Aztech Environmental
TECHNOLOGIES
A LaBella Company

Mr. Donald Duthaler, Jr., P.E., CPM
Vice President of Operations
Baker Capital, L.P.
One West Red Oak Lane
White Plains, NY 10604

May 4, 2021

RE: Sub-Slab Depressurization System (SSDS)
2020 Annual Inspection
510 Furnace Dock Road
Cortlandt Manor, NY 10567

Dear Mr. Duthaler,

Aztech Environmental Technologies (Aztech), is pleased to provide a summary of the annual Sub-Slab Depressurization System (SSDS) inspection conducted on March 15, 2021. The purpose of the annual inspection is to ensure the SSDS, and all individual components are operating effectively. In addition to any changes or deficiencies identified, recommendations for improvements are provided as necessary.

System Overview

The SSDS installed at 510 Furnace Dock Road (the site) located in Cortlandt Manor, New York has been operational since the installation in December of 2011. The system is comprised of three (3) individual SSDS legs. Each system leg is equipped with a Radonaway HS-2000 fan and two (2) sub-slab vapor extraction points. Each system leg is also equipped with a pressure indicating alarm which illuminates in the event that the system vacuum falls below 0.25 inches of water column. The three (3) fans are mounted securely to the roof and all piping is installed on a pitch to allow any condensation to flow back into the ground beneath the building's slab.

The system operational status of the system is confirmed by periodically inspecting pressure indicating alarms that are located in a maintenance closet. The Site building staff perform these inspections. In the event of an alarm, Aztech would be contacted and a technician is mobilized to the Site to determine the alarm condition.

In July 2019, upon request of the New York State Department of Health (NYSDOH) and on behalf of the Client, Aztech mobilized to the Site to verify the system's vacuum radius of influence and verify that the system was not discharging any accumulated condensation. Field observations from the July 11, 2019 site visit indicated that liquid condensate was not being generated during the time of inspection. In order to mitigate the potential discharge of liquid condensate, Aztech

installed condensate "bypass" tubing that will convey any condensation into the extraction header piping. In addition to condensate assessment, Aztech installed new vacuum monitoring points and collected applied vacuum measurements to demonstrate that the SSDS is applying sufficient vacuum to the subsurface. Please refer to **Figure 1** for details of vacuum monitoring points. A report of findings was provided to the NYSDOH, New York State Department of Environmental Conservation (NYSDEC) and United States Environmental Protection Agency (USEPA) in October of 2019. No further action was required.

2021 Annual SSDS Inspection

On March 15th 2021, Aztech personnel mobilized to the site to conduct a regularly scheduled inspection of the SSDS system. During this site visit, various components of the systems were inspected. Aztech personnel visually assessed the exposed piping, electrical conduits, piping connections, piping anchors and SSDS fans for deficiencies. All three (3) system fans were inspected to confirm their operational status. The pressure indicating alarms were also tested to confirm operational status. The Field Inspection Log from the March 15, 2021 site visit is attached as **Appendix A**.

Findings

Findings from the March 2021 inspection indicated that no system deficiencies were identified, the SSDS is generating sufficient vacuum to the subsurface and is operating effectively.

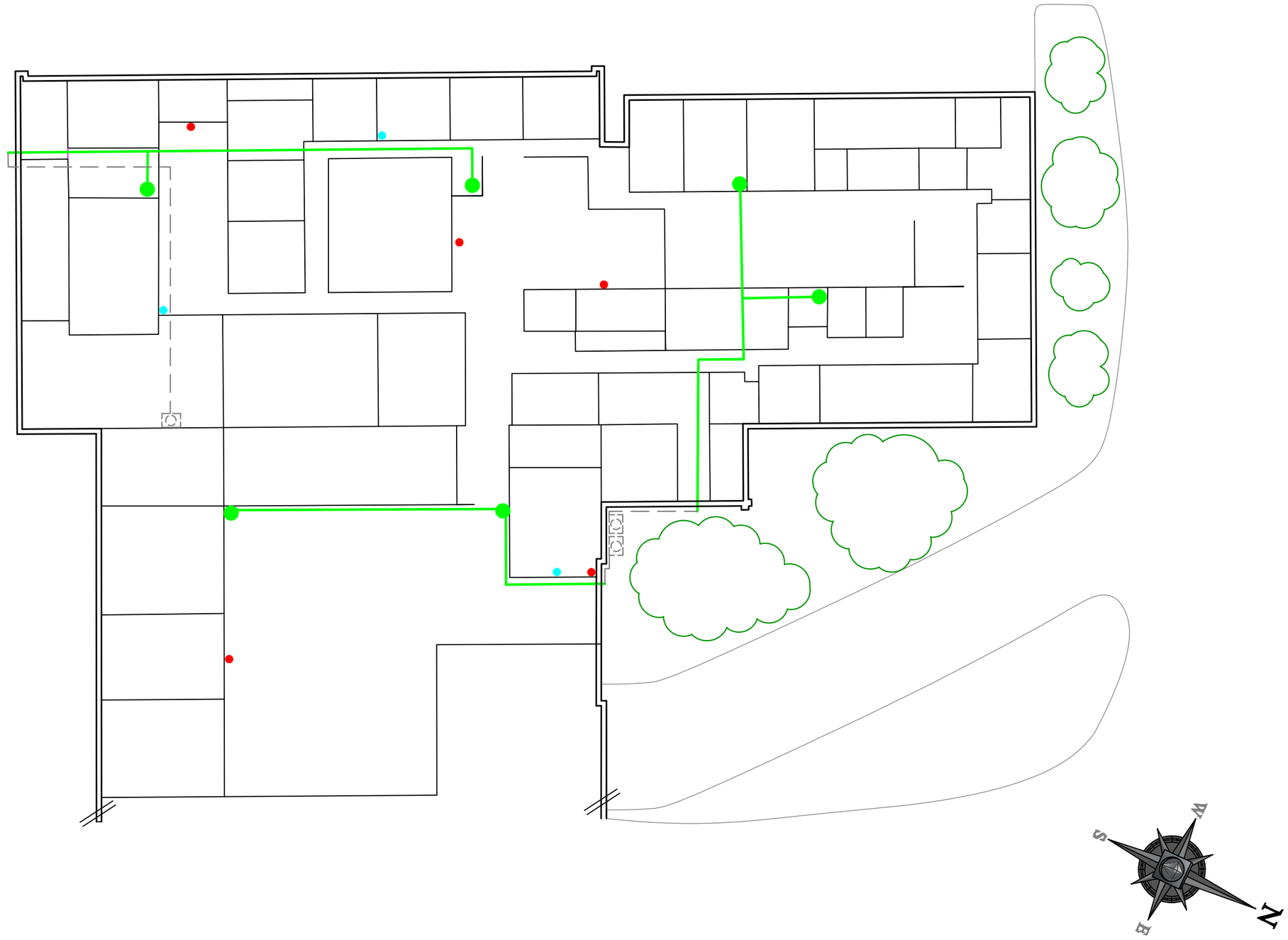
Please feel free to contact Aztech if you have any questions.

