THE Chazen COMPANIES®
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May 4, 2012

Mr. Randy Whitcher
New York State Department of Environmental Conservation
Environmental Remediation, Bureau C
625 Broadway
Albany, New York 12233-7014

Re: 2011 Annual Site Monitoring Report
Former Greer Property
NYSDEC Site No. 3-14-088
Chazen Job No. 40702.00

Dear Mr. Whitcher:

The Chazen Companies (Chazen) is pleased to submit this annual site monitoring report for the former Greer Property (Greer). The site is currently owned by Greer Nine Realty, LLC and is located at the intersection of U.S. Route 9 and New Hamburg Road in the town of Wappingers Falls, New York (Figure 1).

Quarterly monitoring events were conducted on February 7, 2011; May 24, 2011; September 8, 2011; and December 7, 2011. Each monitoring event consists of collecting samples from two on-site monitoring wells (MW-4 and MW-5) as well as collecting influent and effluent samples from the potable water treatment system at the (off-site) Halpin Residence. An SVE system on the site extracts residual VOC vapors from the former tank area. Line pressure and bulk VOC concentration data are collected from this SVE system each quarter. Three quarterly monitoring events were fully successfully completed during 2011, the exception being the winter quarter when on February 7, 2011, both on-site monitoring wells and the SVE remedial shed were inaccessible due to snow and ice piles; the quarterly off-site well (Halpin) sample was successfully collected on February 7, 2011.

Table 1 provides a summary of historical sampling data for the two on-site monitoring wells. Table 2 summarizes bulk VOC concentrations and line pressures for the components of the SVE system. Table 3 contains laboratory results for the samples collected from the granular activated carbon filtration system at the Halpin Residence. Raw laboratory analytical reports are also provided in Appendix A.

Groundwater Sampling

Table 1 (attached) presents the laboratory analytical results of 2011 quarterly groundwater sampling for two on-site bedrock monitoring wells (MW-4 and MW-5). Quarterly water samples were analyzed for VOCs by

EPA Method 8260 (TCL plus MTBE). The sample results were compared to NYSDEC groundwater quality standards published in NYSDEC's TOGS 1.1.1. Water samples were collected according to NYSDEC field sampling protocols. Samples were shipped on ice for analysis to York Analytical Laboratories (York) of Stratford, Connecticut, a NYSDOH ELAP-certified laboratory.

In downgradient well MW-4, no VOCs were detected during any 2011 sampling event.

In downgradient well MW-5, 1,1-dichloroethane (1,1-DCA) was detected at levels ranging from 1.8 to 2.8 ug/L, extending the record of sharply declining VOCs in this location, although still modestly exceeding the TOGS 1.1.1 standards . Traces of methyl tert-butyl ether (MTBE) were noted in May and December, cis-1,2-dichloroethene was detected in May and September, and tetrachloroethylene was identified in the September 2011 sample. The reported concentrations of these additional compounds were all below related standards.

Groundwater quality trends in both wells since routine sampling began in 2001 indicates that 1,1-DCA concentrations, being the prime site contaminant, are steadily declining in both wells (Figures 3, 4).

The first quarter 2012 sampling event was conducted on March 7, 2012 and the next event is due to be conducted on or near June 7, 2012.

Off-Site Residential Sampling

Chazen has monitored and maintained the potable water treatment system at the Halpin Residence since April 2009. This treatment system consists of a granular activated carbon system as well as an ultraviolet light disinfection unit. During each sampling event in 2011, Chazen collected samples of raw water from an inline sampling tap before the treatment devices and of finished water via the kitchen sink. These samples were submitted to York for analysis by EPA Method 524.2 for VOCs.

During 2011, the Halpin raw water samples all contained MTBE, ranging from 1.5 to 1.9 ug/L, which is substantially below the standard of 10 ug/L. Traces of methylene chloride (February, May, September) and naphthalene (September) were also identified in the raw water and in the laboratory method blank, indicating that these detections are laboratory artifacts. Similar traces of methylene chloride and naphthalene were also detected in the finished water and are again interpreted to most likely represent laboratory artifacts. These samples will continue to be collected on a quarterly basis through 2012.

