/soil vapor extraction system) must be operated and maintained as specified in the OM&M Plan for the Site. Confirm operation and maintenance of Engineering Control and attach checklists: _____

Using the completed checklists from Attachment 4 of this OM&M Plan, provide a written evaluation of the condition and continued effectiveness of the EC: _____

General Site Conditions

Provide a written description of the Site conditions at the time of the site-wide inspection. Attach digital photographs or other supporting information as needed: _____

OM&M Activities

- Annual inspections and certifications must be conducted in accordance with the OM&M Plan. Confirm compliance with annual inspections and certifications: _____

- Groundwater and other environmental or public health monitoring, and reporting of information thus obtained, must be performed in a manner specified in the OM&M Plan until the monitoring program is terminated. Confirm that the required monitoring and reporting are in accordance with the OM&M Plan: _____

- Onsite environmental monitoring devices, including but not limited to groundwater monitoring wells, will be protected and replaced as necessary to ensure continued functioning in the manner specified in the OM&M Plan until the monitoring program is terminated. Confirm that monitoring devices have been protected and/or replaced:

Provide a discussion and assessment of ongoing OM&M activities including, but not limited to groundwater monitoring, well replacement/repair, and other applicable and pertinent activities. Attach supporting documentation as necessary: _____

Compliance with Schedules

The OM&M Plan includes a schedule for groundwater monitoring well maintenance and AS/SVE system maintenance. Discuss compliance with the groundwater monitoring well and AS/SVE system maintenance schedules: _____

Site Records

The Site records include, but are not limited to, groundwater monitoring reports, EC inspection checklists, site-wide inspection checklists, non-routine notifications to the NYSDEC, regulatory agency correspondence, reports, and the Annual OM&M Report. Confirm that each type of Site record is up to date and provide comments: _____

Inspector Information

Name and Affiliation of Inspector: _____

Date of Inspection: _____

Reason for Inspection: _____

List additional inspections or activities conducted in association with this inspection: _____
