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Project Name: 2985 Webster Avenue (Webster III)

Project Number: 13CVCP131X

Site Management Reporting Period: August 2020 to June 2021

Inspection Date: March 26, 2025

Inspector: Ruijie Xu

Certifier: Tarek Z. Khouri

Report Submittal Date: April 23, 2025

Report Preparer: HydroTech Environmental Engineering and Geology, DPC on behalf of Tyler's Bronx Tunnel, LLC

Site Inspection and Certification Letter Report

HydroTech Environmental Engineering and Geology, DPC hereby submits a Site Management Inspection and Certification Report for the property located at 2985 Webster Avenue in the Bedford Park section of Bronx, New York for the reporting period, July 2021 through April 2025, pursuant to the Site Management Plan (SMP) that is included in the OER approved Remedial Action Report (RAR), dated November 2014. The Site is identified as Block 3280 and Lot 48 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 two (2) 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 4 inches of a reinforced concrete building slab with a sub-base and 4 inches of reinforced concrete slab with a sub-base that covers the backyard area. There is no soil exposed at the Site. The contractor for the Composite Cover System construction was Amazon Concrete Inc.

Vapor Barrier System

A vapor barrier system was installed in the building at the Site. The vapor barrier system consists of a 20-mil Vapor Block Plus geomembrane that was installed beneath the building slab and along the sidewalls below grade according to manufacturer specifications. VaporBlock Plus 20 was installed under the slab and surrounding the foundation walls of the building. The membrane was installed in accordance with manufacturer specifications. All seams and penetrations were to be sealed with a tape as per manufacturer's specifications. The contractor for the Vapor Barrier System construction was BE Bronx Builders, LLC.

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 EC's and IC's. The property owner and property owner's successors and assigns will inspect EC's and IC's 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 EC's and IC's;

(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 annual site inspection for reporting period July 2021 through April 2025 was performed by Ms. Ruijie Xu of HydroTech Environmental Engineering and Geology, DPC on March 26, 2025.

All accessible portions of the composite cover system were visually inspected during the site inspection. The composite cover system at the Site appears to be in sound condition. No major cracks were observed in the concrete slab or foundation walls. Fine cracks were observed in slab and walls, which should not impact the overall protection of the composite system or represent a risk for soil vapor intrusion impact. No exposed vapor barrier was observed. The rear yard appears to be covered with concrete that is maintained in the same condition as observed in the Annual Inspection Report from the last reporting period. Based upon the site inspection, the ECs present appear to be in sound condition and functioning properly. The Site is protective to human health and the environmental.

Attachment #1 provides photographs of inspected building slabs. **Attachment #2** provides the annual 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
- Have monthly inspections by building superintendents been performed, certified on inspection checklists, and maintained on file on site?
  Response: Considering no active system is present on Site and the site is being monitored and maintained by the on-site superintendent on a daily basis, no specific monthly inspection is required and no monthly inspection form was filled out.

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 in association with the vapor barrier or composite cover.

6.0 NEXT INSPECTION

The next Site Management Inspection will be performed in July 2030, and the Site Inspection and Certification Letter Report will be submitted by July 31, 2030.

7.0 CERTIFICATION

I, Tarek Z. Khouri, certify the following:

- I am a Professional Engineer;
- The annual inspection at 2985 Webster Avenue, site number 13CVCP131X was performed on March 26, 2025 under my direct supervision;
- This annual report is prepared under my direct instruction and reviewed prior to certification;
- 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;
- 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;

