Bedford Village Wells – Hunting Ridge Mall
Westchester County

Bedford, New York

SITE MANAGEMENT PLAN

NYSDEC Site Number: 3-60-009

Prepared for:

Superfund Standby Program

New York State Department of Environmental Conservation

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Revisions to Final Approved Site Management Plan:

Revision No.	Date Submitted	Summary of Revision	NYSDEC Approval Date

MAY 2026

CERTIFICATION STATEMENT

I, Michael L. Spera, certify that I am currently a NYS registered professional engineer as defined in 6 NYCRR Part 375, and that this Site Management Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10) and Green Remediation (DER-31).



MAY 26, 2026

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List of Acronyms

AECOM	AECOM USA, Inc.
AWQS	Ambient Water Quality Standards
COC	Certificate of Completion
COCs	Contaminants of Concern
CVOC	Chlorinated Volatile Organic Compound
DCE	Cis-1,2- dichloroethene
DO	Dissolved Oxygen
EC	Engineering Control
ft	foot
FS	Feasibility Study
GV	Guidance Values
IC	Institutional Control
ISCO	In-Situ Chemical Oxidation
MDLs	Method Detection Limits
mg/L	milligrams per liter
mL/m	milliliters per minute
ms/cm	millisiemens per centimeter
mV	millivolts
MW	Monitoring Well
NTU	Nephelometric Turbidity Unit
NYS	New York State
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
ORP	oxidation reduction potential
OSWER	Office of Solid Waste and Emergency Response
P&T	Pump and Treat
PCE	Tetrachloroethylene
PDB	Passive Diffusion Bag
PFAS	Per- and polyfluoroalkyl substances
PRR	Periodic Review Report
RAO	Remedial Action Objective
RAWP	Remedial Action Work Plan
RCRA	Resource Conservation and Recovery Act
RI	Remedial Investigation
ROD	Record of Decision
RSO	Remedial System Optimization
SCG	Standards Criteria and Guidance
SMP	Site Management Plan
SOW	Scope of Work
SSDS	Sub-slab depressurization system
SSI	Supplemental Site Investigation
TCE	Trichloroethylene
USEPA	United States Environmental Protection Agency
µg/L	micrograms per liter

VOC	Volatile Organic Compound
WCDOH	Westchester County Department of Health

ES Executive Summary

The following provides a brief summary of the controls implemented for the Site, as well as the inspections, monitoring, maintenance and reporting activities required by this Site Management Plan (SMP).

NYSDEC Site Number 360009 Bedford Village Wells
Hunting Ridge Mall 448 Old Post Rd, Bedford, NY 10506

Institutional Controls:	1. An Environmental Easement has been recorded to (1) implement, maintain and monitor Engineering Control (EC) systems; (2) prohibit the use of groundwater; and, (3) limit the use and development of the site to commercial uses only. 2. All ECs must be inspected at a frequency and in a manner defined in this Site Management Plan (SMP). 3. All ECs must be operated and maintained as specified in this SMP.		
Engineering Controls:	1. Groundwater monitoring well network 2. Sub-Slab Depressurization System (SSDS)		
Inspections:		**Responsibility:**	**Frequency:**
1. Site-Wide Inspection		Groundwater monitoring well network: NYSDEC SSDS: Site Owner	Annually
Monitoring:			
1. Groundwater sampling of select Site monitoring wells		NYSDEC	Annually
2. Monitoring of SSDS		Site Owner	Quarterly
Maintenance:			
1. Monitoring well maintenance		NYSDEC	As needed
2. SSDS maintenance		Site Owner	As needed
Reporting:			
1. Groundwater Monitoring Report		NYSDEC	Annually
2. SSDS Monitoring Report		Site Owner	Quarterly
3. Periodic Review Report		Site Owner	Annually

Further descriptions of the above requirements are provided in detail in the latter sections of this SMP.

1.0 Introduction

1.1 General

This SMP is a required element of the remedial program for the Bedford Village Wells – Hunting Ridge Mall located in the Town of Bedford, Westchester County, New York (hereinafter referred to as the "Site"). See Figure 1. The Site is currently in the New York State (NYS) Superfund Program as Site No. 3-60-009, which is administered by New York State Department of Environmental Conservation (NYSDEC).

A figure showing the Site location and boundaries of the Site is provided in Figure 2. The boundaries of the Site are more fully described in the metes and bounds Site description that is part of the Environmental Easement, provided in Appendix A.

After completion of the remedial work, some contamination was left at the Site, which is hereafter referred to as "remaining contamination". Institutional and Engineering Controls (ICs and ECs) have been incorporated into the Site remedy to control exposure to remaining contamination to ensure protection of public health and the environment. An Environmental Easement granted to the NYSDEC and recorded with the Westchester County Clerk requires compliance with this SMP and all ECs and ICs placed on the Site.

This SMP was prepared to manage remaining contamination at the Site until the Environmental Easement is extinguished in accordance with ECL Article 71, Title 36. This plan has been approved by the NYSDEC, and compliance with this plan is required by the grantor of the Environmental Easement and the grantor's successors and assigns. This SMP may only be revised with the approval of the NYSDEC.

It is important to note that:

- This SMP details the Site-specific implementation procedures that are required by the Environmental Easement. Failure to properly implement the SMP is a violation of the Environmental Easement, which is grounds for revocation of the Certificate of Completion (COC);

- Failure to comply with this SMP is also a violation of Environmental Conservation Law, 6NYCRR Part 375, and thereby subject to applicable penalties.

All reports associated with the Site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State. A list of contacts for persons involved with the Site is provided in Appendix B of this SMP.

This SMP was prepared by AECOM USA, Inc. (AECOM) on behalf of the NYSDEC in accordance with the requirements of the NYSDEC's DER-10 (NYSDEC, 2010) ("Technical Guidance for Site Investigation and Remediation"), and the guidelines provided by the NYSDEC. This SMP addresses the means for implementing the ICs and/or ECs that are required by the Environmental Easement for the site.

1.2 Revisions

Revisions to this plan will be proposed in writing to the NYSDEC's project manager. Revisions will be necessary upon, but not limited to, the following occurring: a change in media monitoring requirements; upgrades to or shut-down of a remedial system; post-remedial removal of contaminated soil; or other significant change to the Site conditions. The NYSDEC will provide a notice of any approved changes to the SMP and append these notices to the SMP that is retained in its files.

1.3 Notifications

Notifications will be submitted by the property owner to the NYSDEC, as needed, in accordance with NYSDEC's DER – 10 for the following reasons:

1. 60-day advance notice of any proposed changes in Site use that are required under the terms of 6NYCRR Part 375 and/or Environmental Conservation Law.

2. 7-day advance notice of any field activity associated with the remedial program.

3. 15-day advance notice of any proposed ground-intrusive activity pursuant to the Excavation Work Plan (Appendix C).

4. Notice within 48-hours of any damage or defect to the foundation, structures or EC that reduces or has the potential to reduce the effectiveness of an EC, and likewise, any action to be taken to mitigate the damage or defect.

5. Notice within 48 hours of any non-routine maintenance activities.

6. Verbal notice by noon of the following day of any emergency, such as a fire; flood; or earthquake that reduces or has the potential to reduce the effectiveness of ECs in place at the site, with written confirmation within 7 days that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.

7. Follow-up status reports on actions taken to respond to any emergency event requiring ongoing responsive action submitted to the NYSDEC within 45 days describing and documenting actions taken to restore the effectiveness of the ECs.

Any change in the ownership of the Site or the responsibility for implementing this SMP will include the following notifications:

1. At least 60 days prior to the change, the NYSDEC will be notified in writing of the proposed change. This will include a certification that the prospective purchaser/Remedial Party has been provided with all approved work plans and reports, including this SMP.

2. Within 15 days after the transfer of all or part of the Site, the new owner's name, contact representative, and contact information will be confirmed in writing to the NYSDEC.

Table 1 below includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in Appendix B.

Table 1: Notifications*

Name	**Contact Information**	**Required Notification****
Nakya Stewart, NYSDEC Project Manager	518-402-9686 Nakya.Stewart@dec.ny.gov	All Notifications
Benjamin Rung, NYSDEC Chief, Remedial Section A	518-402-9826 Benjamin.rung@dec.ny.gov	All Notifications
Stephen Lawrence, NYSDOH	518-402-0450 Stephen.Lawrence@health.ny.gov	Notifications 4, 6, and 7

* Note: Notifications are subject to change and will be updated as necessary.

** Note: Numbers in this column reference the numbered bullets in the notification list in this section.

2.0 Summary of Previous Investigations and Remedial Actions

2.1 Site Location and Description

The Site is located in the Town of Bedford, Westchester County, New York and is identified as Section 84 Block 14 and Lot 1-1 on the Westchester County Tax Map (see Figure 3). The Site is an approximately 4-acre area and is bounded Old Post Road to the southeast and a steep retaining wall to the northwest (see Figure 2 – Site Layout Map). The boundaries of the Site is more fully described in the Environmental Easement.

The owner of the Site parcel at the time of issuance of this SMP is:

- B&B Mall Associates, Inc f/k/a B&B Auto Parts Inc.

The operator of the Site parcel at the time of issuance of this SMP is:

- New York State Department of Environmental Conservation

2.2 Physical Setting

2.2.1 Land Use

The Site consists of a strip mall building including a parking area and unloading dock in the rear. The Site is zoned commercial and is currently utilized for commercial uses from several tenants. Site occupants include banks, a pharmacy, and other commercial businesses.

The properties adjoining the Site and in the area surrounding the Site primarily include suburban residential communities and some other commercial properties. Approximately 2,000 feet to the southeast of the Site lies a wooded area with surface water features.

The existing monitoring well network consists of wells throughout the mall parking lot area.

2.2.2 Geology

Superimposing the Fordham Gneiss bedrock in the Mianus River Valley and underlying the Hunting Ridge Mall Study Area are glacial stratified soil deposits. These deposits are generally composed of intermittently sorted fine-coarse sands and silts. The soils beneath the mall consist of the Chatfield-Charlton Complex, which is a loamy till derived from granite, gneiss, and/or schist. Down gradient soils consist of the Riverhead Complex, which consists of loamy glaciofluvial soils deposited in deltas and/or terrace deposits overlaying stratified sand and gravel.

The Hunting Ridge Mall Study Area is located on the northern edge of the Mianus River Valley immediately adjacent to an outcropping ridge line composed of Fordham Gneiss. The ridge of bedrock Fordham Gneiss slopes steeply under the mall and continues sloping southeast towards the Mianus River. A review of the down hole borehole logging tests indicated that the bedrock underlying the Site in this area is relatively massive and competent in structure.

2.2.3 Hydrogeology

Generally, the groundwater within the bedrock can be characterized as migrating horizontally in a southeasterly direction from the Hunting Ridge Mall towards the Mianus River. A groundwater contour map is shown on Figure 4. The groundwater gradient in the metamorphic bedrock zone underlying the study area (Fordham Gneiss) is approximately 0.011-0.14 foot of head loss per foot (ft/ft) of horizontal distance. Groundwater filtrates through the unconsolidated, glacial deposits at the Hunting Ridge Mall Site and recharges the groundwater trapped within the bedrock zone. Vertical gradients range from 1.1×10^{-3} ft/ft to 0.21 ft/ft in the unconsolidated overburden layer. The groundwater flow rate across the Site is estimated at 0.283 ft/day.

2.3 Site Background and Remedial History

In 1978, the Westchester County Department of Health (WCDOH) initiated a county-wide investigation of potable water supplies. As part of this program samples were collected from private potable water supply wells in the vicinity of the former dry cleaning establishments.

Preliminary results indicated that private wells in the vicinity of the Site were impacted with chlorinated volatile organic compounds (CVOCs), primarily tetrachloroethylene (PCE).

Subsequent sampling efforts identified CVOCs including PCE, trichlorethylene (TCE) and cis-1,2- dichloroethene (DCE) in 14 private wells located within ¼ mile of the Site at concentrations above the New York State Ambient Water Quality Standards (AWQS). The source of the contamination was identified to be a former dry cleaning establishment located in the Hunting Ridge Mall. In 1983, contaminated sludge was removed from the on-site septic system, and contaminated sediments associated with the septic system effluent were removed from nearby surface water bodies.

A preliminary investigation conducted in 1985 identified groundwater contamination in on-Site monitoring wells with a maximum concentration of PCE of 100 micrograms per liter (µg/L). Based on the results of Remedial Investigation (RI) Report (Dvirka and Bartilucci, 1990a), Feasibility Study (FS) Report (Dvirka and Bartilucci, 1990b), a Record of Decision (ROD) (NYSDEC, 1990) for the Site was prepared. The selected remedy for the Site as specified in the ROD included: 1) a groundwater pump and treat system (P&T) to remediate contaminated groundwater; and 2) provision of public water to address potential human exposure to impacted water supplies, if warranted.

Subsequent evaluation of final design parameters required for the P&T system indicated that Site-specific conditions prevented the effective use of this technology in a reasonable and cost-effective timeframe. Consequently, a P&T system was not installed, and a public water supply system was constructed and completed in November 1997.

In 1998 relatively low concentrations of CVOCs (less than (< 5 µg/L) were detected in groundwater samples from the newly installed public water supply wells. An air stripper was installed in December 1998 to remove CVOCs from the groundwater from the supply wells to concentrations below ambient water quality standards (AWQS) (< 0.5 µg/L) prior to distribution (AECOM, 2010a).

The average concentration of PCE reported in the influent groundwater samples had been consistently less than 5 µg/L since the air stripper was put into operation. No Site related compounds were reported in the effluent of the air stripper system in excess of 0.5 µg/L.

A vapor intrusion evaluation was completed in 2008 to evaluate sub-slab and indoor air within the commercial business space at four locations. While indoor air concentrations did not exceed the New York State Department of Health (NYSDOH) Air Guide Values at any of the sampled locations, results for the soil vapor samples indicated that sub-slab concentrations of TCE warranted the installation of a sub-slab depressurization system (SSDS) to mitigate potential future indoor air issues. In response, Aztech Technologies, Inc. installed a SSDS in July 2009. The system includes an externally located regenerative blower connected to a suction point within the Dry Cleaner Mechanical Room.

Based on continued Site-wide monitoring results and the evaluation of alternative technologies, an amendment to the ROD was issued in March 2002 by the NYSDEC replacing the groundwater P&T with in-situ chemical oxidation (ISCO) as the preferred remedy. A Preliminary Design Report (AECOM, 2009a), prepared by AECOM and submitted to the NYSDEC in February 2009, concluded that the information was insufficient to design a cost-effective mitigation program for the Site. AECOM conducted a Supplemental Site Investigation (AECOM, 2009b) (SSI) to evaluate the distribution of contamination in soil and groundwater and to design a cost-effective mitigation program for the Site. The SSI Report was submitted to the NYSDEC in December 2009.

A Remedial Design Report (AECOM, 2010a) was submitted to the NYSDEC in February 2010. The design included the installation of an additional monitoring well (MW-16), the injection of a 5-percent solution of sodium permanganate into the contaminated groundwater in the area extending from MW-15 to MW-3M, and pre- and post- injection groundwater sampling. Twenty injection points were identified with the total estimated injection volume of just under 11,500 gallons.

A Remedial Action Progress Report (AECOM, 2010b) was submitted to the NYSDEC in November 2010.

This report documented the ISCO injection conducted in August and September 2010 along with the associated well installation and baseline groundwater sampling conducted in August 2010. An Annual Groundwater Sampling Report was submitted in November 2011 to summarize the post-injection groundwater sampling events from October 2010, January 2011, March 2011, June 2011, and December 2011.

The groundwater and field parameter results suggest that a majority of the permanganate injected in 2010 was spent on oxidizing naturally occurring metals and organics in the subsurface. This is the result typically observed following an initial injection. A drop in volatile organic compounds (VOCs) to concentrations less than method detection limits (MDLs) was noted in the groundwater sample from MW-14 (10/2010), shortly after; the injection total VOC concentrations rebounded in subsequent samples. The fact that oxidation reduction potential (ORP) did not increase in the monitoring wells and that permanganate was not observed in the wells indicates that a tighter spacing of injection points may be required during a second round of injections. A higher concentration of sodium permanganate may be required to overcome the natural oxidant demand.

The results of the post-injection groundwater sampling events indicated that CVOCs were still present at levels greater than NYSDEC AWQS and Guidance Values (GV), however, they were no longer migrating down gradient. Although concentrations of CVOCs in the plume were succumbing to natural attenuation, the data suggests natural degradation was stalled at DCE and TCE. The stall was most likely due to high dissolved oxygen (DO) levels (i.e., aerobic conditions) in the aquifer. CVOCs are more readily degraded in aquifers with lower dissolved DO levels (i.e., anaerobic conditions) and therefore, it was unlikely that the plume would degrade naturally under the current conditions.

