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Project Name: 1229 Atlantic Avenue

Project Number: 14CVCP167K

Site Management Reporting Period: 2021-2022

Inspection Date: June 2, 2022

Inspector and Certifier: Paul I. Matli, D, PG

Report Submittal Date: June 30, 2022

Report Preparer: HydroTech Environmental Engineering and Geology, DPC

Site Inspection and Certification Letter Report

Atlantic Avenue Properties LLC hereby submits a Site Management Inspection and Certification Report for the property located at 1229 Atlantic Avenue in Bedford-Stuyvesant section of Brooklyn, New York for the reporting period, 2021-2022, pursuant to the Site Management Plan (SMP) that is included in the OER approved Remedial Action Report (RAR), dated March 2017. The Site is identified as Block 1866 and Lot 33 on the New York City Tax Map.

1.0 ENGINEERING CONTROLS

Engineering Controls were employed in the Remedial Action to assure permanent protection of public health by eliminating human exposure to residual materials remaining at the site. The Site has three (3) Engineering Control Systems. Engineering Controls for this property are:

Composite Cover System

Exposure to residual soil/fill is prevented by an engineered Composite Cover System that has been built on the Site. This Composite Cover System is comprised of 6-inch thick slabs in the basement and sub-basement of the building underlain by 6 inches of a porous layer of ¾ inch bluestone for the SSD system and a 6-inch slab in open parking area underlain by 10 inches of imported bluestone backfill.

Vapor Barrier System

Exposure to soil vapor is prevented by a Vapor Barrier System that has been built on the Site. This Vapor Barrier System consists of a 46-mil thick Grace Preprufe® 300R membrane beneath the slab across the footprint of the basement and sub-basement floors of the new building and a combination of 32-mil thick Grace Preprufe® 160R membrane and 59-mil Bithutene 3000 membrane on sides of the foundation walls. All penetrations through the slab and foundation walls for utility lines were sealed utilizing Grace Liquid Bituthene.

Passive Sub-Slab Depressurization System

Exposure to soil vapor is prevented by a passive Sub-Slab Depressurization (SSD) system that has been built on the Site. This SSD system consists of five closed loops utilizing fabric wrapped 4-inch Schedule 40 perforated PVC pipes aligned horizontally beneath the building slabs; one closed loop beneath the slab of the sub-basement floor and four closed loops beneath the slabs on grade of the four isolated areas of the basement floor. Each of the five loops is attached to a vertical pipe that traverse the building slab, with vapors conveyed via a 4-inch PVC pipe aligned vertically through the building and vented above the roof of the building. Each SSD system riser is terminated above the roof with a wind operated turbine with guy wires.

2.0 INSTITUTIONAL CONTROLS

A series of Institutional Controls are required under the Remedial Action to assure permanent protection of public health by eliminating human exposure to residual materials remaining at the site. The Institutional Controls for the Remedial Action are:

(1) The property will continue to be registered with an E-Designation by the NYC Department of Buildings. Property owner and property owner's successors and assigns are required to comply with the approved SMP;
(2) Compliance with an OER-approved Site Management Plan including procedures for appropriate operation, maintenance, inspection, and certification of performance of ECs and ICs. The property owner and property owner's successors and assigns will inspect ECs and ICs and submit to OER a written certification that evaluates their performance in a manner and at a frequency to be determined by OER;
(3) Engineering Controls will not be discontinued without prior OER approval;
(4) OER has the right to enter the Site upon notice for the purpose of evaluating the performance of ECs and ICs;
(5) Vegetable gardens and farming in residual soil/fill on the Site are prohibited;
(6) Use of groundwater underlying the Site without treatment rendering it safe for its intended use is prohibited;
(7) All future activities on the Site that will disturb residual soil/fill must be conducted pursuant to the Soil/Materials Management provisions of the SMP, or otherwise approved by OER;
(8) The Site is intended to be used for restricted residential use and will not be used for a higher level of use without prior approval by OER.

3.0 INSPECTION NARRATIVE

The site inspection was performed by Donovan Edwards of HydroTech Environmental Engineering and Geology, DPC. The date of the inspection was June 2, 2022.