Groundwater quality in the off-site Halpin well continues to identify no 1,1-DCA which is the sole remaining on-site groundwater VOC (see prior section) and residual MTBE detections are below standards.

SVE System Maintenance and Monitoring

Table 2 (attached) presents air-flow and VOC concentration data collected from the SVE system during each 2011 quarterly event. The SVE system has three vacuum lines (B, C and D) that penetrate different subsurface soil horizons. Each line can be isolated by manually opening or closing in-line flow valves located in the remediation shed.

No abnormal pressure readings were collected during 2011. As such, no adjustments were made to the SVE system by Chazen. Lines B, C and D remained in the fully open position.

Bulk VOC concentrations, measured using a PID, were Non-Detect throughout all quarters of 2011 when readings were collected. On behalf of Greer, Chazen will continue monitoring total VOC concentrations and in-line air pressures on a routine basis throughout 2012.

Annual Compliance with NYSDEC's Selected Remedy

During 2011, the former Greer Property was in full compliance with conditions set forth in NYSDEC's March 2002 Record of Decision (ROD) for this site as well as the 2011 Site Management Plan (SMP) with the exception of the physical inability to collect two winter (February) groundwater samples and monitor discharge of the SVE system. All required site engineering controls and institutional controls appear to have functioned as designed. The on-site SVE system remains in continuous operation, venting VOCs from the former tank area. Required quarterly maintenance and monitoring of the granular activated carbon (GAC) filtration system at the Halpin Residence was conducted during 2011 and Chazen will continue to do so throughout 2012. The pavement installed over the former source region remains in excellent condition (see photos).

Closing and Recommendations

Data collected during 2011 indicate that 1,1-DCA concentrations are continuing to decline in both on-site downgradient/site perimeter monitoring wells. No other VOCs were detected in these monitoring wells above relevant NYSDEC standards in 2011. No 1,1-DCA has been detected in the off-site Halpin domestic well and MTBE in this well is routinely below actionable standards.

Based on these conditions, Chazen respectfully recommends permission to conduct 2012 site O&M programs as follows:

- Reduce sampling frequency of on-site wells MW-4 and MW-5 from quarterly to semi-annual.
- Continue to operate the SVE system and record line pressures and PID bulk-VOC emissions estimates on a quarterly basis.
- Continue to measure water levels in MW-1, MW-2, MW-3, MW-4, MW-5 and MW-6 on a quarterly basis
- Continue to collect quarterly samples from the Halpin Residence water treatment system for at least one more year.

The next routine sampling event is due to be conducted on or near June 7, 2012. Should you have any questions or concerns or wish to discuss this project, please feel free to contact me anytime at 845-486-1520.