As a result, a second round of sodium permanganate injections in the same 20 locations was recommended for the Site in the Semi-Annual Groundwater Report (AECOM, 2012a) and outlined in the Scope of Work (AECOM, 2012b) (SOW) submitted to the NYSDEC under Work Assignment No. D007626-18. The SOW also recommended the installation of two new monitoring wells, the collection of soil for total oxidant demand analysis, and eight additional groundwater sampling events to evaluate the effectiveness of the second

round of sodium permanganate injections. Approximately 11,385 gallons of pre-blended 15-percent permanganate solution were delivered to the Site from November 26, 2012 to December 9, 2012.

The permanganate solution was injected into 18 injection points, as well as directly into MW-3M and MW-16. Injection was not conducted at IP-12 and IP-17 due to logistical constraints (i.e., current permanganate volumes). The use of a low-pressure sump pump and gravity feed for the second round of injection provided a better and more even distribution of permanganate. The 2012 event injected a total of 11,385 gallons of the 15% permanganate solution. Details documenting the second round of injections are provided in the Supplemental Remedial Action Progress Report (AECOM, 2013).

A third, smaller ISCO injection event had taken place during the Fall of 2015. The ISCO solution was injected into previously listed locations as needed to assure planned contaminant degradation. The third mobilization included one tote (about 270 gallons) of ISCO solution.

2.4 Remedial Action Objectives

Based on the results of the Remedial Investigation, the following Remedial Action Objectives (RAOs) were identified for this Site.

Groundwater RAOs

RAOs for Public Health Protection

- Eliminate, to the extent practical, ingestion of groundwater containing contaminant levels exceeding drinking water standards.

RAOs for Environmental Protection

- Eliminate, to the extent practical, further off-Site migration of groundwater that does not attain NYSDEC Class GA AWQS (NYSDEC, 1998).

Soil Vapor RAOs

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

2.5 Remaining Contamination

2.5.1 Groundwater

The primary Site-related contaminants of concerns (COCs) were CVOCs, including PCE, TCE, DCE, and vinyl chloride. Tables 2 through 10 summarize the results of all samples of groundwater that exceed the Standards, Criteria, and Guidance (SCGs) after completion of the remedial action. Some on-Site monitoring wells exhibit concentrations of CVOCs above the NYSDEC AWQS. No off-Site monitoring wells exhibit concentrations of CVOCs exceeding their NYSDEC AWQS; however, there have been CVOCs detected at low concentrations. Historic groundwater results for CVOCs are presented in Tables 2 through 10 for individual monitoring wells.

Select groundwater samples have also been analyzed for emerging contaminants including Per- and polyfluoroalkyl substances (PFAS) and 1,4 Dioxane. Emerging contaminant results are presented in Tables 11 and 12. Two on-Site monitoring wells (MW-3MR and MW-14) exhibit PFAS substances at concentrations greater than the corresponding NYSDEC PFAS guidelines.

3.0 Institutional and Engineering Control Plan

3.1 General

Since remaining contamination exists at the Site, ICs and ECs are required to protect human health and the environment. This IC/EC Plan describes the procedures for the implementation and management of all IC/ECs at the Site. The IC/EC Plan is one component of the SMP and is subject to revision by the NYSDEC.

This plan provides:

- A description of all IC/ECs on the Site;
- The basic implementation and intended role of each IC/EC;
- A description of the key components of the ICs set forth in the Environmental Easement;
- A description of the controls to be evaluated during each required inspection and periodic review; and
- Any other provisions necessary to identify or establish methods for implementing the IC/ECs required by the Site remedy, as determined by the NYSDEC.

3.2 Institutional Controls

An IC, in the form of an environmental easement, required by the ROD, will be implemented to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and, (3) limit the use and development of the site to commercial uses only.

Adherence to these ICs on the Site is to be required by the Environmental Easement and will be implemented under this SMP.

ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. The IC boundaries are equal to the Site property as shown on Figure 2.

These ICs are:

- The property may be used for: commercial use;
- All ECs must be operated and maintained as specified in this SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- Groundwater and other environmental or public health monitoring must be performed as defined in this SMP;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in this SMP;

- Access to the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement;

- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries noted on Figure 2, and any potential impacts that are identified must be monitored or mitigated with an SSDS;

- Vegetable gardens and farming on the site are prohibited; and

- An evaluation shall be performed to determine the need for further investigation and remediation should large scale redevelopment occur, if any of the existing structures are demolished, or if the subsurface is otherwise made accessible.

3.3 Engineering Controls

3.3.1. Monitoring Wells associated with In-Situ Chemical Oxidation

Groundwater monitoring activities to assess the effectiveness of the in-situ chemical oxidation program will continue, as determined by the NYSDEC project manager in consultation with NYSDOH project manager, until residual groundwater concentrations are found to be consistently below ambient water quality standards or the Site SCGs, or have become asymptotic at an acceptable level over an extended period. If monitoring data indicates that monitoring may no longer be required, a proposal to discontinue the remedy will be submitted by the remedial party. Monitoring will continue until permission to discontinue is granted in writing by the NYSDEC project manager. If groundwater contaminant levels become asymptotic at a level that is not acceptable to the NYSDEC, additional injections, source removal, treatment and/or control measures will be evaluated.

In October 2024, off-Site monitoring wells were decommissioned in accordance with NYSDEC CP-43 (NYSDEC, 2009).

3.3.2 Sub-Slab Depressurization System (SSDS)

The SSDS will not be discontinued unless prior written approval is granted by the NYSDEC and the NYSDOH project managers. If monitoring data indicates that the SSDS may no longer be required, a work plan to discontinue the SSDS will be submitted by the remedial party to the NYSDEC and NYSDOH project managers. The work plan must include soil vapor intrusion sampling to verify that the SSDS is no longer needed and must comply with the NYSDOH Soil Vapor Intrusion Guidance.

If the NYSDEC project manager approves termination of operation and maintenance of an SSDS, the remedial party will notify the property owner and ask whether the property owner wants to keep the SSDS. If the property owner elects to keep the system, the property owner will be responsible for the operation and maintenance of the system going forward. If the property owner wants the system removed, the remedial party will remove and dispose of the system and repair any parts of the structure that were altered or modified by the SSDS, such as holes in the basement floor or walls.

4.0 Monitoring and Sampling Plan

4.1 General

This Monitoring and Sampling Plan describes the measures for evaluating the overall performance and effectiveness of the remedy. This Monitoring and Sampling Plan may only be revised with the approval of the NYSDEC.

This Monitoring and Sampling Plan describes the methods to be used for:

- Sampling and analysis of all appropriate media (e.g., groundwater and soil vapor);
- Assessing compliance with applicable NYSDEC SCGs, particularly groundwater standards; and
- Evaluating Site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment.

To adequately address these issues, this Monitoring and Sampling Plan provides information on:

- Sampling locations, protocol and frequency;
- Information on all designed monitoring systems;
- Analytical sampling program requirements;
- Inspection and maintenance requirements for monitoring wells and SSDS;
- Annual inspection and periodic certification.

Reporting requirements are provided in Section 7.0 of this SMP.

4.2 Site-wide Inspection – Groundwater Monitoring Wells and SSDS

Inspections of the groundwater monitoring wells will be performed annually, and inspections of the SSDS will be performed quarterly. Modification to the frequency or duration of the inspections will require approval from the NYSDEC. Site-wide inspections will also be performed after all severe weather conditions that may affect ECs or monitoring devices. During these inspections, an inspection form will be completed as provided in Appendix D – Site Management Forms. The form will compile sufficient information to assess the following:

- Compliance with all ICs, including Site usage;
- An evaluation of the condition and continued effectiveness of ECs;
- General Site conditions at the time of the inspection;
- The Site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection; and
- Confirm that Site records are up to date.

Inspections of all remedial components installed at the Site will be conducted. A comprehensive Site-wide inspection will be conducted and documented according to the SMP schedule, regardless of the frequency of the Periodic Review Report (PRR). The inspections will determine and document the following:

- Whether ECs continue to perform as designed;
- If these controls continue to be protective of human health and the environment;
- Compliance with requirements of this SMP and the Environmental Easement;
- Achievement of remedial performance criteria; and
- If Site records are complete and up to date.

Reporting requirements are outlined in Section 7.0 of this plan.

Inspections will also be performed in the event of an emergency. If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs that reduces or has the potential to reduce the effectiveness of ECs in place at the Site, verbal notice to the NYSDEC must be given by noon of the following day. In addition, an inspection of the Site will be conducted within 5 days of the event to verify the effectiveness of the IC/ECs implemented at the Site by a qualified environmental professional, as determined by the NYSDEC. Written confirmation must be provided to the NYSDEC within 7 days of the event that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.

The remedial party will conduct exterior inspections of the SSDS quarterly and perform comprehensive inspections annually. Exterior inspections will include: confirming that the fan is running correctly, determining whether there is damage to the stack or other exterior system components, and determining whether there have been structural changes, such as an addition to the structure. Comprehensive inspections include all of the activities required in the exterior inspection and an interior inspection, which includes: confirming a pressure differential on the manometer, inspecting the interior components for damage, recording vacuum readings from sub-slab vacuum monitoring points (if installed), and inspecting the basement area for cracks in the basement floors and walls that may have developed since the SSDS was installed. The remedial party will notify the DEC project manager about any problems within three days of inspections. Inspection reports will be emailed to the DEC Project Manager and included in the next PRR. Any needed repairs will be made promptly according to the procedures in the Operation and Maintenance Plan (Section 5.0).

4.3 Post Remediation Media Monitoring and Sampling

4.3.1 Groundwater Monitoring

Samples shall be collected from the Site groundwater monitoring wells on a routine basis. Sampling locations, required analytical parameters, and schedule are provided in Table 13 – Remedial System Sampling Requirements and Schedule – below, and locations are identified on Figure 2. Modification to the frequency or sampling requirements will require approval from the NYSDEC.

Table 13 – Post Remediation Sampling Requirements and Schedule

	Analytical Parameters		Sample Method		
Sampling Location	**VOCs (EPA Method: 8260D)**	**PFAS (EPA Method: Modified 537)**	**Passive Diffusion Bag (PDB)**	**Low Flow Peri Pump**	**Schedule**
MW-15	X		X		Annually
MW-16	X		X		Annually
MW-17	X		X		Annually
MW-14	X	X		X	Annually
MW-3MR	X	X		X	Annually

EPA = Environmental Protection Agency
PFAS = Per-and polyfluoroalkyl substances
VOC =Volatile Organic Compound

Groundwater monitoring will be performed annually to assess the performance of the remedy. Modification to the frequency or sampling requirements will require approval from the NYSDEC.

The existing network of monitoring wells have been retained to monitor On-site groundwater conditions at the Site. As discussed above in Section 3.3, the down gradient off-Site monitoring wells were decommissioned in October 2024.

Table 14 below summarizes the current monitoring well construction details. As part of the groundwater monitoring, five wells are sampled to monitor the effectiveness of the remedial action.

Table 14 – Monitoring Well Construction Details

Monitoring Well ID	Well Diameter (Inches)	Depth to Water (Feet)	Well Depth (Feet)	Screen Top (Feet)	Screen Bottom (Feet)	Northing (US Survey Feet)	Easting (US Survey Feet)
MW-14	2.00	13.20	24.71	15.00	24.71	861717.31	724538.76
MW-15	2.00	12.10	28.05	18.00	28.05	861837.68	724618.52
MW-16	2.00	12.90	66.40	55.00	66.40	861706.90	724588.89
MW-17	2.00	12.96	48.50	38.00	48.50	861623.95	724552.52
MW-3MR	2.00	14.80	68.40	58.00	68.40	861587.32	724590.57

Monitoring well construction logs were not available at the time this SMP was prepared. Monitoring wells were screened at specific depths to conform to local geology and intercept indications of COC. Figure 3 of the AECOM's Remedial Design Report is included as Figure 5 in this SMP and depicts a geological cross section that delineates potential migration pathways of COC due to groundwater flow and permeability of soil (AECOM, 2010a).

Bedrock levels in the cross section correspond to monitoring well locations and depths. Wells denoted with an "m" in Table 14 were associated with a cluster of wells that also included a shallow well denoted with an "s". The shallow wells were screened across the groundwater table but are no longer monitored or have been abandoned because COCs were not detected or were below NYSDEC AGWQSs.

If biofouling or silt accumulation occurs in the on-Site monitoring wells, the wells will be physically agitated/surged and redeveloped. Additionally, monitoring wells will be properly decommissioned and replaced, if an event renders the wells unusable.

Repairs and/or replacement of wells in the monitoring well network will be performed based on assessments of structural integrity and overall performance.

The NYSDEC will be notified prior to any repair or decommissioning of any monitoring well for the purpose of replacement, and the repair or decommissioning and replacement process will be documented in the subsequent PRR. Well decommissioning without replacement will be done only with the prior approval of the NYSDEC. Well abandonment will be performed in accordance with NYSDEC's guidance entitled "CP-43: Groundwater Monitoring Well Decommissioning Procedures." (NYSDEC 2009) Monitoring wells that are decommissioned because they have been rendered unusable will be replaced in kind in the nearest available location, unless otherwise approved by the NYSDEC.

The sampling frequency may only be modified with the approval of the NYSDEC. This SMP will be modified to reflect changes in sampling plans approved by the NYSDEC. Deliverables for the groundwater monitoring program are specified in Section 7.0 – Reporting Requirements.

4.3.1.1 Groundwater Monitoring and Sampling Protocol

All groundwater sampling activities will be recorded in a field book and associated sampling log as provided in Appendix D - Site Management Forms. Other observations (e.g., groundwater monitoring well integrity, etc.) will be noted on the book. The sampling log will serve as the inspection form for the monitoring network.

Prior to sample collection, depth to water measurements will be collected with an electronic water level meter from all accessible wells on-Site. Prior to measuring, the wells will be opened and allowed to equilibrate to atmospheric pressure. After equilibration, depth to water measurements will be taken to the hundredth of a foot.

For locations requiring only VOC sampling, a no purge sampling method will be followed through the use of passive diffusion bags (PDBs). PDBs will be deployed in the monitoring wells via a dedicated premeasured tether system which ensures that the PDB is hung at the correct depth within the well screen. Following the initial deployment, PDBs will be allowed to equilibrate for a minimum of two weeks prior to sample collection. New PDBs will be deployed following each sample collection event in order to reduce the number of necessary trips to the Site. During each sampling event water quality parameters will be measured for each monitoring location by lowering a multi probe into the well.

For locations requiring monitoring for PFAS (MW-3R and MW-14), low-flow sampling techniques will be used in accordance with Groundwater Sampling Guidelines for Superfund and Resource Conservation and Recovery Act (RCRA) Project Managers (United States Environmental Protection Agency (USEPA) Office of Solid Waste and Emergency Response (OSWER) 542-S-02-001). The default groundwater sampling method will be in accordance with EPA's low stress, often referred to as low flow, sampling technique (Low-Flow (Minimal Drawdown) Ground-Water Sampling Procedures, EPA/540/S-95/504 (EPA, 1996) and is discussed below.

Peristaltic pump (or similar) will be used to purge the wells. The pump intake will be set at the midpoint of the saturated screened interval.

The pump will be operated at a flow rate of approximately 100 to 500 milliliters per minute (mL/m) and water levels will be monitored to ensure that the pumping rate causes minimal/no drawdown.

Dedicated tubing will be used for groundwater sample collection. Field parameters will be recorded on the Well Sampling Form every five minutes during purging and will include:

- Purge Rate (mL/min)
- Depth to water feet f(t) (0.01 ft)
- Temperature (degrees Celsius)
- pH
- Specific conductance (millisiemens per centimeter [ms/cm])
- Dissolved Oxygen (DO) (milligrams per liter [mg/L])
- Oxidation-Reduction Potential (ORP) (millivolts [mV])
- Turbidity (Nephelometric Turbidity Unit (NTU))

A flow-through cell will be used to obtain temperature, pH, specific conductance, DO, and ORP. Turbidity will be measured using a separate instrument. Purging will be considered complete when the indicator parameters have stabilized over three consecutive readings. Stabilization parameters include the following:

- Drawdown: less than 0.3 ft drawdown during purging;

- pH: ± 0.1 standard unit
- Specific Conductivity: ± 3%
- DO: ± 10 % (mg/L) for values greater than 0.5 mg/L or 3 readings < 0.5 mg/L
- ORP: ±10 mV
- Turbidity: < 5 NTU or ± 10% for readings >5 NTU

During sample collection, the flow-through cell will be disconnected, and the sample tubing discharge will be directed into the laboratory supplied sample containers. The target flow rate will be approximately 100 mL/m. Samples will be placed on wet ice for cold storage. Once sampling is complete, the purge water will be placed on the ground in the vicinity of the well.

All collected samples will be transported to the selected NYSDEC Call out laboratory or delivered via FedEx to the laboratory on the day of collection if possible; otherwise samples will be delivered on the day after collection, following proper identification, chain-of-custody, preservation, and packaging procedures. A properly completed chain-of-custody form will accompany each sample shipment. The sample identifiers will be listed on the chain-of-custody form. When transferring the possession of samples, the individuals relinquishing and receiving will sign, date, and note the time on the record. This record documents transfer of custody of samples from the sampler to another person, to the laboratory, or to/from a secure storage area.

