



March 21, 2024

Ref: 21774.00

Mark Beroukhim
963 Holding, LLC
c/o Plaza Management USA, Inc.
512 7th Avenue, 15th Floor
New York, NY 10018

Re: 2023 Site Management Inspection and Certification Report
963 Atlantic Avenue, Brooklyn, NY
NYC VCP Number 15CVCP089K | E-Designation Site Number 15EH-N012K
Inspection Date: September 11, 2023
Inspector and Certifier: George Lester, PE
Report Submittal Date: March 21, 2024

Dear Mark:

On behalf of 963 Holding, LLC, VHB has prepared this Site Management Inspection and Certification Letter Report for the property located at 963 Atlantic Avenue in the Clinton Hill section of Brooklyn, New York (the Site) for the reporting period of calendar years 2022 to 2023, pursuant to the Site Management Plan (SMP) that is included in the NYCOER approved Remedial Action Report (RAR), dated August 2022. The Site is identified as Block 2019 and Lot 80 on the New York City Tax Map.

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 Engineering Controls:

- > Composite Cover System; and
- > Vapor Barrier System.

Composite Cover System

As documented in the RAR, an engineered Composite Cover System was constructed across the entire Site consisting of the new building's 6" thick concrete cellar slab underlain with a 20-mil vapor barrier (Stego® Wrap 20-mil Vapor Barrier) and a 2 to 6-inch layer of 3/4" gravel.

Vapor Barrier System

As documented in the RAR, exposure to soil vapor is prevented by a Waterproofing Membrane/Vapor Barrier System that has been built on the Site. Migration of soil vapor from potential off-Site sources is mitigated with a combination of building slab and waterproofing membrane/vapor barrier. The vapor barrier installed below the entire building slab and around/below the elevator pit consists of Stego® Wrap 20-mil Vapor Barrier. Stego® Wrap



20-mil Vapor Barrier is a multi-layer plastic extrusion manufactured with prime, virgin and polyolefin resins. The 20-mil vapor barrier extends throughout the entire area of the building. All vapor barrier seams, penetrations, and repairs were sealed utilizing the tape method, in accordance with to the manufacturer's installation instructions. The vapor barrier system installed behind each of the cellar walls consists of NaturaSeal® SpraySeal NS-F300 +GE. SpraySeal NS-F300 is a highly versatile elastomeric coating that is cold-applied using a spray system to impregnate a geo-textile fabric to create a durable, seamless membrane. The contractor for the Vapor Barrier System installation was Drip Drop Waterproofing Inc. The design engineer for the Vapor Barrier System was Ariel Czemerinski, PE.

INSTITUTIONAL CONTROLS

As documented in the RAR, 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 NYCDOB. Property owner and property owner's successors and assigns are required to comply with the approved SMP;
2. Compliance with an NYCOER-approved SMP 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 NYCOER a periodic written certification that evaluates their performance;
3. ECs will not be discontinued without prior NYCOER approval;
4. NYCOER 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 NYCOER; and
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 NYCOER.

SITE INSPECTION

The site inspection was performed by George Lester, PE. The date of the inspection was September 11, 2023. Mr. Lester was escorted to the appropriate locations in the structure by Mark Beroukhim, the building superintendent. The site inspection consisted of a visual inspection of the Composite Cover System. The findings of the inspection are documented below and in the SMP Inspection Checklist provided as **Attachment A**.



Inspection of the Composite Cover and Vapor Barrier Systems

The Composite Cover System was inspected, and components were observed to be in good condition. Evidence of a small area of concrete (approximately one-foot square) was partially removed from the surrounding structural support for fire pump installation. The vapor barrier was not exposed. The area was repaired on October 17 2023. At the time of Site inspection, no other evidence of a breach or cracks in the system were observed. Additionally, no construction activities were occurring at the time of the Site inspection. Photographs of the Composite Cover System are provided in **Attachment B**.

Following the site visit, Plaza Management made repairs to the area of partially removed concrete in the fire pump room using a dry concrete mix on October 17, 2023. During the repair process, the area was monitored, and more concrete was added as needed. Photographs of the concrete repair are provided in **Attachment C**.