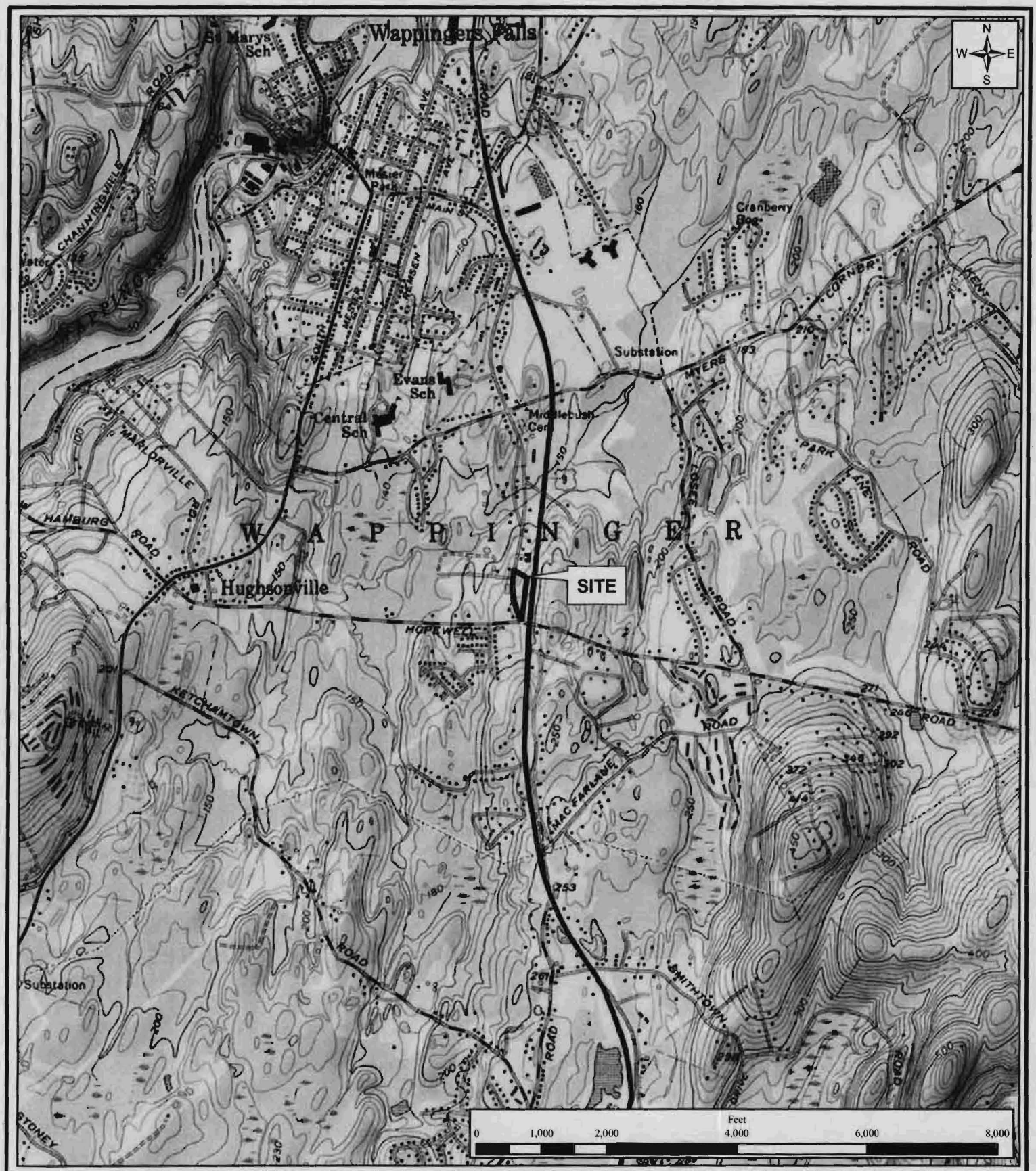
Sincerely,

Eric J. Orlowski
Hydrogeologist

Encl: photos, figures, tables, lab reports

cc: Cindy Greer, Greer Automotive, Ltd.
Tony Perretta, NYS Dept. of Health
Russell Urban-Mead, CPG, Chazen