4.3.2 Soil Vapor Intrusion Sampling

Soil vapor intrusion sampling will be performed prior to a request for SSDS shutdown to assess the performance of the remedy. Modification to the frequency or sampling requirements will require approval from the NYSDEC project manager.

The network of on-site soil vapor intrusion sample locations should be based on the locations of the existing vapor monitoring points shown in Figure 2.

The sampling frequency may only be modified with the approval of the NYSDEC project manager. This SMP will be modified to reflect changes in sampling plans approved by the NYSDEC project manager.

Deliverables for the soil vapor intrusion sampling program are specified in Section 7.0 – Reporting Requirements.

4.3.2.1 Monitoring and Sampling Protocol

All sampling activities will be recorded in a field book and associated sampling log as provided in Appendix D – Site Management Forms. Other observations (e.g., groundwater monitoring well integrity) will be noted on the sampling log. The sampling log will serve as the inspection form for the monitoring network.

5.0 Operation and Maintenance Plan

5.1 General

This Operation and Maintenance Plan provides a brief description of the measures necessary to operate, monitor, and maintain the mechanical components of the remedy selected for the site. This Operation and Maintenance Plan:

- Includes the procedures necessary to allow individuals unfamiliar with the Site to operate and maintain the SSDS;
- Will be updated periodically to reflect changes in Site conditions or the manner in which the SSDS is operated and maintained.

Further detail regarding the Operation and Maintenance of the SSDS is maintained by the current property owner (Operation and Maintenance Manual). The Operation and Maintenance manual is included in this SMP as Appendix E. A copy of this Operation and Maintenance Manual, along with the complete SMP, is to be maintained at the Site. This Operation and Maintenance Plan is not to be used as a stand-alone document, but as a component document of this SMP.

5.2 Routine SSDS Operation and Maintenance

The SSDS consists of a regenerative blower housed in an aluminum enclosure located outside of the rear of the strip mall. The system piping runs through an exterior wall into the drycleaner mechanical room to a single suction point. The exhaust is routed up the exterior wall. The system should run continuously and should be routinely inspected (quarterly) by the property owner to verify operation. The system components include the following:

- SGast R5125-2 Regenerative Blower
- Gast AJ-121 Silencer
- Solberg CSL-851-200HC Vacuum Filter
- Six(6) 4-inch extraction points
- PVC Piping

- U- Tube Manometer on the vertical section of the piping
- An on-off switch
- Discharge piping with a rain cap at least 24-inches above the eave

The external system components should be evaluated annually to:

- Confirm that the fan is running correctly;
- Determine whether there is damage to the stack or other exterior system components;
- Determine whether there have been structural changes, such as an addition to the associated structure; and
- Inspect the exhaust and rain cap for obstructions.

A comprehensive inspection of the systems shall be conducted annually, which includes:

- All the activities require in the annual exterior inspection;
- Inspecting the interior components (e.g., vent fans, piping, warning devices, labeling on system, etc.) for condition and proper operation;
- Conducting an inspection of the vacuum measurements on the liquid manometer to ensure it is within design criteria; and
- Conducting an inspection of all surfaces to which vacuum is applied for new/unsealed cracks/joints.

If maintenance is required, the remedial party will notify the NYSDEC project manager within three days of inspection. Inspection reports will be emails to the DEC Project Manager and included in the next PRR.

5.2.1 Non-Routine Operation and Maintenance

Non-routine maintenance will be conducted in the event the system or system components are broken or damaged. If the SSDS fan is found to be non-functioning, it can be replaced by the installer without removing the rest of the system.

5.2.2 System Monitoring Devices and Alarms

As stated above, the SSD was installed with an on-off switch and a liquid manometer to gauge the vacuum created by the fan. If, upon inspection, there is no vacuum shown on the manometer, check that the green (on) indicator light is lit. If the system is on and there is no vacuum, discuss with NYSDEC PM and arrange for repairs.

6.0 Periodic Assessments/Evaluations

6.1 Climate Change Vulnerability Assessment

Increases in both the severity and frequency of storms/weather events, an increase in sea level elevations along with accompanying flooding impacts, shifting precipitation patterns and wide temperature fluctuation, resulting from global climactic change and instability, have the potential to significantly impact the performance, effectiveness and protectiveness of a given Site and associated remedial systems. Vulnerability assessments provide information so that the Site and associated remedial systems are prepared for the impacts of the increasing frequency and intensity of severe storms/weather events and associated flooding.

At this time, the primary vulnerability present at the Site is reliance on electricity to power the SSDS. The Site is not in a flood plain, and Site drainage is not an issue. There are no systems on Site that might be the source of a spill or release at the result of an extreme weather event.

6.2 Green Remediation Evaluation

NYSDEC's DER-31 Green Remediation requires that green remediation concepts and techniques be considered during all stages of the remedial program including site management, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology. This section of the SMP provides a summary of any green remediation evaluations to be completed for the site during site management, and as reported in the PRR.

Due to the nature of the current conditions at the Site and the site management requirements, the opportunities for incorporating green remediation evaluations are limited but may include the following:

- No Purge Sample Collection – three out of the five groundwater sampling locations will utilize PBDs, a no purge sampling method which will reduce the amount of waste generated as well as time spent on Site and trips to the Site.

- Waste Generation – For monitoring wells where purge water is generated, the current waste disposal method is on-Site disposal of purge water.

- Energy usage – Efforts will be made to utilize local field personnel as much as possible to reduce the travel needs for Site management.

Additional methods proposed to reduce energy consumption, resource usage, waste generation, water usage, etc. will be proposed in the PRR as opportunities to do so arise.

6.2.1 Timing of Green Remediation Evaluations

For major remedial system components, green remediation evaluations and corresponding modifications will be undertaken as part of a formal Remedial System Optimization (RSO), or at any time that the Project Manager feels appropriate, e.g. during significant maintenance events or in conjunction with storm recovery activities.

Modifications resulting from green remediation evaluations will be routinely implemented and scheduled to occur during planned/routine operation and maintenance activities. Reporting of these modifications will be presented in the PRR.

6.2.2 Frequency of System Checks, Sampling, and Other Periodic Activities

Transportation to and from the Site and use of consumables in relation to visiting the Site in order to conduct system checks and or collect samples and shipping samples to a laboratory for analyses have direct and/or inherent energy costs. The schedule and/or means of these periodic activities have been prepared so that these tasks can be accomplished in a manner that does not impact remedy protectiveness but reduces expenditure of energy or resources. Consideration has been given to:

- Reduced sampling frequencies and site visits by use of passive sampling technology.

6.3 Remedial System Optimization

An RSO study will be conducted any time that the NYSDEC or the remedial party requests in writing that an in-depth evaluation of the remedy is needed. An RSO may be appropriate if any of the following occur:

- The remedial actions have not met or are not expected to meet remedial action objectives (RAO)s in the time frame estimated in the Decision Document;
- The management and operation of the remedial system is exceeding the estimated costs;
- The remedial system is not performing as expected or as designed;
- Previously unidentified source material may be suspected;
- Plume shift has potentially occurred;
- Site conditions change due to development, change of use, change in groundwater use, etc.;
- There is an anticipated transfer of the site management to another remedial party or agency; and
- A new and applicable remedial technology becomes available.

An RSO will provide a critique of a Site's conceptual model, give a summary of past performance, document current cleanup practices, summarize progress made toward the Site's cleanup goals, gather additional performance or media specific data and information and provide recommendations for improvements to enhance the ability of the present system to reach RAOs or to provide a basis for changing the remedial strategy.

The RSO study will focus on overall Site cleanup strategy, process optimization, and management with the intent of identifying impediments to cleanup and improvements to Site operations to increase efficiency, cost effectiveness, and remedial time frames. Green remediation technology and principals are to be considered when performing the RSO.

7.0 Reporting Requirements

7.1 Site Management Reports

All site management inspection, maintenance, and monitoring events will be recorded on the appropriate site management forms provided in Appendix D. These forms are subject to NYSDEC revision.

All applicable inspection forms and other records, including media sampling data and system maintenance reports, generated for the Site during the reporting period will be provided in electronic format to the NYSDEC in accordance with the requirements of Table 15 and summarized in the PRR.

Table 15: Schedule of Monitoring/Inspection Reports

Task/Report	Reporting Frequency*
Groundwater Monitoring Report	Annually, or as otherwise determined by the Department
SSDS Inspection Letter	Quarterly
Periodic Review Report	Annually, or as otherwise determined by the Department

* The frequency of events will be conducted as specified until otherwise approved by the NYSDEC.

All monitoring/inspections reports will include, at a minimum:

- Date of event or reporting period;
- Name, company, and position of person(s) conducting monitoring/inspection activities;
- Description of the activities performed;

- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet);
- Type of samples collected (e.g., sub-slab vapor, indoor air, outdoor air, etc.);
- Copies of all field forms completed (e.g., well sampling logs, chain-of-custody documentation, etc.);
- Sampling results in comparison to appropriate standards/criteria;
- A figure illustrating sample type and sampling locations;
- Copies of all laboratory data sheets and the required laboratory data deliverables required for all points sampled (to be submitted electronically in the NYSDEC-identified format);
- Any observations, conclusions, or recommendations; and
- A determination as to whether contaminant conditions have changed since the last reporting event.

Routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting maintenance activities;
- Description of maintenance activities performed;
- Any modifications to the system;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet); and,

- Other documentation such as copies of invoices for maintenance work, receipts for replacement equipment, etc., (attached to the checklist/form).

Non-routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting non-routine maintenance/repair activities;
- Description of non-routine activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents (included either on the form or on an attached sheet); and
- Other documentation such as copies of invoices for repair work, receipts for replacement equipment, etc. (attached to the checklist/form).

Data will be reported in digital format as determined by the NYSDEC. Currently, data is to be supplied electronically and submitted to the NYSDEC EQuISTM database in accordance with the requirements found at this link:

http://www.dec.ny.gov/chemical/62440.html.

7.2 Periodic Review Report

A PRR will be submitted to the Department annually. In the event that the Site is subdivided into separate parcels with different ownership, a single PRR will be prepared that addresses the Site described in the Environmental Easement, Appendix A. The report will be prepared in accordance with NYSDEC's DER-10 and submitted within 30 days of the end of each certification period. Media sampling results will also be incorporated into the PRR. The report will include:

- Identification, assessment and certification of all ECs/ICs required by the remedy for the Site.

- Results of the required annual Site inspections and severe condition inspections, if applicable.

- All applicable Site management forms and other records generated for the Site during the reporting period in the NYSDEC-approved electronic format, if not previously submitted.

- Identification of any wastes generated during the reporting period, along with waste characterization data, manifests, and disposal documentation.

- A summary of any discharge monitoring data and/or information generated during the reporting period, with comments and conclusions.

- Data summary tables and graphical representations of contaminants of concern by media (groundwater, soil vapor, etc.), which include a listing of all compounds analyzed, along with the applicable standards, with all exceedances highlighted. These will include a presentation of past data as part of an evaluation of contaminant concentration trends including but not limited to:

  – Trend monitoring graphs that present groundwater contaminant levels from before the start of the remedy implementation to the most current sampling data;

  – A current plume map for sites with remaining groundwater contamination; and

  – A groundwater elevation contour map for each gauging event.

- Results of all analyses, copies of all laboratory data sheets, and the required laboratory data deliverables for all samples collected during the reporting period will be submitted in digital format as determined by the NYSDEC. Currently, data is supplied electronically and submitted to the NYSDEC EQuIS™ database in accordance with the requirements found at this link: http://www.dec.ny.gov/chemical/62440.html.

- A Site evaluation, which includes the following:
  - The compliance of the remedy with the requirements of the site-specific Remedial Action Workplan (RAWP), ROD or Decision Document;
  - The operation and the effectiveness of all treatment units, etc., including identification of any needed repairs or modifications;
  - Any new conclusions or observations regarding Site contamination based on inspections or data generated by the Monitoring and Sampling Plan for the media being monitored;
  - Recommendations regarding any necessary changes to the remedy and/or Monitoring and Sampling Plan;
  - Trends in contaminant levels in the affected media will be evaluated to determine if the remedy continues to be effective in achieving remedial goals as specified by the Decision Document; and
  - The overall performance and effectiveness of the remedy.

7.2.1 Certification of Institutional and Engineering Controls

Following the last inspection of the reporting period, a Professional Engineer licensed to practice in New York State will prepare, and include in the PRR, the following certification as per the requirements of NYSDEC DER-10:

"*For each institutional or engineering control identified for the site, I certify that all of the following statements are true:*

- *The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;*
- *The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the Department;*

- *Nothing has occurred that would impair the ability of the control to protect the public health and environment;*

- *Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;*

- *Access to the site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;*

- *If a financial assurance mechanism is required under the oversight document for the site, the mechanism remains valid and sufficient for the intended purpose under the document;*

- *Use of the site is compliant with the environmental easement;*

- *The engineering control systems are performing as designed and are effective;*

- *To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program and generally accepted engineering practices; and*

- *The information presented in this report is accurate and complete.*

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, [name], of [business address], am certifying as [Owner/Remedial Party or Owner's/Remedial Party's Designated Site Representative] for the site."

"I certify that the New York State Education Department has granted a Certificate of Authorization to provide Professional Engineering services to the firm that prepared this Periodic Review Report."

The signed certification will be included in the Periodic Review Report.

The Periodic Review Report will be submitted, in electronic format, to the NYSDEC project manager and the NYSDOH project manager. The Periodic Review Report may also need to be submitted in hard-copy format if requested by the NYSDEC project manager.

7.3 Corrective Measures Work Plan

If any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an institutional or engineering control, a Corrective Measures Work Plan will be submitted to the NYSDEC for approval. This plan will explain the failure and provide the details and schedule for performing work necessary to correct the failure. Unless an emergency condition exists, no work will be performed pursuant to the Corrective Measures Work Plan until it has been approved by the NYSDEC.

7.4 Remedial Site Optimization Report

In the event that an RSO is to be performed (see Section 6.3), upon completion of the RSO, an RSO report must be submitted to the Department for approval. The RSO report will document the research/ investigation and data gathering that was conducted, evaluate the results and facts obtained, present a revised conceptual site model, and present recommendations.

RSO recommendations are to be implemented upon approval from the NYSDEC. Additional work plans, design documents, Health and Safety Plans etc., may still be required to implement the recommendations, based upon the actions that need to be taken. A final engineering report and update to the SMP may also be required.

The RSO report will be submitted, in electronic format, to the NYSDEC Central Office, Regional Office in which the site is located, Site Control and the NYSDOH Bureau of Environmental Exposure Investigation.

8.0 References

AECOM, 2009a. Preliminary Design Report for Bedford Village Wells – Hunting Ridge Mall, Westchester County, NY, February 2009.

AECOM, 2009b. Supplemental Site Investigation for Bedford Village Wells – Hunting Ridge Mall, Westchester County, NY, September 2009.

AECOM, 2010a. Remedial Design for Bedford Village Wells – Hunting Ridge Mall, Westchester County, NY, February 2010.

AECOM, 2010b. Remedial Action Progress Report for Bedford Village Wells – Hunting Ridge Mall, Westchester County, NY, November 2010.

AECOM, 2012a. Semi Annual Groundwater Report for Bedford Village Wells – Hunting Ridge Mall, Westchester County, NY, April 2012.

AECOM, 2012b. Scope of Work for Bedford Village Wells – Hunting Ridge Mall, Westchester County, NY, July 2012.

AECOM, 2013. Supplemental Remedial Action Progress Report for Bedford Village Wells – Hunting Ridge Mall, Westchester County, NY, March 2012.

Dvirka and Bartilucci, 1990a. Remedial investigation for Bedford Village Wells, Westchester County, NY, February 1990.

Dvirka and Bartilucci, 1990b. Feasibility Study for Bedford Village Wells, Westchester County, NY, February 1990.

EPA, 1996. LOW-FLOW (MINIMAL DRAWDOWN) GROUND-WATER SAMPLING PROCEDURES, April 1996.

EPA, 2002. Office of Solid Waste and Emergency Response Groundwater Sampling Guidelines for Superfund and RCRA Project Managers 542-S-02-001.

NYSDEC, 1990. Record of Decision for Bedford Village Wells, Westchester County, NY, March 1990.

NYSDEC, 1998. Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1. June 1998 (April 2000 addendum).

NYSDEC, 2002. Amended Record of Decision for Bedford Village Wells Sites, Westchester County, NY, March 2002.

NYSDEC, 2006. 6 NYCRR PART 375 Environmental Remediation Programs Subparts 375-1 to 375- 4 & 375-6, December 2006.

NYSDEC, 2009 CP-43: Groundwater Monitoring Well Decommissioning Policy, November 2009.