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. Based on the visual inspection, the Composite Cover and Vapor Barrier Systems continue to perform as designed. The conditions of the Composite Cover System and compliance with the SMP is described below.
- › Has anything occurred that impairs the ability of the Engineering Controls or Institutional Controls to protect public health and the environment?
 - Response: No. A partially removed area of concrete was repaired on October 17, 2023 in order to comply with the SMP.
- › Are any changes needed to the remedial systems or controls?
 - Response: No. As stated above, the partially removed area of concrete was repaired on October 17, 2023 in order to comply with the SMP.
- › Has compliance with this SMP been maintained during this reporting period?

Response: No. One deficiency associated with the Composite Cover System was noted during the site inspection. The partially removed area of concrete was repaired on October 17, 2023 in order to comply with the SMP.
- › Are Site records complete and up to date?
 - Response: Site records are not required.

DEVIATIONS IN PERFORMANCE OF ENGINEERING AND INSTITUTIONAL CONTROLS

The ECs, as described in the NYCOER-approved SMP, for the 2022-2023 reporting period calendar year were observed to be in-place and operational. One deficiency associated with the Composite Cover System, a partially removed area of concrete, was noted. The concrete was repaired on October 17, 2023 in order to comply with the SMP.



CERTIFICATION

I, George Lester, PE, of VHB certify the following:

- › I am a Professional Engineer, licensed in the State of New York;
- › I oversaw the inspection at the 963 Atlantic Avenue site, NYCOER site numbers 15CVCP089K and 15EH-N012K on September 11, 2023;
- › I prepared this Site Inspection and Certification Letter Report;
- › No activities were observed during the Site inspection or reported by the Building Superintendent that resulted in the disturbance of residual soil/fill material at the Site;
- › Site records were not available for review;
- › After repairs to the concrete on October 17, 2023, no further maintenance is required to comply with the Site management Plan
- › Vegetable gardening and farming in residual soils has been prevented;
- › Groundwater underlying the Site was not observed to be used without treatment rendering it safe for the intended purpose has been prevented; and
- › The Site has not been used for a higher level of use other than the restricted residential, or commercial use addressed by the Remedial Action.
- › The property will continue to be registered with an E-Designation with the NYC Department of Buildings. Property owner and property owner's successors and assigns are required to comply with the approved SMP.

Sincerely,

VHB

A handwritten signature in blue ink, appearing to read "G. Lester".

George Lester, PE
Director – Site Investigation and Remediation



cc: Rachael Barr, VHB
Attachments



A

Site Management Plan Inspection Checklist

SMP SITE WIDE INSPECTION CHECKLIST

Site Name: 963 Atlantic Avenue Location: 963 Atlantic Avenue, Brooklyn, NY

Building Superintendent Name: Mark Beroukhim Date: September 11, 2023

Inspection Conducted by: George Lester, PE Weather Conditions: Sunny, 75°

Reason for Inspection (i.e. routine, severe condition, etc.): Annual SMP Inspection

Check one of the following: **Y:** Yes **N:** No **NA:** Not Applicable

		Y	N	NA	Normal Situation	Remarks
	General					
1	What are the current site conditions?			X	-	The ground floor commercial units are currently vacant. The upper floors are occupied by residential tenants. The below grade ventilated parking garage provides parking for the residential tenants.
2	Are all applicable site records (e.g. documentation of construction activity, SSD, or HVAC system maintenance and repair, etc.) complete and up to date?			X	Y	There are no applicable site records associated with the SMP.
	Composite Cover System					
3	Are there indications of a breach in the composite cover system?		X		N	None observed.
4	Are there any cracks in the building foundation slab?		X		N	None observed.
5	Are there any cracks in the building foundation sidewalls?		X		N	None observed.
6	Is there construction activity, (including tenant improvements), occurring at the site that includes breaching of the composite cover system?		X		N	None observed. One small area of concrete (approximately 1' square) was partially removed from the surrounding structural support for fire pump installation. The vapor barrier was not exposed. The area is to be repaired by the building superintendent.
7	If yes to item #6, has VHB and NYCOER been notified? And are the SMP, HASP, and CAMP for the site being followed?					N/A