Sincerely,

AZTECH ENVIRONMENTAL TECHNOLOGIES

Brian Baulsir
Sr. Environmental Scientist

FIGURE 1



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Legend:

- Vapor Extraction Well
- Newly Installed Vacuum Monitoring Point
- Historic Vacuum Monitoring Point
- Interior System Piping (PVC)
- Exterior System Piping (PVC)
- SSDS Fan

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510 Furnace Dock Road
Cortlandt Manor, New York

FIGURE 1

DATE: July 11, 2019

SCALE: Not To Scale

Sub Slab Depressurization System Layout

July 11, 2019

March 15, 2021 – SSDS Inspection Log

System Inspection Field Form
Soil Vapor Mitigation Systems

SVE SYSTEMS INSPECTION FORM

Post Commissioning, Routine or Non-Routine Inspections (circle one)

Date of Inspection: March 15, 2021

Date of Previous Inspection: 2/27/2020

Address: Furnace Dock Road Cortlandt Manor, NY Tracking Number: 3.15.21

Equipment Documentation

As Found		Manometer Reading (in. H_20)	
SVE System	Fan Model	Prior	Current
1-Northern	HS-5000	-	9.876
2-Central	HS-5000	-	9.735
3-Southern	HS-2000	-	7.434

As Left		Manometer Reading (in. H_20)	
SVE System	Fan Model	Prior	Current
1-Northern	Same	-	9.876
2-Central	↓	-	9.735
3-Southern		-	7.434

Fan Check	As Found Yes	As Found No	As Left Yes	As Left No
Are all fans in operation?	X		X	
Is there a differential pressure shown in U-Tube manometer?	~~SEE~~		~~ABOVE~~	
If yes, provide readings above.				
Is each fan mounted securely?	X		X	
Are coupling connections secure?	X		X	
Is excessive noise heard when fan is running?		X		X
Does each fan induce suction when running?	X		X	
Is switch ~~is locked~~ in the ON position?	X		X	
Does smoke enter joints?	↑	↑	↑	↑
If yes: Was joint re-sealed?	NO SMOKE TEST			
Does smoke enter re-sealed joint?	↓	↓	↓	↓

Piping Check				
Is glue evident at joints?	X		X	
Are system suction points sealed?	X		X	
Is piping system properly supported?	X		X	
Are valves and manometers installed at proper locations?	X		X	
Is excessive noise heard in piping joints?		X		X
Were piping modifications and 10% of old joints smoke tested?	↑	↑	↑	↑
Does smoke enter joints?				
If yes: Was joint re-sealed?	~~NO~~	~~SMOKE~~	~~TEST~~	
Does smoke enter re-sealed joint?	↓	↓	↓	↓

Slab Check				
Have new floor cracks appeared since the last inspection?		X		X - Mostly taped
Was each identified slab crack, repair, or modification smoke tested?		X		X

Does smoke enter?	↑	↑	↑	↑
If yes: Was area re-sealed with approved sealant*?	N/A	NO SMOKE	TEST	
Does smoke enter re-sealed area?	↓	↓	↓	↓

Electrical Check

Are electrical wires and connections secure?	X		X	
Is each junction box closed?	X		X	
Are conduit properly supported?	X		X	
Are switch boxes locked?		X		X
Does each fan start when the switch is ON position?	X		X	
Does each fan stop when the switch is in OFF position?	X		X	
Are mitigation system labels applied?	X		X	
Are the correct labels applied in the proper locations?	X		X	

Have the following items changed since the last visit?

	No	Yes	If yes, explain…
Building Footprint	X		
Ownership	X		

If any of these items have changed, a redesign may be required.
Contact the maintenance supervisor for field review.

Deviations/Comments

System Operating effectively upon arrival, during inspection & upon departure

Performed by: CA Date: 3/15/21