NYSDEC, 2010. DER-10 / Technical Guidance for Site Investigation and Remediation, May 2010.

Tables

Table 2 - MW-3M(R) Groundwater Sampling Results
Bedford Village Wells - Hunting Ridge Mall
NYSDEC Site No. 3-60-009

Date of Sampling / Analyte	NYSDEC AWQ S/GVs (µg/L)	12/28/11	1/29/13	5/9/13	9/10/13	12/30/13	4/18/14	7/14/14	9/26/14	1/2/15	5/12/15	9/23/15	12/22/15	3/22/16	6/16/17	7/17/19	1/18/21	12/19/22
1,1,1-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloro-1,2,2-trifluoroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	50 (GV)	**3.3 J**	ND	**3.2 J**	ND	ND	ND	ND	ND	**5.4 J**	ND	ND	ND	ND	ND	ND	ND	ND
2-Hexanone		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	50 (GV)	**18**	**9.0 J**	**21**	**15**	**1,100**	**6.0 J**	**45**	**6.0 J**	**5.5 J**	**39**	**47**	**35**	**35**	**4.3 J**	ND	ND	ND
Benzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromoform		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon disulfide		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon tetrachloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	7	ND	**1**	**0.85 J**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**0.34 J**	ND
Chloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5*	**34**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**6.5**	**5.7**	**5.3**
cis-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	NS	ND	ND	**2.2**	ND	ND	ND	ND	ND	ND	**1.6**	ND	ND	ND	ND	ND	ND	ND
Dibromochloromethane	50 (GV)	ND	**3.3**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl acetate		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl tert-butyl ether		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylcyclohexane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Styrene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	5*	**76**	ND	ND	ND	ND	**0.56 J**	**0.93 J**	**0.33 J**	ND	ND	**0.56 J**	**5.9**	**13**	**3.8**	**23**	**22**	**22**
Toluene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	5*	**13**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**0.74 J**	ND	**5.5**	**4.6**	**4.3**
Trichlorofluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl chloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes, Total		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Total CVOCs (excluding acetone)		126.3	4.3	6.25	0	0	0.56	0.93	0.33	5.4	1.6	0.56	5.9	13.74	3.8	35	32.64	31.6

Notes:
Results are compared to the New York State Department of Environmental Conservation (NYSDEC) Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality (AWQ) Standards and Guidance Values (S/GV) for detected analytes only.
* - The principal organic contaminant standard for groundwater of 5 micrograms per liter (µg/L) applies to this substance.
Bold values indicate those detected above method detection limits (MDLs).
Shaded cells indicate values above the NYS AWQ S/GV. Acetone is a common lab contaminant; those cells are not shaded for exceedances.
ND - The analyte was analyzed for, but not detected at or above the MDL.
J - The analyte was positively identified, the quantitation is an approximation.
NS - No standard exists.

Table 3 - MW-14 Groundwater Sampling Results

Bedford Village Wells - Hunting Ridge Mall

NYSDEC Site No. 3-60-009

Date of Sampling / Analyte	NYSDEC AWQ S/GVs (µg/L)	12/28/11	1/29/13	5/9/13	9/10/13	12/30/13	4/18/14	7/14/14	9/26/14	1/2/15	5/12/15	9/23/15	12/22/15	3/22/16	6/16/17	7/16/19	1/18/21	12/19/22
1,1,1-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloro-1,2,2-trifluoroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Hexanone		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	50 (GV)	**5.4 J**	**13**	**6.8 J**	**11**	**950**	**5.5 J**	**44**	**4.2 J**	**17**	**150**	**45**	**33**	**23**	**4.0 J**	ND	ND	ND
Benzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromoform		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon disulfide	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**0.58 J**	ND	ND	ND	ND	ND	ND
Carbon tetrachloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5*	**5.4**	**31**	**2.5**	ND	ND	**11**	**2.7**	ND	**0.99 J**	ND	ND	ND	**4.6**	**1.6**	ND	ND	ND
cis-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	**3.1**	ND	ND	ND	ND	ND	ND	ND
Dibromochloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl acetate		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl tert-butyl ether		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylcyclohexane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Styrene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	5*	**12**	**44**	**14**	**6**	**0.97 J**	**38**	**15**	**0.90 J**	**1.7**	ND	ND	ND	**7.8**	**4.2**	**0.74 J**	**2.2**	**4.7**
Toluene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	5*	**3.2**	**14**	**2.5**	**0.82 J**	**0.60 J**	**9.3**	**3.6**	**0.64 J**	**0.72 J**	ND	ND	ND	**2.8**	**1.1**	ND	ND	ND
Trichlorofluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl chloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes, Total		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Total CVOCs (excluding acetone)		20.6	89	19	6.82	1.57	58.3	21.3	1.54	3.41	3.1	0.58	0	15.2	6.9	0.74	2.2	4.7

Notes:

Results are compared to the New York State Department of Environmental Conservation (NYSDEC) Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality (AWQ) Standards and Guidance Values (S/GV) for detected analytes only.

* - The principal organic contaminant standard for groundwater of 5 micrograms per liter (µg/L) applies to this substance.

Bold values indicate those detected above method detection limits (MDLs).

Shaded cells indicate values above the NYS AWQ S/GV. Acetone is a common lab contaminant; those cells are not shaded for exceedances.

ND - The analyte was analyzed for, but not detected at or above the MDL.

J - The analyte was positively identified, the quantitation is an approximation.

NS - No standard exists.

Table 4 - MW-15 Groundwater Sampling Results
Bedford Village Wells - Hunting Ridge Mall
NYSDEC Site No. 3-60-009

Date of Sampling / Analyte	NYSDEC AWQ S/GVs (µg/L)	12/28/11	1/29/13	5/9/13	9/10/13	12/30/13	4/18/14	7/14/14	9/26/14	1/2/15	5/12/15	9/23/15	12/22/15	3/22/16	6/16/17	7/16/19	1/18/21	12/19/22
1,1,1-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloro-1,2,2-trifluoroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Hexanone		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	50 (GV)	**5.7 J**	**8.9 J**	**8.3 J**	**12**	**980**	**4.9 J**	**43**	**6.1 J**	**7.6 J**	**37**	**27**	**30**	**61**	ND	ND	**4.5 J**	**250**
Benzene	1	ND	ND	ND	ND	ND	ND	ND	**0.26 J**	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromoform		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon disulfide		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon tetrachloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	NS	ND	ND	**0.43 J**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dibromochloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl acetate		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl tert-butyl ether		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylcyclohexane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Styrene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**ND**
Toluene	5*	ND	ND	ND	**0.80 J**	ND	ND	ND	**5.3**	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	5*	ND	ND	**0.50 J**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl chloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes, Total		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Total CVOCs (excluding acetone)		0	0	0.93	0.8	0	0	0	5.56	0	0	0	0	0	0	0	0	0

Notes:
Results are compared to the New York State Department of Environmental Conservation (NYSDEC) Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality (AWQ) Standards and Guidance Values (S/GV) for detected analytes only.
* - The principal organic contaminant standard for groundwater of 5 micrograms per liter (µg/L) applies to this substance.
Bold values indicate those detected above method detection limits (MDLs).
Shaded cells indicate values above the NYS AWQ S/GV. Acetone is a common lab contaminant; those cells are not shaded for exceedances.
ND - The analyte was analyzed for, but not detected at or above the MDL.
J - The analyte was positively identified, the quantitation is an approximation.
NS - No standard exists.

Table 5 - MW-16 Groundwater Sampling Results
Bedford Village Wells - Hunting Ridge Mall
NYSDEC Site No. 3-60-009

Date of Sampling / Analyte	NYSDEC AWQ S/GVs (µg/L)	12/28/11	1/29/13	5/9/13	9/10/13	12/30/13	4/18/14	7/14/14	9/26/14	1/2/15	5/12/15	9/23/15	12/22/15	3/22/16	6/16/17	7/16/19	1/18/21	12/19/22
1,1,1-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloro-1,2,2-trifluoroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	50 (GV)	ND	ND	**4.9 J**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**1.4 J**	ND	ND	ND
2-Hexanone		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	50 (GV)	**5.9 J**	**19**	**24**	**16**	**170**	**7.2 J**	**45**	ND	**28**	**40**	**64**	**44**	**99**	**110**	ND	ND	**250**
Benzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane	50 (GV)	ND	**1.1**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromoform		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon disulfide		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon tetrachloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	7	ND	**0.70 J**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5*	**5.4**	ND	ND	ND	ND	ND	ND	**2.4**	**3.1**	ND	ND	ND	ND	**6.8**	ND	**0.95 J**	ND
cis-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	NS	ND	ND	**2.5**	ND	ND	ND	ND	ND	ND	**4.1**	ND	ND	**0.89 J**	**0.65 J**	ND	ND	ND
Dibromochloromethane	50 (GV)	ND	**3.4**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl acetate		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl tert-butyl ether	10 (GV)	ND	**0.47 J**	ND	ND	**0.32 J**	ND	ND	ND	**0.21 J**	ND	ND	ND	ND	**0.30 J**	ND	ND	ND
Methylcyclohexane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Styrene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	5*	**13**	**6.5**	ND	ND	ND	**1.4**	**7.3**	**39**	**21**	ND	**4.6**	**4.8**	**8.3**	**33**	**2.8**	**2.8**	ND
Toluene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	5*	**2.3**	**2.7**	ND	ND	ND	ND	ND	**1.9 J**	**1.8**	ND	ND	ND	ND	**4.4**	ND	**0.86 J**	ND
Trichlorofluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl chloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes, Total		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Total CVOCs (excluding acetone)		20.7	14.87	7.4	0	0.32	1.4	7.3	43.3	26.11	4.1	4.6	4.8	9.19	44.2	2.8	4.61	0

Notes:
Results are compared to the New York State Department of Environmental Conservation (NYSDEC) Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality (AWQ) Standards and Guidance Values (S/GV) for detected analytes only.
* - The principal organic contaminant standard for groundwater of 5 micrograms per liter (µg/L) applies to this substance.
Bold values indicate those detected above method detection limits (MDLs).
Shaded cells indicate values above the NYS AWQ S/GV. Acetone is a common lab contaminant; those cells are not shaded for exceedances.
ND - The analyte was analyzed for, but not detected at or above the MDL.
J - The analyte was positively identified, the quantitation is an approximation.
NS - No standard exists.

Table 6 - MW-17 Groundwater Sampling Results
Bedford Village Wells - Hunting Ridge Mall
NYSDEC Site No. 3-60-009

Date of Sampling / Analyte	NYSDEC AWQ S/GVs (µg/L)	1/29/13	5/9/13	9/10/13	12/30/13	4/18/14	7/14/14	9/26/14	1/2/15	5/12/15	9/23/15	12/22/15	3/22/16	6/16/17	7/16/19	1/18/21	12/19/22
1,1,1-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloro-1,2,2-trifluoroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	50 (GV)	ND	**6.7 J**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Hexanone		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	50 (GV)	**7.7 J**	**23**	**16**	**970**	**11**	**45**	**4.8 J**	**13**	**71**	**45**	**31**	**44**	**29**	ND	ND	**710**
Benzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromoform		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon disulfide		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon tetrachloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND *	ND *	ND	ND
Chlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	7	**0.90 J**	**0.39 J**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**0.93 J**	**1.1 J**	ND
Chloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5*	ND	ND	ND	ND	**5.5**	**0.92 J**	**5.2**	**1.7**	ND	ND	ND	**11**	ND	**6**	**2.3**	ND
cis-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	NS	ND	**1.7**	ND	ND	ND	ND	ND	ND	**3.6**	ND	ND	ND	**1.3**	ND	ND	ND
Dibromochloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl acetate		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl tert-butyl ether		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylcyclohexane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Styrene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	5*	ND	ND	**2.5**	**1.8**	**28**	**19**	**21**	**15**	**1.8**	**9.8**	**5.9**	**20 F1**	**1.4**	**14**	**5**	ND
Toluene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	5*	ND	ND	ND	ND	**2.7**	**0.55 J**	**2.3**	**0.85 J**	ND	ND	ND	**5.5**	ND	**3.3**	**1.3 J**	ND
Trichlorofluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl chloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes, Total		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Total CVOCs (excluding acetone)		0.9	8.79	2.5	1.8	36.2	20.47	28.5	17.55	5.4	9.8	5.9	36.5	1.4	24.2	9.7	0.0

Notes:
Results are compared to the New York State Department of Environmental Conservation (NYSDEC) Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality (AWQ) Standards and Guidance Values (S/GV) for detected analytes only.
* - The principal organic contaminant standard for groundwater of 5 micrograms per liter (µg/L) applies to this substance.
Bold values indicate those detected above method detection limits (MDLs).
Shaded cells indicate values above the NYS AWQ S/GV. Acetone is a common lab contaminant; those cells are not shaded for exceedances.
ND - The analyte was analyzed for, but not detected at or above the MDL.
J - The analyte was positively identified, the quantitation is an approximation.
NS - No standard exists.

Table 7 - MW-5M Groundwater Sampling Results
Bedford Village Wells - Hunting Ridge Mall
NYSDEC Site No. 3-60-009

Date of Sampling / Analyte	NYSDEC AWQ S/GVs (µg/L)	10/25/10	1/6/11	3/31/11	6/28/11	10/6/11	12/28/11	1/29/13	1/29/13 - Duplicate	5/9/13	9/10/13	12/30/13	7/17/19	1/18/21	12/19/22
1,1,1-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloro-1,2,2-trifluoroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	50 (GV)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Hexanone		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	50 (GV)	<10	<10	**13**	**20**	**34**	**5.9 J**	**8.4 J**	**9.4 J**	**9.9 J**	**14**	**570**	ND	ND	**380**
Benzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromoform		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon disulfide		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon tetrachloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	7	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5*	<5	<5	<5	<5	<5	<5	<0.81	<0.81	<0.81	<0.81	<5	ND	ND	ND
cis-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dibromochloromethane	50 (GV)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl acetate		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl tert-butyl ether		<5	<5	<5	<5	<5	<5	<0.16	<0.16	<0.16	<0.16	<10	ND	ND	ND
Methylcyclohexane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride		<5	**9.2**	<5	<5	<5	<5	<0.44	<0.44	<0.44	<0.44	<5	ND	ND	ND
Styrene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	5*	<5	<5	<5	<5	<5	<5	<0.36	<0.36	<0.36	<0.36	<5	ND	ND	ND
Toluene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	5*	<5	<5	<5	<5	<5	<5	<0.46	<0.46	<0.46	<0.46	<5	ND	ND	ND
Trichlorofluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl chloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes, Total		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Total CVOCs (excluding acetone)		0	9.2	0	0	0	0	0	0	0	0	0	0	0	0

Notes:

Results are compared to the New York State Department of Environmental Conservation (NYSDEC) Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality (AWQ) Standards and Guidance Values (S/GV) for detected analytes only. * - The principal organic contaminant standard for groundwater of 5 micrograms per liter (µg/L) applies to this substance.

Bold values indicate those detected above method detection limits (MDLs).

Shaded cells indicate values above the NYS AWQ S/GV. Acetone is a common lab contaminant; those cells are not shaded for exceedances.

ND - The analyte was analyzed for, but not detected at or above the MDL.

J - The analyte was positively identified, the quantitation is an approximation.

NS - No standard exists.

Table 8 - MW-6S Groundwater Sampling Results
Bedford Village Wells - Hunting Ridge Mall
NYSDEC Site No. 3-60-009

Date of Sampling Analyte	NYSDEC AWQ S/GVs (µg/L)	8/20/10	10/25/10	1/6/11	3/31/11	6/28/11	10/6/11	12/28/11	1/29/13	7/17/19	1/18/21	12/19/22
1,1,1-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
1,1,2,2-Tetrachloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
1,1,2-Trichloro-1,2,2-trifluoroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
1,1,2-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
1,1-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
1,1-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
1,2,4-Trichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
1,2-Dibromo-3-Chloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
1,2-Dibromoethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
1,2-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
1,2-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
1,2-Dichloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
1,3-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
1,4-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
2-Butanone (MEK)	50 (GV)	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
2-Hexanone		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
4-Methyl-2-pentanone (MIBK)		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Acetone	50 (GV)	<10	<10	<10	<10	**16**	**26**	**5.5 J**	**8.2 J**	ND	NA	ND
Benzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Bromodichloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Bromoform		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Bromomethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Carbon disulfide		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Carbon tetrachloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Chlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Chloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Chloroform	7	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Chloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
cis-1,2-Dichloroethene	5*	<5	<5	<5	<5	<5	<5	<5	<0.81	ND	NA	ND
cis-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Cyclohexane	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Dibromochloromethane	50 (GV)	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Dichlorodifluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Ethylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Isopropylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Methyl acetate		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Methyl tert-butyl ether		<5	<5	<5	<5	<5	<5	<5	<0.16	ND	NA	ND
Methylcyclohexane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Methylene Chloride		<5	<5	**9.0**	<5	<5	<5	<5	<0.44	ND	NA	ND
Styrene		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Tetrachloroethene	5*	<5	<5	<5	<5	<5	<5	**1.7**	**0.86 J**	**1.1**	NA	ND
Toluene		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
trans-1,2-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
trans-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Trichloroethene	5*	<5	<5	<5	<5	<5	<5	<5	<0.46	ND	NA	ND
Trichlorofluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Vinyl chloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Xylenes, Total		ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
Total CVOCs (excluding acetone)		0	0	9	0	0	0	1.7	0.86	1.1	NA	0

Notes:
Results are compared to the New York State Department of Environmental Conservation (NYSDEC) Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality (AWQ) Standards and Guidance Values (S/GV) for detected analytes only.
* - The principal organic contaminant standard for groundwater of 5 micrograms per liter (µg/L) applies to this substance.
Bold values indicate those detected above method detection limits (MDLs).
Shaded cells indicate values above the NYS AWQ S/GV. Acetone is a common lab contaminant; those cells are not shaded for exceedances.
ND - The analyte was analyzed for, but not detected at or above the MDL.
J - The analyte was positively identified, the quantitation is an approximation.
NS - No standard exists.