B

Photography Log

© VHB

Photography Log

PROJECT NUMBER

21774.00

CLIENT

963 Holding, LLC c/o Plaza Management USA, Inc.

517 7th Ave, 15th Floor

New York, NY 10018

LOCATION

963 Atlantic Avenue

Brooklyn, NY 11238



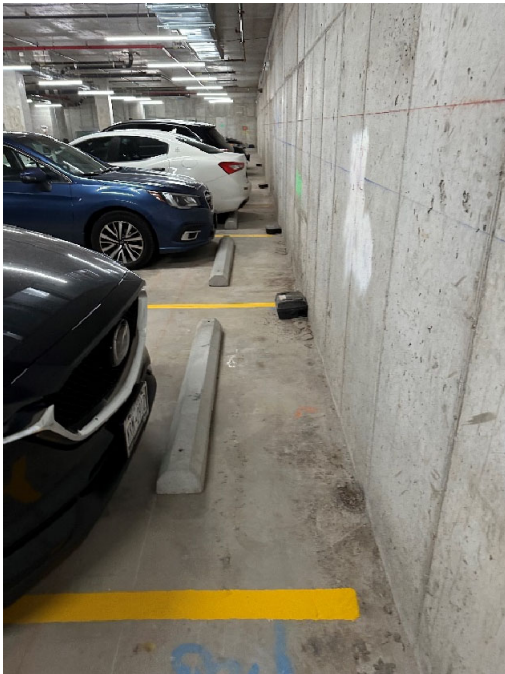
NO. 1 / 9.11.2023 10:57 AM

View of the southeast corner of the parking garage.



NO. 2 / 9.11.2023 11:01 AM

View of the parking garage, facing northeast.



NO. 3 / 9.11.2023 11:03 AM

View of the eastern wall of the parking garage.



NO. 4 / 9.11.2023 11:06 AM

View of a floor drain at the bottom of the parking garage ramp at the northwest corner of the parking garage.



NO. 5 / 9.11.2023 11:10 AM

View of tenant amenity space.



NO. 6 / 9.11.2023 11:15 AM

View of the building sump pit.



NO. 7 / 9.11.2023 11:16 AM

View of the fire pump area.



NO. 8 / 9.11.2023 11:16 AM

View of concrete partially removed from the cellar floor in support of fire pump installation. Area to be repaired by building superintendent.



C

Photography Log - Repairs

© VHB

Photography Log

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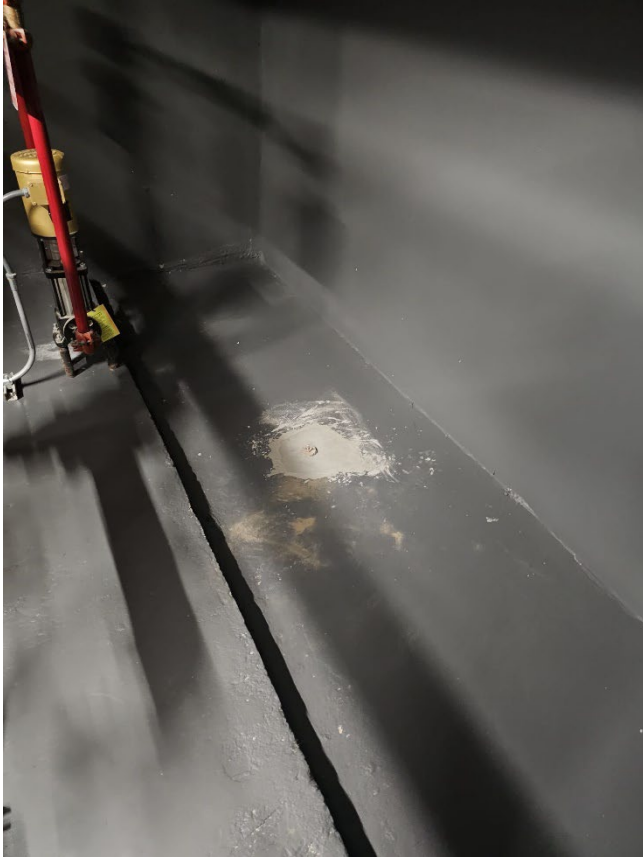
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NO. 1 / 10.17.2023

View of the repaired concrete in the fire pump room.



NO. 2 / 10.17.2023

Zoomed-in view of the repaired concrete in the fire pump room.