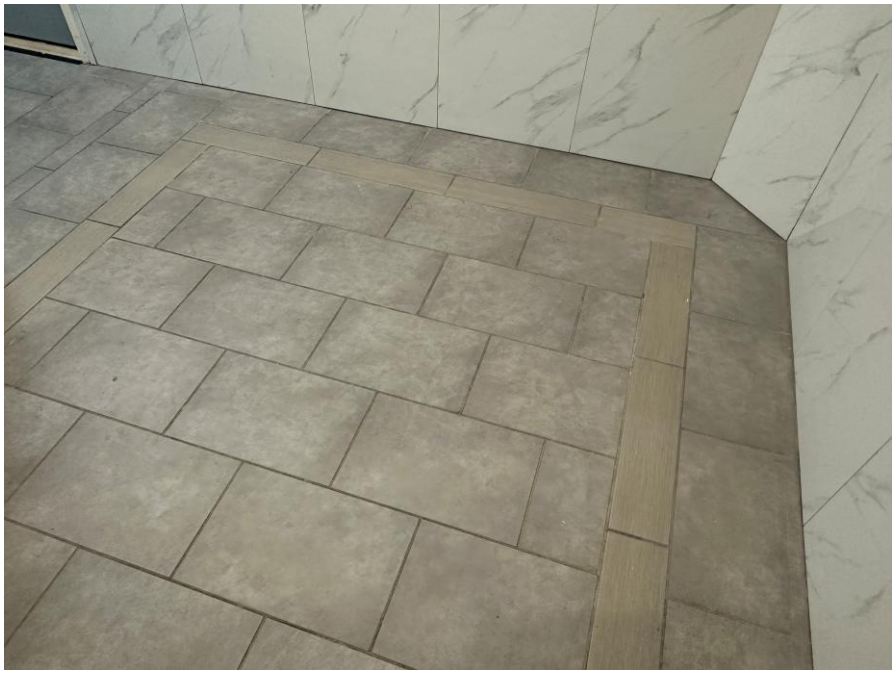
PE Name Tarek Z. Khouri

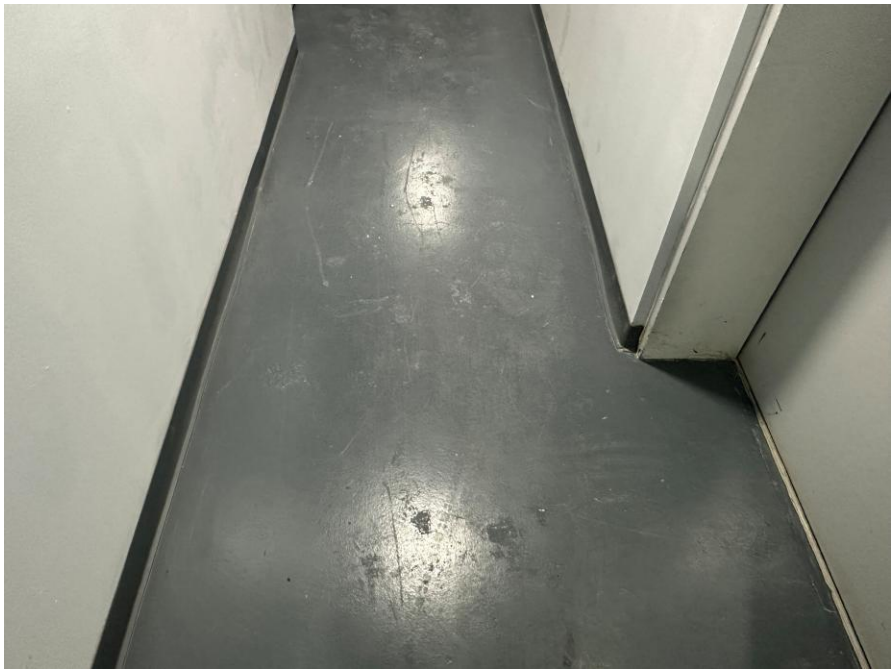
PE Signature 

DATE April 23, 2025

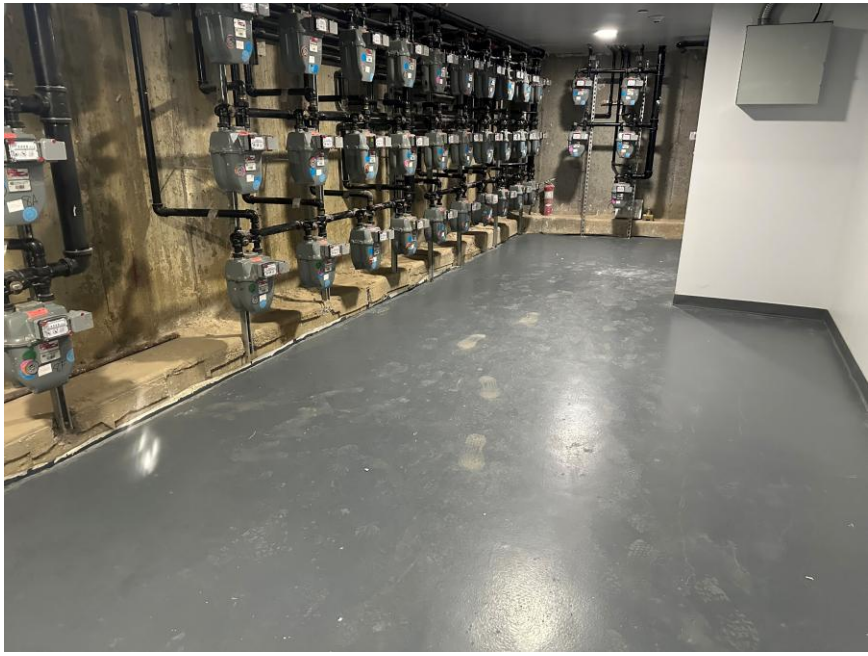
Indoor Air PID Readings

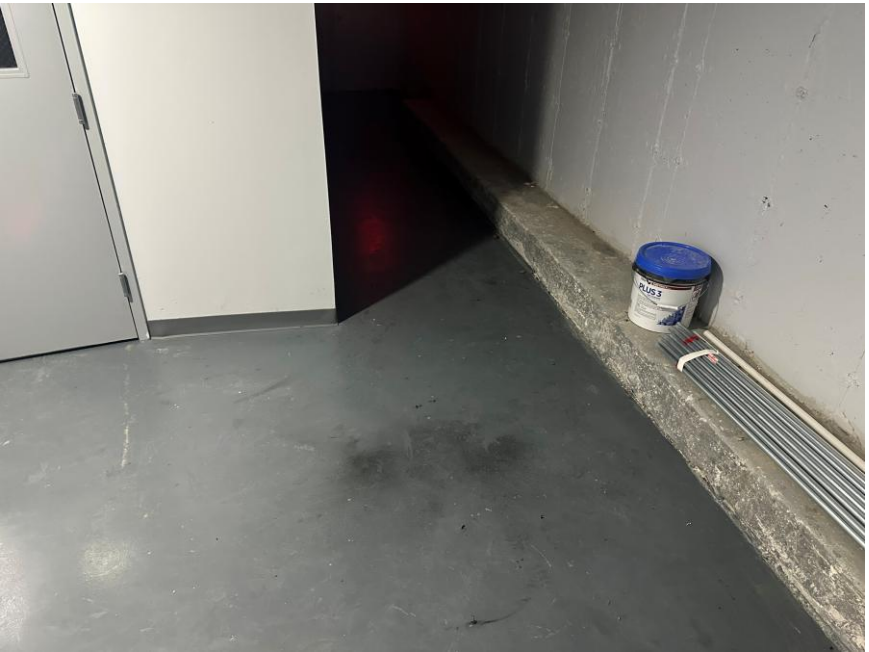
Composite Cover System on 1st Floor



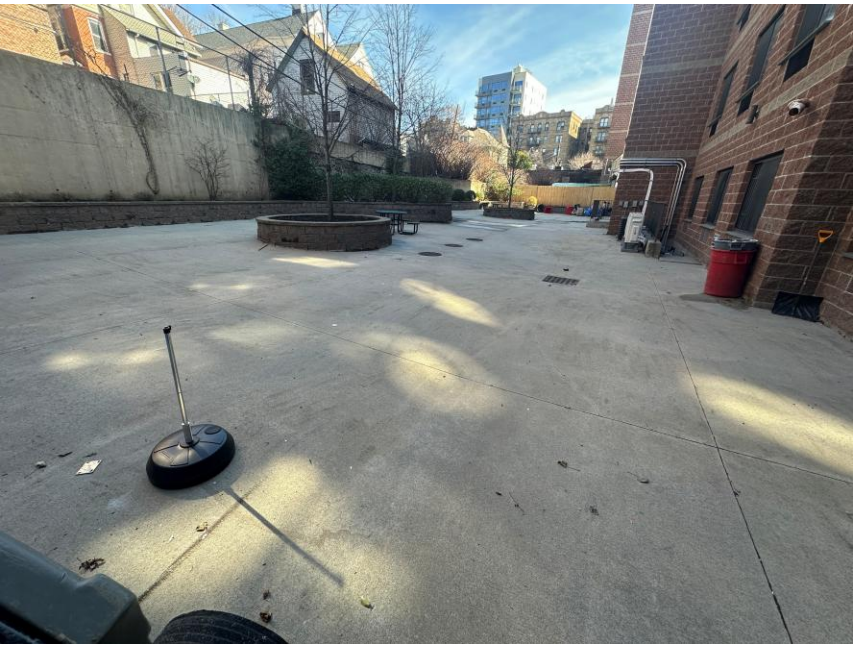


Composite Cover System in Cellar





Composite Cover System in Rear Yard



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ANNUAL COMPLIANCE INSPECTION FORM
I. GENERAL INFORMATION

Name of Inspector:	Ruijie Xu	**Inspection Date:**	2025-03-26
Construction Completion Date:	2015-02-09	**Date of Last Periodic Compliance Inspection:**	2021-06-29
Site Name:	2985 Webster Avenue	**Site ID**	13CVCP131X
Site Address: (attach map)	2985 Webster Avenue	**County:**	Bronx
Name and Address Current Property Owner(s):	Tyler's Bronx Tunnel, LLC PO Box 9 Purchase, NY 10577		
Name of Site Contact:	Javier Monroy	**Telephone Number:**	203-609-5527
Address:	Stagg Group 1999 Marcus Ave., Suite 310 - Lake Success, NY 11042		
Operators Name: (if applicable)	NA	**Telephone Number:**	

Persons Present During Inspection include Affiliations:

Site Superintendent

Date	Site Address	Inspector name and title
2025-03-26	2985 Webster Avenue, Bronx	Ruijie Xu, Project Manager

Remedy Description of Cover Systems

1. Review of the current remedy

Identify the current remedy:

■ Vapor Barrier	■ Cover Slab/ Top Soil	□ SSDS

How many extraction wells or trenches are used for SVE (if applicable)? NA

How many SSDS Systems are used (if applicable)? NA

2. Review of the current remedy goals

What schedule has been established for monitoring each system in OFM?

Annually

B. Remedy Performance Assessment

1. Evaluate remedy effectiveness:

Based on information collected since the last O&M review, do monitoring data indicate that the system is failing or could eventually fail to meet remedy goals?	□ Yes ■ No
Since the last O&M review, have monitoring data exhibited trends indicative of a new or renewed release?	□ Yes ■ No
Since the last O&M review, have changes in land and/or ground water use been suggested and or implemented that have the potential to reduce the protectiveness of the SSDS remedy?	No SSDS is present at the Site.
Since the last O&M review, have contaminants been identified in new locations or at higher concentrations where they pose or have the potential to pose unacceptable risks to receptors?	□ Yes ■ No
If you answered yes to any of the above questions, did the information suggest the need for immediate action or is the condition being monitored to evaluate the need for future action? Use this space to comment. What actions, if any, have been taken and/or are planned in response to the new information?	□ Immediate Action □ Monitor for future ■ N/A
Based on your answers to the above questions, is there reason to evaluate the need for a contingent remedy at this time? If yes, use this space to comment.	□ Yes ■ No

Blowers and Piping

Since the last O&M review for this system, has evidence of excessive corrosion of system components been observed? If yes, what actions have been taken and/or are planned in response?	No SSDS is present at the Site.
Since the last O&M review, have blower operational characteristics, such as flow rate, pressure, and discharge temperatures, been consistently within equipment design parameters? If no, what actions have been taken and/or are planned in response?	