Table 9- MW-6M Groundwater Sampling Results
Bedford Village Wells - Hunting Ridge Mall
NYSDEC Site No. 3-60-009

Date of Sampling / Analyte	NYSDEC AWQ S/GVs (µg/L)	8/20/10	10/25/10	1/6/11	3/31/11	6/28/11	6/28/2011 - Duplicate	10/6/11	12/28/11	5/9/13	9/10/13	12/30/13	7/17/19	1/18/21	12/19/22
1,1,1-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloro-1,2,2-trifluoroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	50 (GV)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Hexanone		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	50 (GV)	<10	<10	<10	**31**	**24**	**26**	**27**	**4.6 J**	**16**	**12**	**4.6**	ND	ND	**370**
Benzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromoform		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon disulfide		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon tetrachloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	7	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5*	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	ND	ND	ND
cis-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dibromochloromethane	50 (GV)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl acetate		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl tert-butyl ether		<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<10	ND	ND	ND
Methylcyclohexane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride		<5	<5	**8.5**	<5	<5	<5	<5	<5	<5	<5	<5	ND	ND	ND
Styrene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	5*	<5	<5	<5	<5	<5	<5	<5	**1.3**	**1.7**	**1.2**	**0.97 J**	**0.98 J**	ND	ND
Toluene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	5*	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	ND	ND	ND
Trichlorofluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl chloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes, Total		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Total CVOCs (excluding acetone)		0	0	8.5	0	0	0	0	1.3	1.7	1.2	0.97	0.98	0	0

Notes:
Results are compared to the New York State Department of Environmental Conservation (NYSDEC) Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality (AWQ) Standards and Guidance Values (S/GV) for detected analytes only.
* - The principal organic contaminant standard for groundwater of 5 micrograms per liter (µg/L) applies to this substance.
Bold values indicate those detected above method detection limits (MDLs).
Shaded cells indicate values above the NYS AWQ S/GV. Acetone is a common lab contaminant; those cells are not shaded for exceedances.
ND - The analyte was analyzed for, but not detected at or above the MDL.
J - The analyte was positively identified, the quantitation is an approximation.
NS - No standard exists.

Table 10 - MW-12 Groundwater Sampling Results

Bedford Village Wells - Hunting Ridge Mall

NYSDEC Site No. 3-60-009

Date of Sampling / Analyte	NYSDEC AWQ S/GVs (µg/L)	8/20/10	10/25/10	1/6/11	3/31/11	6/28/11	10/6/11	12/28/11	1/29/13	5/9/13	9/10/13	12/30/13	7/17/19	1/18/21	12/19/22
1,1,1-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloro-1,2,2-trifluoroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	50 (GV)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Hexanone		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	50 (GV)	ND	ND	ND	**28**	**19**	**29**	**5.3 J**	**13**	**9.2 J**	**28**	**840**	ND	ND	ND
Benzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromoform		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon disulfide		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon tetrachloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	7	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5*	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dibromochloromethane	50 (GV)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl acetate		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl tert-butyl ether		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylcyclohexane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride	5*	ND	ND	**9.6**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Styrene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	5*	ND	ND	ND	ND	ND	**2.0**	**3.8**	ND	ND	ND	ND	**1.6**	**1.6**	**1.4**
Toluene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene	5*	ND	ND	ND	ND	ND	ND	ND	ND	**0.56 J**	**0.58 J**	ND	ND	ND	ND
Trichlorofluoromethane		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl chloride		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes, Total		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Total CVOCs (excluding acetone)		0	0	9.6	0	0	2	3.8	0	0.56	0.58	0	1.6	1.6	1.4

Notes:

Results are compared to the New York State Department of Environmental Conservation (NYSDEC) Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality (AWQ) Standards and Guidance Values (S/GV) for detected analytes only.

* - The principal organic contaminant standard for groundwater of 5 micrograms per liter (µg/L) applies to this substance.

Bold values indicate those detected above method detection limits (MDLs).

Shaded cells indicate values above the NYS AWQ S/GV. Acetone is a common lab contaminant; those cells are not shaded for exceedances.

ND - The analyte was analyzed for, but not detected at or above the MDL.

J - The analyte was positively identified, the quantitation is an approximation.

NS - No standard exists.

Table 11 - Emerging Contaminants Groundwater Results
Bedford Village Wells - Hunting Ridge Mall
NYSDEC Site No. 3-60-009

Analytes	NYSDEC PFAS Guidelines	Health Advisory Level	Monitoring Well ID and Sample Date									
			MW-14		MW-14 DUP		MW-16	MW-3MR		EQUIPMENT BLANK	FIELD BLANK	
			7/16/2019	1/18/2021	1/18/2021	1/18/2021	7/16/2019	7/17/2019	1/18/2021	7/17/2019	7/17/2019	1/18/2021
Perfluoroalkane Sulfonic Acids												
Perfluorobutane sulfonic acid (PFBS)	100	NS	**7.3**	**4.3**	**7.4**	**4.6**	**0.54 J**	**1.1 J**	**1.2 J**	ND	ND	ND
Perfluorohexane sulfonic acid (PFHxS)	100	10	**9.2 B**	**2.2**	**9.0 B**	**2.2**	**0.51 JB**	**2.6 B**	**2.5**	**0.31 J**	**0.27 JB**	ND
Perfluoroheptane sulfonic acid (PFHpS)	100	NS	**1.7 J**	**0.63 J**	**1.3 J**	**0.41 J**	ND	**0.51 J**	**0.29 J**	ND	ND	ND
Perfluorooctane sulfonic acid (PFOS)	10	4	**120**	**57**	**130**	**71**	**1.7 J**	**33**	**23**	ND	ND	ND
Perfluorodecane sulfonic acid (PFDS)	100	NS	ND	ND	ND	ND	ND	ND	ND F1	ND	ND	ND
Perfluoroalkane Carboxylic Acids												
Perfluorobutanoic acid (PFBA)	100	NS	**11**	**4.4 J**	**11**	**4.6 J**	**1.7 J**	**2.0**	**2.6 J**	ND	ND	ND
Perfluoropentanoic acid (PFPeA)	100	NS	**32**	**15**	**31**	**13**	**1.9**	**6.2**	**6.7**	ND	ND	ND
Perfluorohexanoic acid (PFHxA)	100	NS	**26**	**11**	**28**	**9.6**	**0.96 J**	**6.7**	**6.0**	ND	ND	ND
Perfluoroheptanoic acid (PFHpA)	100	NS	**16.0**	**5.0**	**16**	**4.2**	**0.77 J**	**3.0**	**2.9**	ND	ND	ND
Perfluorooctanoic acid (PFOA)	10	4	**29**	**11**	**30**	**8.5**	**1.8**	**16**	**10**	ND	ND	ND
Perfluorononanoic acid (PFNA)	100	10	**2.6**	**3.8**	**2.7**	**5.0**	**0.46 J**	**1.1 J**	**0.58 J**	ND	ND	ND
Perfluorodecanoic acid (PFDA)	100	NS	**0.55 J**	**0.38 J**	**0.46 JI**	**0.46 J**	**0.49 J**	**1.1 J**	**0.60 J**	ND	ND	ND
Perfluoroundecanoic acid (PFUnA)	100	NS	ND	ND	ND	ND	ND	ND	ND F1	ND	ND	ND
Perfluorododecanoic acid (PFDoA)	100	NS	ND	ND	**0.95 J**	ND	ND	ND	ND	ND	ND	ND
Perfluorotridecanoic acid (PFTriA)	100	NS	ND	ND	ND	ND	ND	ND	ND F1	ND	ND	ND
Perfluorotetradecanoic acid (PFTeA)	100	NS	**0.56 J**	ND	ND	**1.0 J**	**0.48 JB**	ND	ND	**0.33 JB**	**0.47 JB**	ND
Perfluoroalkyl Sulfonamides												
Perfluorooctane sulfonamide (FOSA)	100	NS	ND	ND	**0.77 J**	ND	ND	**2.8**	**4.4**	ND	ND	ND
N-Methyl perfluorooctane sulfonamidoacetic acid	100	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
N-Ethyl perfluorooctane sulfonamidoacetic acid	100	NS	ND	ND	ND	ND	ND	**2.4 J**	**3.3 J**	ND	ND	ND
(n:2) Fluorotelomer Sulfonic Acids												
6:2 Fluorotelomer sulfonic acid (6:2 FTS)	100	NS	ND	ND	**2.3 J**	ND	ND	ND	ND	ND	ND	ND
8:2 Fluorotelomer sulfonic acid (8:2 FTS)	100	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dioxane												
1,4-Dioxane	--	50*	ND	NA	ND	NA	ND	ND	NA	ND	ND	NA

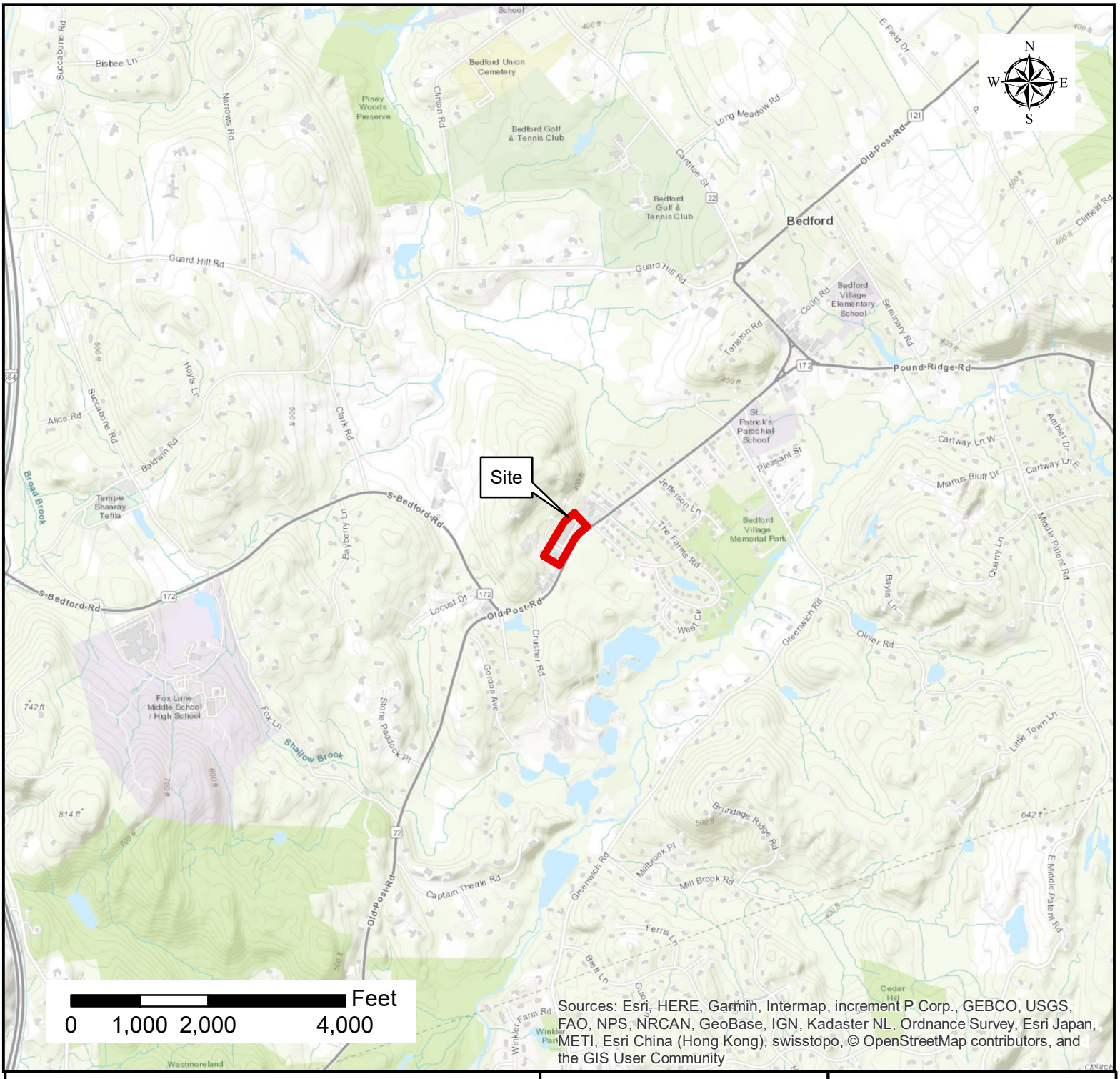
Notes:
NS - No HAL exists
Detected concentrations are in bold font.
Detections exceeding the US EPA HAL are highlighted in gray.
Detections exceeding the NYSDEC Guidance levels, or if a combination of non-PFOS/non-PFOS level exceed 500 ng/L, will be highlighted gray.
NA - Not analyzed.
ND - Not Detected at the reporting limit (or MDL or EDL if shown).
J -Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.
B - Compund was found in the blank and the sample.
I - Value is estimated maximum possible concentration.
F1 - MS and/or MSD recovery exceeds control limits.
Units are in ng/L (nanograms/liter)
*50 ug/L is the maximum contaminant level for unspecified organic compounds, which applies to 1,4-dioxane

Table 12
Quarterly Jan 2021 - December 2022 Emerging Contaminants Groundwater Results
Bedford Village Wells - Hunting Ridge Mall
NYSDEC Site No. 3-60-009