Figures



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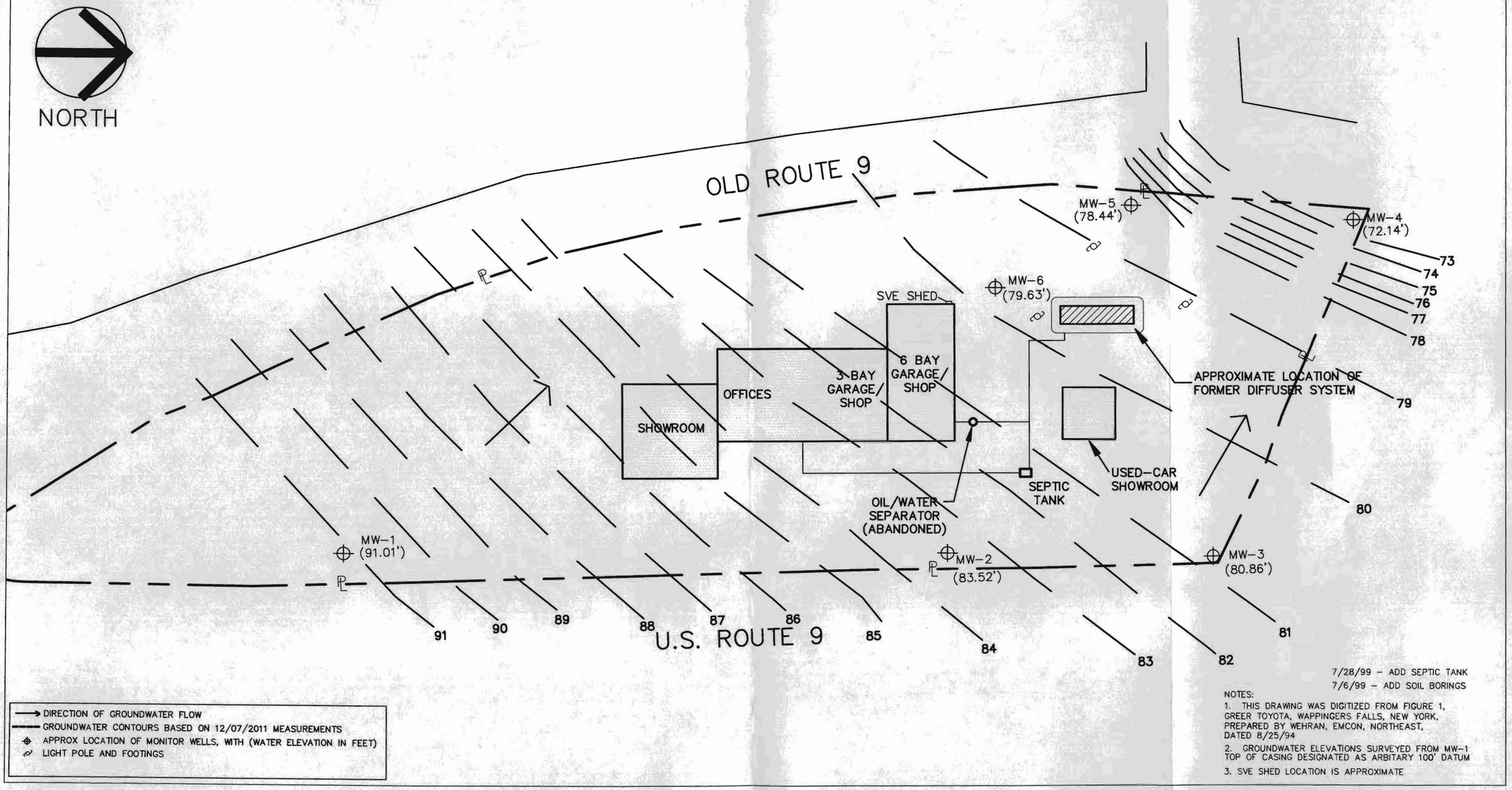
Former Greer Property

Figure 1 - Site Location Map

U.S. Route 9
Town of Wappinger, Dutchess County, New York

Source: U.S.G.S. Topographic Map of the Wappingers Falls, New York Quadrangle, Dated 1956 (Photorevised 1981), 7.5-Minuute Series; Dutchess County Real Property Services 2008 tax parcel data.

Drawn:	EJO
Date:	April 2012
Scale:	1:24,000
Project:	40702.00
Figure:	1



7/28/99 – ADD SEPTIC TANK
7/6/99 – ADD SOIL BORINGS

NOTES:

1. THIS DRAWING WAS DIGITIZED FROM FIGURE 1, GREER TOYOTA, WAPPINGERS FALLS, NEW YORK, PREPARED BY WEHRAN, EMCON, NORTHEAST, DATED 8/25/94
2. GROUNDWATER ELEVATIONS SURVEYED FROM MW-1 TOP OF CASING DESIGNATED AS ARBITARY 100' DATUM
3. SVE SHED LOCATION IS APPROXIMATE

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Former Greer Property

Existing Site Plan and Groundwater Flow Map

Town of Wappinger, Dutchess County, New York

Source: Mapped by Chazen, 1999. Drawn by: EJO

Scale: 1" = 60'

Fig. 2