Since the last O&M review, if water is manually removed from the extraction blower water separator, has water accumulation been observed that could adversely impact blower operation? If yes, what actions have been taken and/or are planned in response?	
Since the last O&M review, have all blowers, water separators, valves, and piping components been	

consistently operational?	No SSDS is present at the Site.
SSDS	
PID Level efficient	
Vacuum Reading	
Alarm Condition	
Was the Subslab Depressurization System (SSDS) operating upon arrival? If "No," explain below why the system was not running, efforts taken to restart the SSDS and if the system was operational when leaving. If successful in making the SSDS operational, complete the remainder of the checklist.	
If measured, were all subslab probe vacuum readings greater than 0.004 inches of water? If "Yes," the SSDS is deemed still effective and the vacuum readings taken during this inspection are now the new baseline readings. If "No," system must be adjusted/amended and the SSDS re-commissioned Discuss adjustments and amendments below:	
List below all pertinent observations and actions taken during this Inspection: i.e., sagging/damaged pipes, construction changes to building that may affect the system, pipe leaks that may need smoke test, is building still vacant, has occupancy zoning changed (i.e. commercial to residential), are non-SSDS engineered systems still functioning as designed etc. Add additional pages as needed.	
Vapor Barrier	
Did you observe breaking of slab cover, what portion? Any of evidence of Vapor Barrier needs to be alter?	□ Yes ■ No □ N/A
If yes, does the Vapor Barrier appear to be puncture?	□ Yes □ No
If yes, describe action needed to repair the alter cover system.	
Cover System	
Did you observe breaking of slab cover or top soil?	□ Yes ■ No
If yes describe the level of alteration needed for repairs and remedies?	