Analytes	NYSDEC PFAS Guidelines	Monitoring Well ID and Sample Date																							
		MW-14								MW-3MR								FIELD BLANK							
		1/18/2021	4/1/2021	8/16/2021	12/2/2021	3/23/2022	6/15/2022	9/22/2022	12/19/2022	1/18/2021	4/1/2021	8/16/2021	12/2/2021	3/24/2022	6/15/2022	9/22/2022	12/19/2022	1/18/2021	4/1/2021	8/16/2021	12/2/2021	3/23/2022	6/15/2022	9/22/2022	12/19/2022
Perfluoroalkane Sulfonic Acids																									
Perfluorobutane sulfonic acid (PFBS)	100	**4.3**	**3.5**	**4.7**	ND	**2.9**	**6.4**	NA	ND	**1.2 J**	**1.4 J**	**1.4 J**	ND	ND	ND	NA	**2**	ND	ND	ND	ND	ND	ND	NA	ND
Perfluorohexane sulfonic acid (PFHxS)	100	**2.2**	**2.6**	**3.0**	ND	**2.7**	**4.7**	NA	ND	**2.5**	**2.6**	**3.1**	**2.2**	**2.1**	**2.4**	NA	**3.2**	ND	ND	ND	ND	ND	ND	NA	ND
Perfluoroheptane sulfonic acid (PFHpS)	100	**0.63 J**	**0.43 J**	**0.76 J**	NA	NA	ND	NA	ND	**0.29 J**	**0.52 J**	ND	NA	NA	ND	NA	ND	ND	ND	ND	NA	NA	ND	NA	ND
Perfluorooctane sulfonic acid (PFOS)	10	**57**	**48**	**60**	**28**	**58**	**82**	NA	**23**	**23**	**27**	**24**	**19**	**18**	**20**	NA	**27**	ND	ND	ND	ND	ND	ND	NA	ND
Perfluorodecane sulfonic acid (PFDS)	100	ND	ND	ND	NA	NA	ND	NA	ND	ND F1	ND	ND	NA	NA	**2.6**	NA	**3.7**	ND	**0.31 J**	ND	NA	NA	ND	NA	ND
Perfluoroalkane Carboxylic Acids																									
Perfluorobutanoic acid (PFBA)	100	**4.4 J**	**4.3 J**	**7.4**	NA	NA	**14**	NA	ND	**2.6 J**	**3.3 J**	**3.0 J**	NA	NA	**2.5**	NA	**3.6**	ND	ND	ND	NA	NA	ND	NA	ND
Perfluoropentanoic acid (PFPeA)	100	**15**	**8.8**	**16**	NA	NA	**21**	NA	**7.3**	**6.7**	**7.7**	**7.8**	NA	NA	**6.2**	NA	**9.5**	ND	ND	ND	NA	NA	ND	NA	ND
Perfluorohexanoic acid (PFHxA)	100	**11**	**7.8**	**13**	**7.9**	**14**	**34**	NA	**5.5**	**6.0**	**7.2**	**7.1**	**5.7**	**5.8**	**6.5**	NA	**9.4**	ND	**0.52 J**	ND	ND	ND	ND	NA	ND
Perfluoroheptanoic acid (PFHpA)	100	**5.0**	**2.9**	**5.5**	**2.8**	**5.1**	**8.5**	NA	ND	**2.9**	**3.2**	**3.3**	**2.3**	**2.2**	**2.3**	NA	**3.7**	ND	ND	ND	ND	ND	ND	NA	ND
Perfluorooctanoic acid (PFOA)	10	**11**	**8.8**	**11**	**5.4**	**11**	**17**	NA	**6.5**	**10**	**12**	**12.0**	**9.4**	**9.1**	**8.2**	NA	**13.0**	ND	ND	ND	ND	ND	ND	NA	ND
Perfluorononanoic acid (PFNA)	100	**3.8**	**2.4**	**3.9**	ND	**2.1**	**3.0**	NA	ND	**0.58 J**	**0.55 J**	**0.59 J**	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND
Perfluorodecanoic acid (PFDA)	100	**0.38 J**	**0.46 J**	**0.55 J**	ND	ND	**2.4**	NA	ND	**0.60 J**	**0.70 J**	**0.48 J**	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND
Perfluoroundecanoic acid (PFUnA)	100	ND	ND	ND	ND	ND	ND	NA	ND	ND F1	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND
Perfluorododecanoic acid (PFDoA)	100	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	**0.84 J**	ND	ND	ND	ND	NA	ND
Perfluorotridecanoic acid (PFTriA)	100	ND	ND	ND F1	ND	ND	ND	NA	ND	ND F1	ND	ND	ND	ND	ND	NA	ND	ND	**1.2 J**	ND	ND	ND	ND	NA	ND
Perfluorotetradecanoic acid (PFTeA)	100	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	**1.0 J**	ND	ND	ND	ND	NA	ND
Perfluoroalkyl Sulfonamides																									
Perfluorooctane sulfonamide (FOSA)	100	ND	ND	ND	NA	NA	ND	NA	ND	**4.4**	**4.9**	**4.1**	NA	NA	**4.5**	NA	**3.3**	ND	ND	ND	NA	NA	ND	NA	ND
N-Methyl perfluorooctane sulfonamidoacetic acid	100	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND	ND	ND	NA	ND
N-Ethyl perfluorooctane sulfonamidoacetic acid	100	ND	ND	ND	ND	ND	ND	NA	ND	**3.3 J**	**3.7 J**	**3.3 J**	**2.8**	**2.6**	**2.9**	NA	**3.7**	ND	ND	ND	ND	ND	ND	NA	ND
(n:2) Fluorotelomer Sulfonic Acids																									
6:2 Fluorotelomer sulfonic acid (6:2 FTS)	100	ND	ND	ND	NA	NA	ND	NA	ND	ND	ND	ND	NA	NA	ND	NA	ND	ND	ND	ND	NA	NA	ND	NA	ND
8:2 Fluorotelomer sulfonic acid (8:2 FTS)	100	ND	ND	ND	NA	NA	ND	NA	ND	ND	ND	ND	NA	NA	ND	NA	ND	ND	ND	ND	NA	NA	ND	NA	ND

Notes:
Units are in ng/L (nanograms/liter)
F1 - MS and/or MSD recovery exceeds control limits.
J -Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.
NA - Not analyzed
ND - Not Detected at the reporting limit (or Method detection limit (MDL) or Estimated Detection limit (EDL) if shown).
NYSDEC – New York State Department of Environmental Conservation
US EPA – United States Environmental Protection Agency
Detected concentrations are in bold font.
Detections exceeding the US EPA HAL of 6.7 ng/L for PFOA, and 2.7 ng/L for PFOS are highlighted in gray.
Detections exceeding the NYSDEC Guidance levels, or if a combination of non-PFOS/non-PFOS level exceed 500 ng/L, will be highlighted gray.

Figures





Source: ArcGIS Bing Maps Aerial, 2012.

AECOM

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F: (518) 951-2300

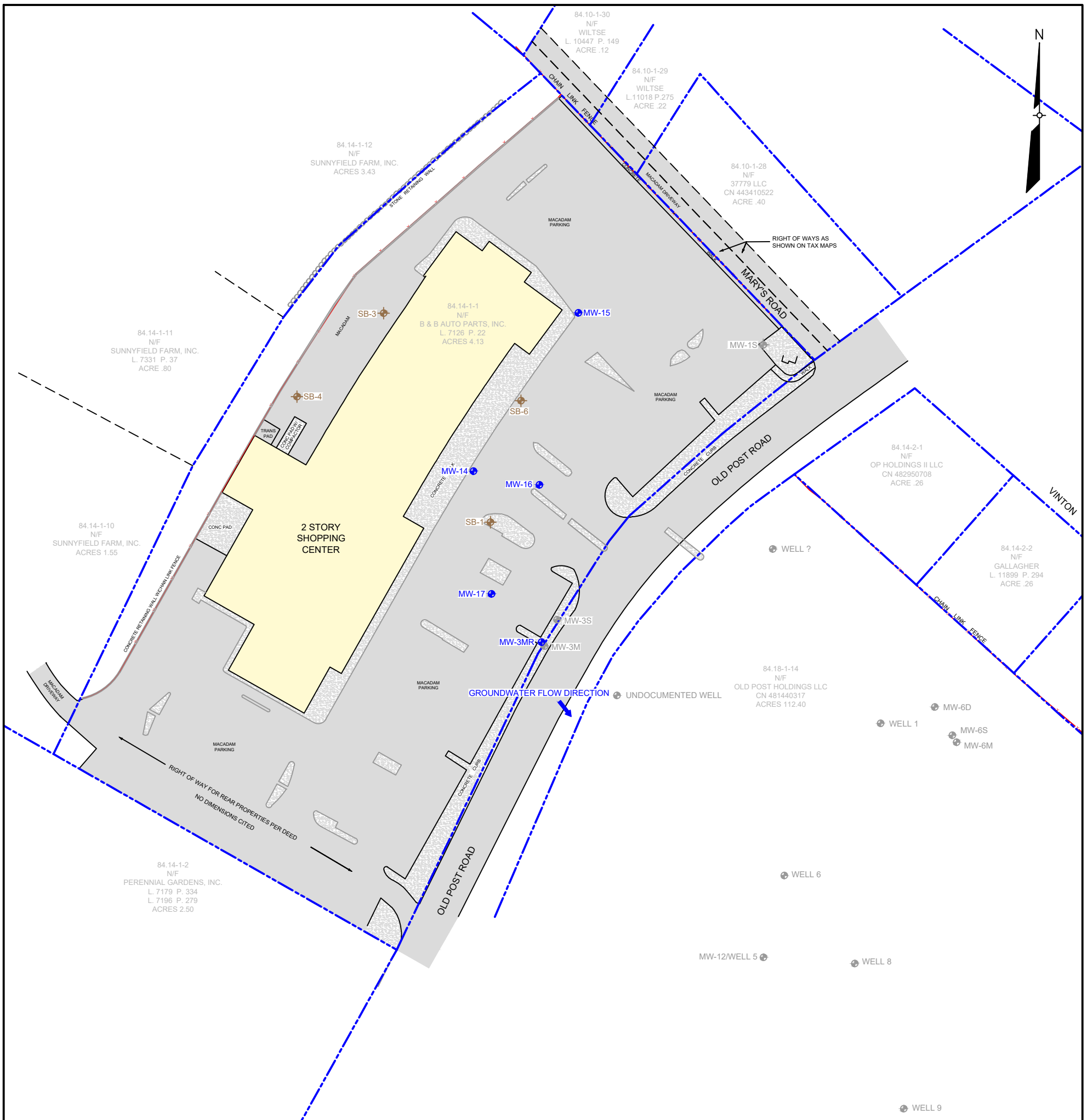
FIGURE 1

SITE LOCATION MAP

BEDFORD VILLAGE HUNTING RIDGE MALL
NYSDEC SITE NO. 3-60-009

APRIL 2024

60639092



LEGEND:

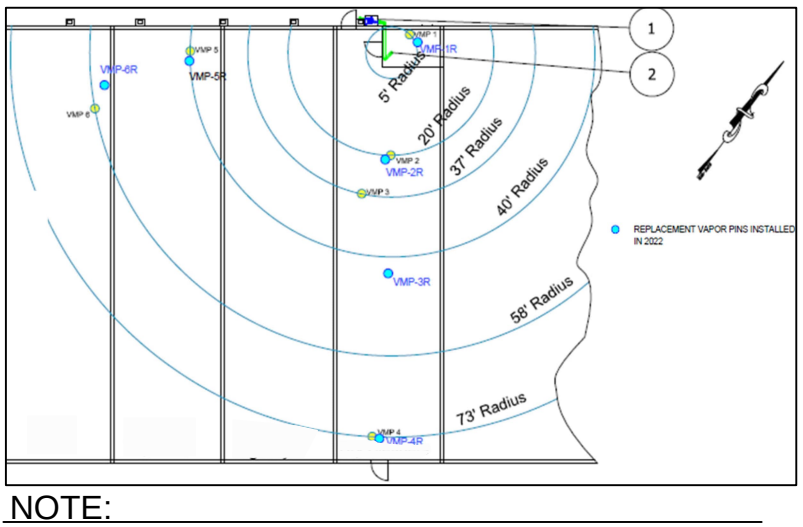
- MW-16 — MONITORING WELL LOCATION
- MW-8 — DECOMMISSIONED MONITORING WELL LOCATION
- SB-2 — SOIL BORING LOCATION
- PROPERTY BOUNDARY
- BUILDING
- PAVED AREA
- CONCRETE AREA

NOTE:

1. MW-1S WAS REMOVED/ DESTROYED IN SPRING 2011. THIS WELL IS DECOMMISSIONED.
2. WELL 2, WELL 3 AND WELL 4 COULD NOT BE LOCATED DURING DECOMMISSIONING ACTIVITIES.

SOURCE:
SURVEY COMPLETED BY YEC, INC. DATE OF FIELD SURVEY JANUARY 12, 2009. PROPERTY LINES SHOWN ARE APPROXIMATE ONLY FROM TAX MAP INFORMATION AND ARE NOT CERTIFIED. PROPERTY OWNERS NAMES AND DEED REFERENCES FROM TOWN OF BEDFORD TAX ASSESSMENT ROLES.

BEDFORD MALL SUB-SLAB DEPRESSURIZATION SYSTEM



NOTE:

1. REFERENCED FROM GES, SITE MAP, SEPTEMBER 9, 2022
2. NOT TO SCALE

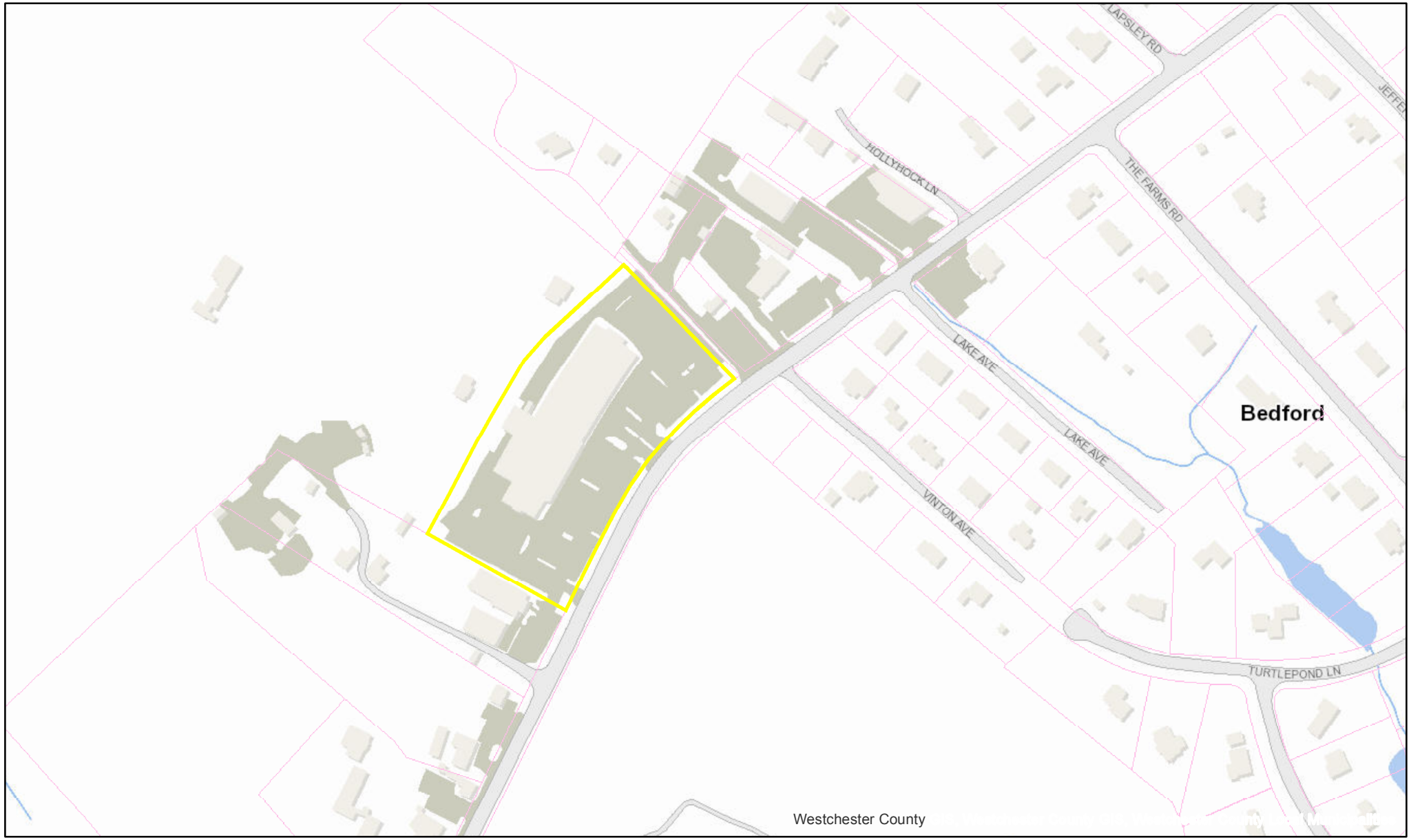
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Latham, NY 12110
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www.aecom.com

FIGURE 2
SITE LAYOUT MAP

BEDFORD VILLAGE HUNTING RIDGE MALL
NYSDEC SITE NO. 3-60-009

DECEMBER 2025 60276051

Hunting Ridge Mall. ID: 84.14-1-1 (Bedford)