All accessible portions of the composite cover system were visually exmained during the site inspection. The composite cover in the basement and sub-basement of the building, which consists of a 6-inch thick slabs, continues to be covered by a carpet and ceramic tiles except for utility and mechanical rooms in the sub-basement. The exposed surface of the slab in the sub-basement area appears to be in sound condition with evidence of isolated fine but minor cracks consistent with the previous site inspection was performed during August 2017 and June 2021. These observed fine cracks in the slab are less than 1 millimeters in thickness and do not represent a risk for soil vapor intrusion impact since migration of vapor is prevented by a vapor barrier installed under the entire slabs system of the site. In addition, any potential impact associated with soil vapor intrusion into the building is mitigated passively by the negative pressure under the slab established by the five SSD systems installed beneath the building slabs, which vent any accumulated sub-slab vapors above the rooftop of the building at the Site. The composite cover in the open parking area located to the north of the building at the Site, which consist of a 6-inch slab, appears to be in a sound condition with no evidence of alterations.

The visible portion of the SSD system consist of the five riser vents that can be observed above the roof top of the building with each terminated with a wind operated turbine with guy wires. No levels of organic vapors were detected at each of the five SSD system risers utilizing a Photoionization detector (PID).

Based upon the site inspection, the ECs present appear to be in sound condition and continue to render the Site protective to human health and environment. No evidence of current of former deficiencies undermining the operation or function of any ECs were identified during the site inspection.

Attachment #1 provides photographs of inspected building slab and SSD system risers above rooftop present in the basement area and the SSD venting riser located above the building roof-top. Attachment #2 provides the inspection checklist.

4.0 STATUS of ENGINEERING AND INSTITUTIONAL CONTROLS

- Are the Engineering Controls and Institutional Controls employed at the Site continuing to perform as designed and continuing to be protective of human health and the environment?

  Response: Yes
- Has anything occurred that impairs the ability of the Engineering Controls or Institutional Controls to protect public health and the environment?

  Response: No
- Are any changes needed to the remedial systems or controls?

  Response: No
- Has compliance with this SMP been maintained during this reporting period?

  Response: Yes
- Are site records complete and up to date?

  Response: Yes

5.0 DEVIATIONS in PERFORMANCE of ENGINEERING and INSTITUTIONAL CONTROLS

No deviations in the performance of Engineering and Institutional Controls as described in the SMP were noted or anticipated during the current inspections of Site remedies.

6.0 NEXT INSPECTION

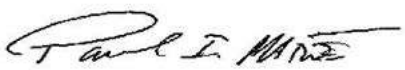
The next Site Management Inspection will be performed 2025, and the Site Inspection and Certification Letter Report will be submitted by July 31, 2025.

7.0 CERTIFICATION

I, Paul I. Matli, certify the following:

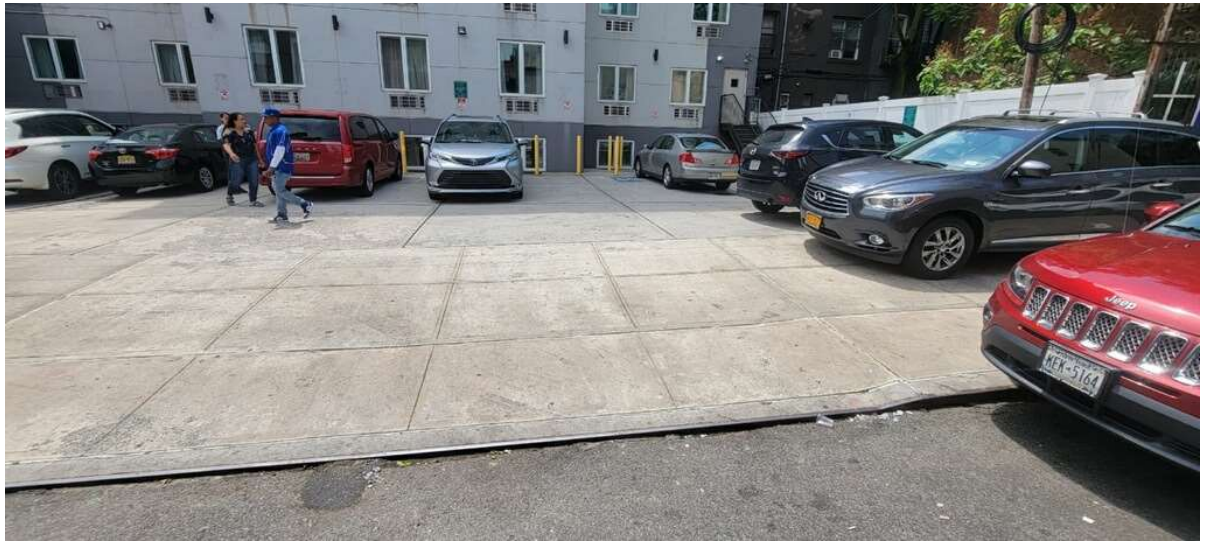
- I am a Qualified Environmental Professional;
- The inspection at 1229 Atlantic Avenue site, site number 14CVCP167K was as performed by Donovan Edwards of HydroTech Environmental Engineering and Geology, DPC. under my direct supervision on June 2, 2022;
- I prepared this Site Inspection and Certification Letter;
- Engineering Controls or Institutional Controls employed at the Site continue to be in place and perform as designed and continue to be protective of human health and the environment;
- Activities on the Site that have disturbed residual soil/fill material have been in accordance with the Soil/Materials Management Plan in the SMP;
- Site records are complete and up to date;
- Nothing has occurred on the Site that impairs the ability of Engineering Controls or Institutional Controls to protect public health and the environment;
- No changes are needed to the remedial systems or engineering controls;
- Compliance with the Site Management Plan has been maintained;
- Vegetable gardening and farming in residual soils has been prevented;
- Groundwater underlying the Site is not being utilized without treatment rendering it safe for the intended purpose has been prevented;
- The Site has not been used for a higher level of use other than the restricted residential, use addressed by the Remedial Action;
- The Site continues to be registered as an E-Designated property by the NYC Department of Buildings;