February 4, 2021

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

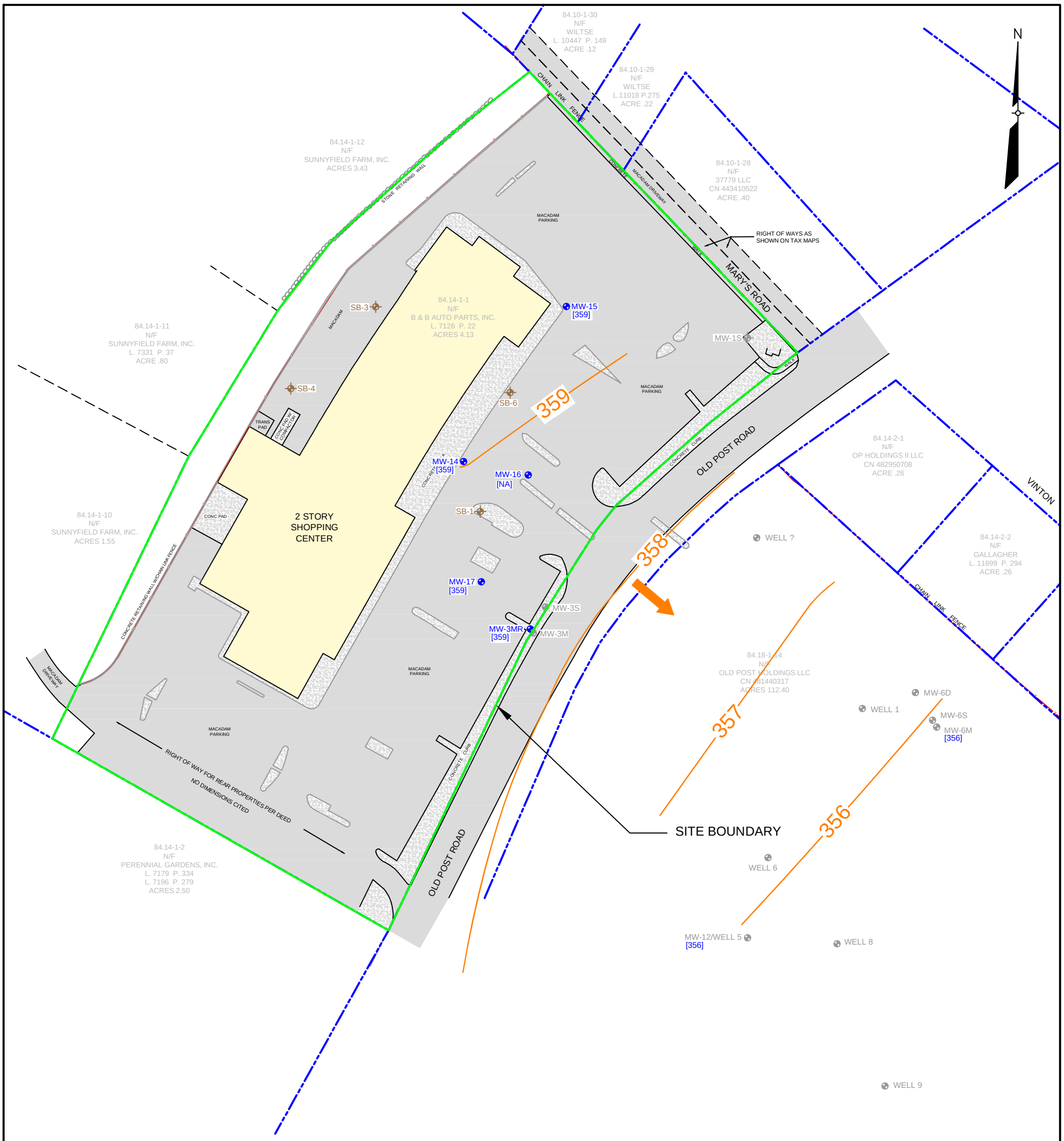
1:3,000

N

0 145 290 580 ft

Westchester County GIS
http://giswww.westchestergov.com
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

Figure 3



LEGEND:

- MW-16 — MONITORING WELL LOCATION
- MW-8 — DECOMMISSIONED MONITORING WELL LOCATION
- SB-2 — SOIL BORING LOCATION
- 356 — GROUNDWATER CONTOUR
- GROUNDWATER FLOW DIRECTION
- [358] — GROUNDWATER ELEVATION (FEET ABOVE MEAN SEA LEVEL)
- NA — NOT AVAILABLE
- PROPERTY BOUNDARY
- SITE BOUNDARY
- BUILDING
- PAVED AREA
- CONCRETE AREA

NOTE:

GROUNDWATER ELEVATIONS MEASURED DURING MARCH 2022

0 40 80 160
SCALE IN FEET

SOURCE:
SURVEY COMPLETED BY YEC, INC. DATE OF FIELD SURVEY JANUARY 12, 2009. PROPERTY LINES SHOWN ARE APPROXIMATE ONLY FROM TAX MAP INFORMATION AND ARE NOT CERTIFIED. PROPERTY OWNERS NAMES AND DEED REFERENCES FROM TOWN OF BEDFORD TAX ASSESSMENT ROLES.

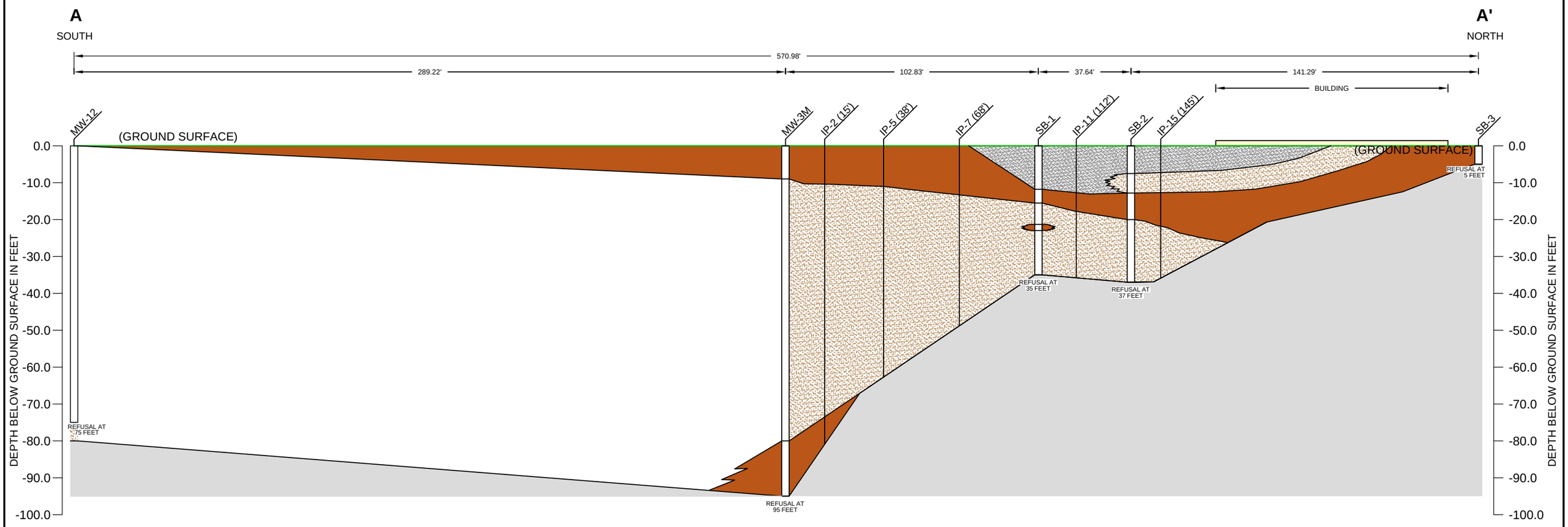
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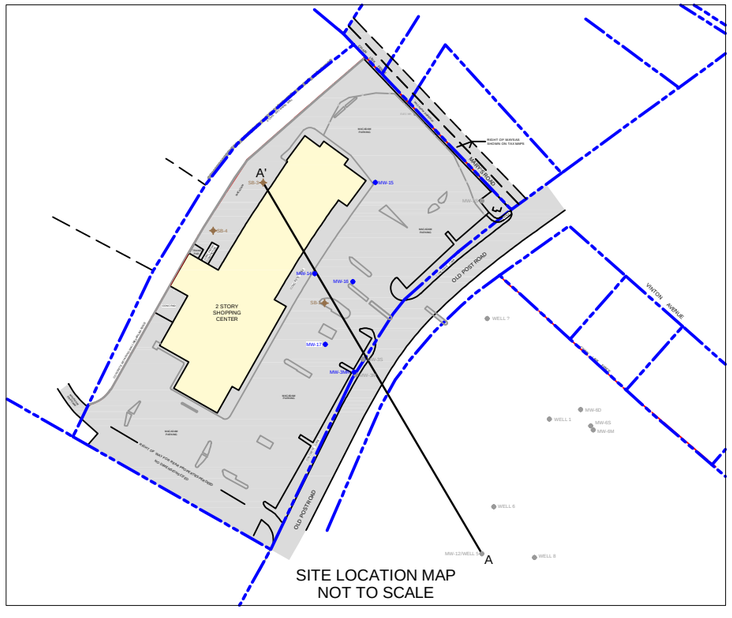
FIGURE 4
GROUNDWATER CONTOUR MAP

BEDFORD VILLAGE HUNTING RIDGE MALL
NYSDEC SITE NO. 3-60-009

MARCH 2022

60639092





SITE LOCATION MAP
NOT TO SCALE

LEGEND

- SAND AND SILT
- SAND
- SILTY CLAY
- BEDROCK
- SB-2 SAMPLE I.D.
- WELL / SOIL BORE HOLE
- INJECTION POINT

0 20 40 80
HORIZONTAL SCALE IN FEET

0 10 20 40
VERTICAL SCALE IN FEET
VERTICAL EXAGGERATION = 1.5X

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FIGURE 5
CROSS SECTION A-A'

BEDFORD VILLAGE HUNTING RIDGE MALL
SITE NO. 360009

JANUARY 2025

60639092

APPENDIX A

Environmental Easement

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

THIS INDENTURE made this 9th day of February, 2026, between Owner, B & B Mall Associates, Inc. f/k/a B & B Auto Parts, Inc., having an office at 1255 East 180th Street, Bronx, New York 10460 (the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 448 Old Post Road in the Town of Bedford, County of Westchester, in the State of New York, known and designated as Town of Bedford Tax Map Section 84.14, Block 1, Lot 1, being the same as that property conveyed to Grantor by deed dated May 11, 1973, and recorded in the Westchester County Clerk's Office at Liber 7126, Page 22 on May 18, 1973. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 4.134 +/- acres, and is hereinafter more fully described in the Land Title Survey dated November 16, 2018 and last revised on March 20, 2024, prepared by Daniel T. Merritts, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Order on Consent Index Number W3-1187-14-1, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for

Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential or Restricted Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i) and (ii), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a

defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

Site Number: 360009
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

B & B Mall Associates, Inc. f/k/a B & B Auto Parts, Inc.:

By: Thomas Bastardi

Print Name:

Title: Pres Date: 01/26/26

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF Westchester

On the 26 day of January in the year 2026, before me, the undersigned, personally appeared Thomas Bastardi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public - State of New York

PETER J. CHO
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01CH6308766
QUALIFIED IN WESTCHESTER COUNTY
MY COMMISSION EXPIRES JULY 28, 2026

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting by and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: _____
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 9th day of February in the year 2024 before me, the undersigned, personally appeared Andrew O. Guglielmi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public - State of New York

Cheryl A. Salem
Notary Public State Of New York
Reg No. 01SA0002177
Qualified in Albany County
Comm Exp March 3, 2027

SCHEDULE "A" PROPERTY DESCRIPTION

Environmental Easement Description

BEGINNING at a point at the southwesterly corner of the premises herein described at the intersection of the North side of the Old Post Road (known as Route 22) and the northeasterly boundary of property formerly of Fred J. Crick and now or formerly of Karl Katschke, and running thence along the said northeasterly boundary of the land of said now or formerly Karl Katschke, North 48° 40' 00" West 300.39 feet to the northwesterly corner of the premises herein described; running thence North 37° 25' 00" East 243.48 feet, North 43° 01' 00" East 132.35 feet, North 49° 21' 00" East 68.89 feet, North 59° 57' 30" East 131.54 feet and North 63° 19' 30" East 70.17 feet to a point on the southwesterly boundary of property formerly of Jennie F. and Janette R. Stuke and now or formerly of Gordon S. Wilson; running thence along said property of Gordon S. Wilson and that now or formerly owned by Jennie F. and Janette R. Stuke South 32° 02' 00" East 301.32 feet to a point on the North side of the Old Post Road at the southeasterly corner of the premises herein described; running thence westwardly and southwestwardly along the northerly side of the Old Post Road (known as Route 22) South 63° 19' 30" West 89.48 feet, South 59° 57' 30" West 94.88 feet, South 49° 21' 00" West 24.45 feet, South 43° 01' 00" West 101.08 feet, South 37° 25' 00" West 244.08 feet, (last five courses equal 553.97 feet) to the point or place of beginning. Containing 4.134 Acres more or less.

Deed Description

All those parcels of land, with the buildings and improvements thereon, situate, lying and being in the Town of Bedford, County of Westchester, State of New York, being bounded and described as follows:

BEGINNING at a point at the southwesterly corner of the premises herein described at the intersection of the North side of the Old Post Road (known as Route 22) and the northeasterly boundary of property formerly of Fred J. Crick and now or formerly of Karl Katschke, and running thence along the said northeasterly boundary of the land of said Karl Katschke, North 48° 40' West 300.39 feet to the northwesterly corner of the premises herein described; running thence North 37° 25' East 243.48 feet, North 43° 01' East 132.35 feet, North 49° 21' East 68.89 feet, North 59° 57' 30" East 131.54 feet and North 63° 19' 30" East 70.17 feet to a point on the southwesterly boundary of property formerly of Jennie F. and Janette R. Stuke and now or formerly of Gordon S. Wilson; running thence along said property of Gordon S. Wilson and that now or formerly owned by Jennie F. and Janette R. Stuke South 32° 02' East 301.32 feet to a point on the North side of the Old Post Road at the southeasterly corner of the premises herein described; running thence westwardly and southwestwardly along the northerly side of the Old Post Road (known as Route 22) 554 feet, more or less, to the point or place of beginning.

APPENDIX B

List of Site Contacts

Name	**Phone/Email Address**
Site Owner – B&B Mall Associates, Inc. f/k/a B & B Auto Parts, Inc.	(718)-597-4000 1255 East 180th Street, Bronx, New York 10460
NYSDEC DER Project Manager – Nakya Stewart	518-402-9686 Nakya.Stewart@dec.ny.gov
NYSDEC DER Remedial Section A Chief - Benjamin Rung	518-402-9826 Benjamin.rung@dec.ny.gov
NYSDOH Project Manager	518-402-0450 Stephen.Lawrence@health.ny.gov

APPENDIX C

Excavation Work Plan

C-1 NOTIFICATION

At least 15 days prior to the start of any activity that is anticipated to encounter remaining contamination or breach or alter the site's cover system, the site owner or their representative will notify the NYSDEC contacts listed in the table below. Table 1 includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in Appendix B.

Table 1: Notifications*

Nakya Stewart, NYSDEC Project Manager	518-402-9686 Nakya.Stewart@dec.ny.gov
Benjamin Rung, NYSDEC Chief, Remedial Section A	518-402-9826 Benjamin.rung@dec.ny.gov
Stephen Lawrence, NYSDOH	518-402-0450 Stephen.Lawrence@health.ny.gov

* Note: Notifications are subject to change and will be updated as necessary.

This notification will include:

- A detailed description of the work to be performed, including the location and areal extent of excavation, plans/drawings for site re-grading, intrusive elements or utilities to be installed below the soil cover, estimated volumes of contaminated soil to be excavated, any modifications of truck routes, and any work that may impact an engineering control;
- A summary of environmental conditions anticipated to be encountered in the work areas, including the nature and concentration levels of contaminants of

concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;

- A schedule for the work, detailing the start and completion of all intrusive work, and submittals (e.g., reports) to the NYSDEC documenting the completed intrusive work;
- A summary of the applicable components of this EWP;
- A statement that the work will be performed in compliance with this EWP, 29 CFR 1910.120 and 29 CFR 1926 Subpart P;
- A copy of the contractor's health and safety plan (HASP), in electronic format.
- Identification of disposal facilities for potential waste streams; and
- Identification of sources of any anticipated backfill, along with the required request to import form and all supporting documentation including, but not limited to, chemical testing results.

The NYSDEC project manager will review the notification and may impose additional requirements for the excavation that are not listed in this EWP. The alteration, restoration and modification of engineering controls must conform with Article 145 Section 7209 of the Education Law regarding the application professional seals and alterations.

C-2 SOIL SCREENING METHODS

Visual, olfactory and instrument-based (e.g. photoionization detector) soil screening will be performed during all excavations into known or potentially contaminated material (remaining contamination) or a breach of the cover system. A qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State will perform the screening. Soil screening will be performed when invasive work is done and will include all excavation and invasive

work performed during development, such as excavations for foundations and utility work, after issuance of the COC.

Soils will be segregated based on previous environmental data and screening results into material that requires off-site disposal and material that requires testing to determine if the material can be reused on-site as soil beneath a cover or if the material can be used as cover soil. Further discussion of off-site disposal of materials and on-site reuse is provided in Section C-5 of this Appendix.

C-3 SOIL STAGING METHODS

Soil stockpiles will be continuously encircled with a berm and/or silt fence. Hay bales will be used as needed near catch basins, surface waters and other discharge points.

Stockpiles will be kept covered at all times with appropriately anchored tarps. Stockpiles will be routinely inspected and damaged tarp covers will be promptly replaced.

Stockpiles will be inspected at a minimum once each week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC.

C-4 MATERIALS EXCAVATION AND LOAD-OUT

A qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State will oversee all invasive work and the excavation and load-out of all excavated material.

The owner of the property and remedial party (if applicable) and its contractors are responsible for safe execution of all invasive and other work performed under this Plan.

The presence of utilities and easements on the site will be investigated by the qualified environmental professional. It will be determined whether a risk or impediment to the planned work under this SMP is posed by utilities or easements on the site. A site utility stakeout will be completed for all utilities prior to any ground intrusive activities at the site.

Loaded vehicles leaving the site will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and NYSDOT requirements (and all other applicable transportation requirements). Trucks transporting contaminated soil must have either tight-fitting opaque covers that are secured on the sides and/or back, or opaque covers that are locked on all sides.