QEP Name: Paul I. Matli. PhD, PG

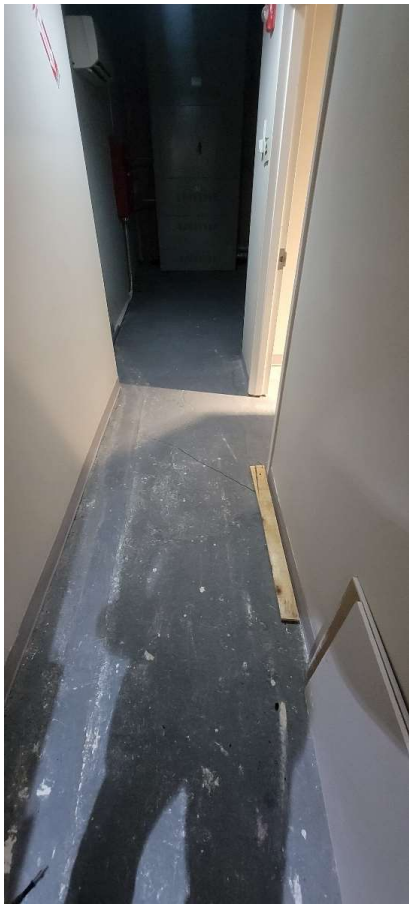
QEP Signature: 

Date: June 20, 2022

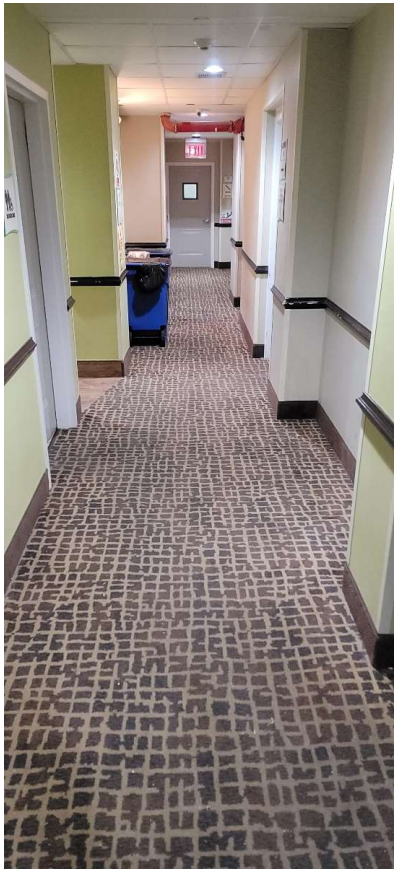
Attachment #1



View of concrete slab in open parking area

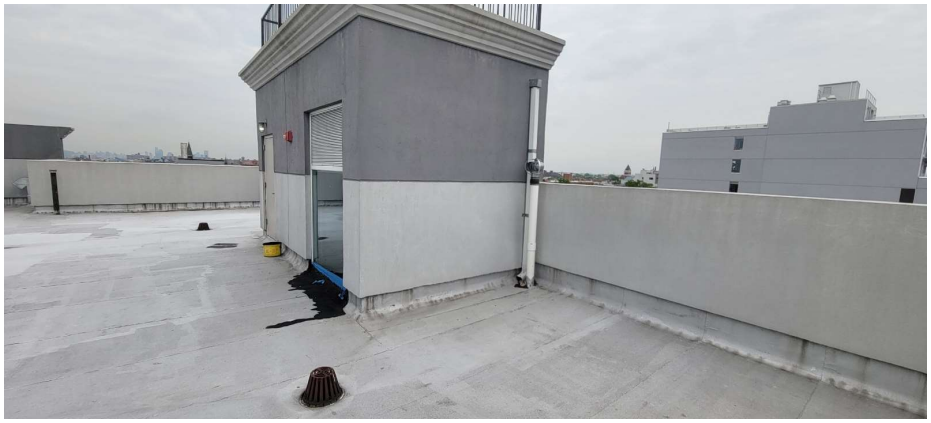
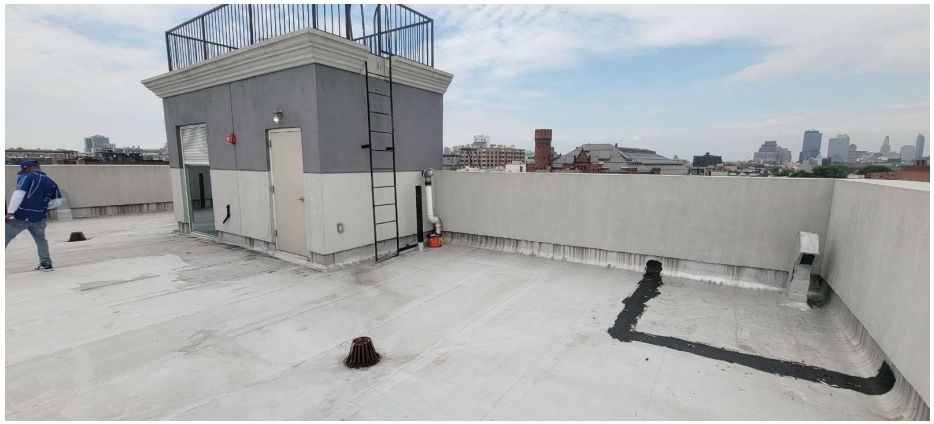


View of fine cracks in slab of sub-basement



View of carpet in basement

Organic vapors measurements at the SSD system riser


View of SSD system risers above rooftop

Attachment #2

COMPLIANCE INSPECTION FORM

Name of Inspector:	Donovanm Edwards	**Inspection Date:**	6/2/2022
Construction Completion Date:	12/9/2016	**Date of Last Periodic Compliance Inspection:**	6/22/2021
Site Name:	La Quinta Inn & Suites	**Site ID**	13TMP0079K
Site Address:	1229 Atlantic Avenue, Brooklyn, NY		
Name and Address Current Property Owner(s):	Atlantic Avenue Properties I LLC		
Name of Site Contact:	Steven Mendel	**Telephone Number:**	212-653-8806
Address:	590 Madison Avenue, New York, NY		
Operators Name: (if applicable)	Steve Mendel - Hotel Owner	**Telephone Number:**	
Persons Present During Inspection include and Affiliations:	Mihelle- Hotel Manager		

Remedy Description		
1. Review of the current remedy		
Identify the current remedy:		
x Vapor Barrier	x Cover Slab	x Passive SSDS
2. Review of the current remedy goals		
What schedule has been established for monitoring each system in SMP?		Every 3 years
Vapor Barrier		
Did you observe breaking of slab cover, what portion? Any of evidence of Vapor Barrier needs to be alter?		□ Yes x No □ N/A
If yes, does the Vapor Barrier appear to be puncture?		□ Yes x No
If yes, describe action needed to repair the alter cover system.		
Cover System		
Did you observe breaking of slab cover ? - Only fine craks less than 1 mm in thinkenss and of verious lengths were obesrevd in the open parking space and in mechanical rooms in sub-basement		□ Yes x No
If yes describe the level of alteration needed for repairs and remedies? Slabs in basement and sub-basement are covered with carpet except for mechanical rooms in sub-basement		-
Passive SSDS		
Range of Organic vapors detected with PiD at 5 passive SSDS effluents		0.1 ppm
Since the last inspection has theer ant evidence of damages to system rises of wind turbines ?		□ Yes x No
If yes describe the level of alteration needed for repairs and remedies?		