A truck wash will be operated on-site, as appropriate. The qualified environmental professional will be responsible for ensuring that all outbound trucks will be washed at the truck wash before leaving the site until the activities performed under this section are complete. Truck wash waters will be collected and disposed of off-site in an appropriate manner.

Locations where vehicles enter or exit the site shall be inspected daily for evidence of off-site soil tracking.

The qualified environmental professional will be responsible for ensuring that all egress points for truck and equipment transport from the site are clean of dirt and other materials derived from the site during intrusive excavation activities. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to site-derived materials.

Material accumulated from the street cleaning and egress cleaning activities will be disposed off-site at a permitted landfill facility in accordance with all applicable local, State, and Federal regulations.

C-5 MATERIALS TRANSPORT OFF-SITE

All transport of materials will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations, including 6 NYCRR Part 364. Haulers will be appropriately licensed and trucks properly placarded.

Material transported by trucks exiting the site will be secured with either tight-fitting opaque covers that are secured on the sides and/or back, or opaque covers that are locked on all sides. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

Truck transport routes will be developed and provided to NYSDEC for review and approval prior to initiation of work. All trucks loaded with site materials will exit the vicinity of the site using only these approved truck routes. The most appropriate route should be used and should take into account: (a) limiting transport through residential areas and past sensitive sites; (b) use of city mapped truck routes; (c) prohibiting off-site queuing of trucks entering the facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways; and (f) overall safety in transport; [(g) community input [where necessary]

Trucks will be prohibited from stopping and idling in the neighborhood outside the project site.

Egress points for truck and equipment transport from the site will be kept clean of dirt and other materials during site remediation and development.

Queuing of trucks will be performed on-site in order to minimize off-site disturbance. Off-site queuing will be prohibited.

C-6 MATERIALS DISPOSAL OFF-SITE

All material excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed off-site in a permitted facility in accordance with all local, State and Federal regulations. If disposal of material from this site is proposed for unregulated off-site disposal (i.e. clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC project manager. Unregulated off-site management of materials from this site will not occur without formal NYSDEC project manager approval.

Off-site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, (e.g. hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, C&D debris recovery facility). Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Periodic Review Report. This documentation will include, but will not be limited to: waste profiles, test results, facility acceptance letters, manifests, bills of lading and facility receipts.

Non-hazardous historic fill and contaminated soils taken off-site will be handled consistent with 6 NYCRR Parts 360, 361, 362, 363, 364 and 365. Material that does not meet Unrestricted SCOs is prohibited from being taken to a New York State C&D debris recovery facility (6 NYCRR Subpart 361-5 registered or permitted facility).

C-7 MATERIALS REUSE ON-SITE

The qualified environmental professional, as defined in 6 NYCRR Part 375, will ensure that procedures defined for materials reuse in this SMP are followed and that unacceptable material (i.e. contaminated) does not remain on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for reuse on-site will be placed below the demarcation layer or impervious surface, and will not be reused

within the cover system or within landscaping berms. Contaminated on-site material may only be used beneath the site cover as backfill for subsurface utility lines with prior approval from the DEC project manager.

Proposed materials for reuse on-site must be sampled for full suite analytical parameters including per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane. The sampling frequency will be in accordance with DER-10 Table 5.4(e)10 unless prior approval is obtained from the NYSDEC project manager for modification of the sampling frequency. The analytical results of soil/fill material testing must meet the site use criteria presented in NYSDEC DER-10 Appendix 5 – Allowable Constituent Levels for Imported Fill or Soil for all constituents listed, and the NYSDEC Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances [November 2022 or date of current version, whichever is later] guidance values. Approvals for modifications to the analytical parameters must be obtained from the NYSDEC project manager prior to the sampling event.

Soil/fill material for reuse on-site will be segregated and staged as described in Sections C-2 and C-3 of this EWP. The anticipated size and location of stockpiles will be provided in the 15-day notification to the NYSDEC project manager. Stockpile locations will be based on the location of site excavation activities and proximity to nearby site features. Material reuse on-site will comply with requirements of NYSDEC DER-10 Section 5.4(e)4. Any modifications to the requirements of DER-10 Section 5.4(e)4 must be approved by the NYSDEC project manager.

Any demolition material proposed for reuse on-site will be sampled for asbestos and the results will be reported to the NYSDEC for acceptance. Concrete crushing or processing on-site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the site may only be reused on-site with written approval from the NYSDEC project manager.

C-8 FLUIDS MANAGEMENT

All liquids to be removed from the site, including but not limited to, excavation dewatering, decontamination waters and groundwater monitoring well purge and development waters, will be handled, transported and disposed off-site at a permitted facility in accordance with applicable local, State, and Federal regulations. Dewatering, purge and development fluids will not be recharged back to the land surface or subsurface of the site, and will be managed off-site, unless prior approval is obtained from NYSDEC.

Discharge of water generated during large-scale construction activities to surface waters (i.e. a local pond, stream or river) will be performed under a SPDES permit.

C-9 COVER SYSTEM RESTORATION

There is no cover system at this site.

C-10 BACKFILL FROM OFF-SITE SOURCES

All materials proposed for import onto the site will be approved by the qualified environmental professional, as defined in 6 NYCRR Part 375, and will be in compliance with provisions in this SMP prior to receipt at the site. A Request to Import/Reuse Fill or Soil form, which can be found at http://www.dec.ny.gov/regulations/67386.html, will be prepared and submitted to the NYSDEC project manager allowing a minimum of 5 business days for review.

Material from industrial sites, spill sites, other environmental remediation sites, or potentially contaminated sites will not be imported to the site.

All imported soils will meet the backfill and cover soil quality standards established in 6 NYCRR 375-6.7(d) and DER-10 Appendix 5 for commercial use. Soils that meet 'general' fill requirements under 6 NYCRR Part 360.13, but do not meet backfill or cover

soil objectives for this site, will not be imported onto the site without prior approval by NYSDEC project manager. Soil material will be sampled for the full suite of analytical parameters, including PFAS and 1, 4-dioxane. Solid waste will not be imported onto the site.

Trucks entering the site with imported soils will be securely covered with tight fitting covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

C-11 STORMWATER POLLUTION PREVENTION

Barriers and hay bale checks will be installed and inspected once a week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC. All necessary repairs shall be made immediately.

Accumulated sediments will be removed as required to keep the barrier and hay bale check functional.

All undercutting or erosion of the silt fence toe anchor shall be repaired immediately with appropriate backfill materials.

Manufacturer's recommendations will be followed for replacing silt fencing damaged due to weathering.

Erosion and sediment control measures identified in the SMP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

Silt fencing or hay bales will be installed around the entire perimeter of the construction area.

C-12 EXCAVATION CONTINGENCY PLAN

If underground tanks or other previously unidentified contaminant sources are found during post-remedial subsurface excavations or development related construction, excavation activities will be suspended until sufficient equipment is mobilized to address the condition. The NYSDEC project manager will be promptly notified of the discovery.

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for a full list of analytes [TAL metals, TCL volatiles and semi-volatiles (including 1,4-dioxane), TCL pesticides and PCBs, and PFAS], unless the site history and previous sampling results provide sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC project manager for approval prior to sampling. Any tanks will be closed as per NYSDEC regulations and guidance.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone within two hours to NYSDEC's Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline. These findings will be also included in the Periodic Review Report.

C-13 COMMUNITY AIR MONITORING PLAN

A figure showing the location of air sampling stations based on generally prevailing wind conditions will be developed prior to excavation activities and provided to NYSDEC for review and approval These locations will be adjusted on a daily or more frequent basis based on actual wind directions to provide an upwind and at least two downwind monitoring stations.

Exceedances of action levels listed in the CAMP will be reported to NYSDEC and NYSDOH Project Managers.

C-13A: Special Requirements for Work Within 20 Feet of Potentially Exposed Individuals or Structures

When work areas are within 20 feet of potentially exposed populations or occupied structures, the continuous monitoring locations for VOCs and particulates must reflect the nearest potentially exposed individuals and the location of ventilation system intakes for nearby structures. The use of engineering controls such as vapor/dust barriers, temporary negative-pressure enclosures, or special ventilation devices should be considered to prevent exposures related to the work activities and to control dust and odors. Consideration should be given to implementing the planned activities when potentially exposed populations are at a minimum, such as during weekends or evening hours in non-residential settings.

- If total VOC concentrations opposite the walls of occupied structures or next to intake vents exceed 1 part-per-million, monitoring should occur within the occupied structure(s). Depending upon the nature of contamination, chemical-specific colorimetric tubes of sufficient sensitivity may be necessary for comparing the exposure point concentrations with appropriate pre-determined response levels (response actions should also be pre-determined). Background readings in the occupied spaces must be taken prior to commencement of the planned work. Any unusual background readings should be discussed with NYSDOH prior to commencement of the work.

- If total particulate concentrations opposite the walls of occupied structures or next to intake vents exceed 150 micrograms per cubic meter, work activities should be suspended until controls are implemented and are successful in reducing the total

particulate concentration to 150 micrograms per cubic meter or less at the monitoring point.

- Depending upon the nature of contamination and remedial activities, other parameters (e.g., explosivity, oxygen, hydrogen sulfide, carbon monoxide) may also need to be monitored. Response levels and actions should be pre-determined, as necessary, for each site.

C-13B: Special Requirements for Indoor Work with Co-Located Residences or Facilities

Unless a self-contained, negative-pressure enclosure with proper emission controls will encompass the work area, all individuals not directly involved with the planned work must be absent from the room in which the work will occur. Monitoring requirements shall be as stated above under "Special Requirements for Work Within 20 Feet of Potentially Exposed Individuals or Structures" except that in this instance "nearby/occupied structures" would be adjacent occupied rooms.

Additionally, the location of all exhaust vents in the room and their discharge points, as well as potential vapor pathways (openings, conduits, etc.) relative to adjoining rooms, should be understood and the monitoring locations established accordingly. In these situations, it is strongly recommended that exhaust fans or other engineering controls be used to create negative air pressure within the work area during remedial activities. Additionally, it is strongly recommended that the planned work be implemented during hours (e.g. weekends or evenings) when building occupancy is at a minimum.

C-14 ODOR CONTROL PLAN

This odor control plan is capable of controlling emissions of nuisance odors off-site. If nuisance odors are identified at the site boundary, or if odor complaints are received, work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. NYSDEC and NYSDOH will be notified

of all odor events and of any other complaints about the project. Implementation of all odor controls, including the halt of work, is the responsibility of the remedial party's Remediation Engineer, and any measures that are implemented will be discussed in the Periodic Review Report.

All necessary means will be employed to prevent on- and off-site nuisances. At a minimum, these measures will include: (a) limiting the area of open excavations and size of soil stockpiles; (b) shrouding open excavations with tarps and other covers; and (c) using foams to cover exposed odorous soils. If odors develop and cannot be otherwise controlled, additional means to eliminate odor nuisances will include: (d) direct load-out of soils to trucks for off-site disposal; (e) use of chemical odorants in spray or misting systems; and, (f) use of staff to monitor odors in surrounding neighborhoods.

If nuisance odors develop during intrusive work that cannot be corrected, or where the control of nuisance odors cannot otherwise be achieved due to on-site conditions or close proximity to sensitive receptors, odor control will be achieved by sheltering the excavation and handling areas in a temporary containment structure equipped with appropriate air venting/filtering systems.

C-15 DUST CONTROL PLAN

Particulate monitoring must be conducted according to the Community Air Monitoring Plan (CAMP) provided in Section C-13. If particulate levels at the site exceed the thresholds listed in the CAMP or if airborne dust is observed on the site or leaving the site, the dust suppression techniques listed below will be employed. The remedial party will also take measures listed below to prevent dust production on the site.

A dust suppression plan that addresses dust management during invasive on-site work will include, at a minimum, the items listed below:

- Dust suppression will be achieved using a dedicated on-site water truck for road wetting. The truck will be equipped with a water cannon capable of

spraying water directly onto off-road areas including excavations and stockpiles.

- Clearing and grubbing of larger sites will be done in stages to limit the area of exposed, unvegetated soils vulnerable to dust production.
- Gravel will be used on roadways to provide a clean and dust-free road surface.
- On-site roads will be limited in total area to minimize the area required for water truck sprinkling.

C-16 OTHER NUISANCES

A plan for rodent control will be developed and utilized by the contractor prior to and during site clearing and site grubbing, and during all remedial work.

A plan will be developed and utilized by the contractor for all remedial work to ensure compliance with local noise control ordinances.

APPENDIX D

Site Management Forms

Sub-slab Despressurization System - O&M Inspection and Performance Data
Hunting Ridge Mall- Bedford Village NYSDEC Site Number: 360009
Bedford, New York

Date:	
Time:	
Inspector:	

Sub-slab Despressurization System - Inspection

RadonAway® HS5500 Fan	Yes	No	Remarks
Fan is operational and running			
Fan power setting on "Max"			
Signs of abnormal operation or bearing failure			
Any damage to fan and/or fan enclosure			
System vacuum pressure is within normal operating range (40"-50" WC with power setting on "Max")			
Any air intakes observed within 20 feet of exhaust pipe			
Piping, seals and electrical connections	Yes	No	Remarks
Any damage to system pipes and/or pipe enclosures			
Any unauthorized modifications to system pipes and/or pipe enclosures			
Pipe labeling and liquid manometers in place			
Liquid manometers show a difference in water level on each side of the U-shape			
Any damage/corrosion to electrical connections or panel box			
All PVC connections are tight and leak-free			
Any cracks or other penetrations in the slab			
Any leaks through floor joints and at suction points with the depressurization system running			

Additional Comments:

Notes:
1) NR - Not recorded

Monitoring Well Parameter Form

Well Designation: _____ Contractor: _____

Date: _____ (month/day/year) Name(s) of Sampler(s): _____

DTW (ft):	
Water Column (WC) = DTB-DTW:	
Well Volume (WC x **) (gallons):	

DTB (ft) BEFORE Purging:	
DTB (ft) AFTER Purging:	
Purge Volume (gallons):	

Time	Parameters					
	pH	Temp (^{0}C)	Turbidity	SC (mS/cm)	DO (mg/L)	ORP (mV)

DTB - depth to bottom
SC - specific conductivity
ORP - oxygen reduction potential

DTW - depth to water
DO - dissolved oxygen

Sample Taken? Y N
Sample Time: _____
Sample ID: _____
Duplicate ID: _____

Additional Notes:

**Volume Factors
1-inch well = 0.041 gallons/feet
$1^{1/2}$- inch well = 0.092 gallons/feet
$^3/_4$-inch well = 0.023 gallons/feet
2-inch well = 0.163 gallons/feet
4-inch well = 0.653 gallons/feet
6-inch well = 1.468 gallons/feet

Instrument model/serial number:_____

Monitoring Well/Piezometer Inspection Form

Well/Piezometer Designation: _____

Date of Inspection: _____ (month/day/year)

Inspector's Name: _____

Contractor: AECOM

Item	Types of Problems	Status* U	Status* A	Comments	Action
Monitoring Well/Piezometer Condition	Integrity of surface seal/apron				
	Integrity of surface casing				
	Evidence of corrosion				
	Condition of identification tag				
	Inner casing / screen integrity				
	Siltation				
	Recharge rate				
	Inner casing obstructions				
Security	Cover in place				
	Security cap in place				
	Lock in place				
	Lock functional				

Notes: DTW (feet): _____ DTB (feet): _____

Length of Water Column (WC) = DTB-DTW (feet):_____

Well Volume (WC x volume factor**) (gallons): _____

Purge Volume (gallons): _____

**Volume Factors 2-inch well = 0.163 gallons/feet
4-inch well = 0.653 gallons/feet
6-inch well = 1.468 gallons/feet

*Status: U - Unacceptable
A - Acceptable
NA - Not applicable

Well/Piezometer Designation: _____

Date of Inspection: _____ (month/day/year)

Inspector's Name: _____

Contractor: AECOM

Item	Types of Problems	Status* U	Status* A	Comments	Action
Monitoring Well/Piezometer Condition	Integrity of surface seal/apron				
	Integrity of surface casing				
	Evidence of corrosion				
	Condition of identification tag				
	Inner casing / screen integrity				
	Siltation				
	Recharge rate				
	Inner casing obstructions				
Security	Cover in place				
	Security cap in place				
	Lock in place				
	Lock functional				

Notes: DTW (feet): _____ DTB (feet): _____

Length of Water Column (WC) = DTB-DTW (feet):_____

Well Volume (WC x volume factor**) (gallons): _____

Purge Volume (gallons): _____

**Volume Factors 2-inch well = 0.163 gallons/feet
4-inch well = 0.653 gallons/feet
6-inch well = 1.468 gallons/feet

*Status: U - Unacceptable
A - Acceptable
NA - Not applicable

APPENDIX E

SSDS Operations and Maintenance Manual

RadonAway
The world's leading radon fan manufacturer



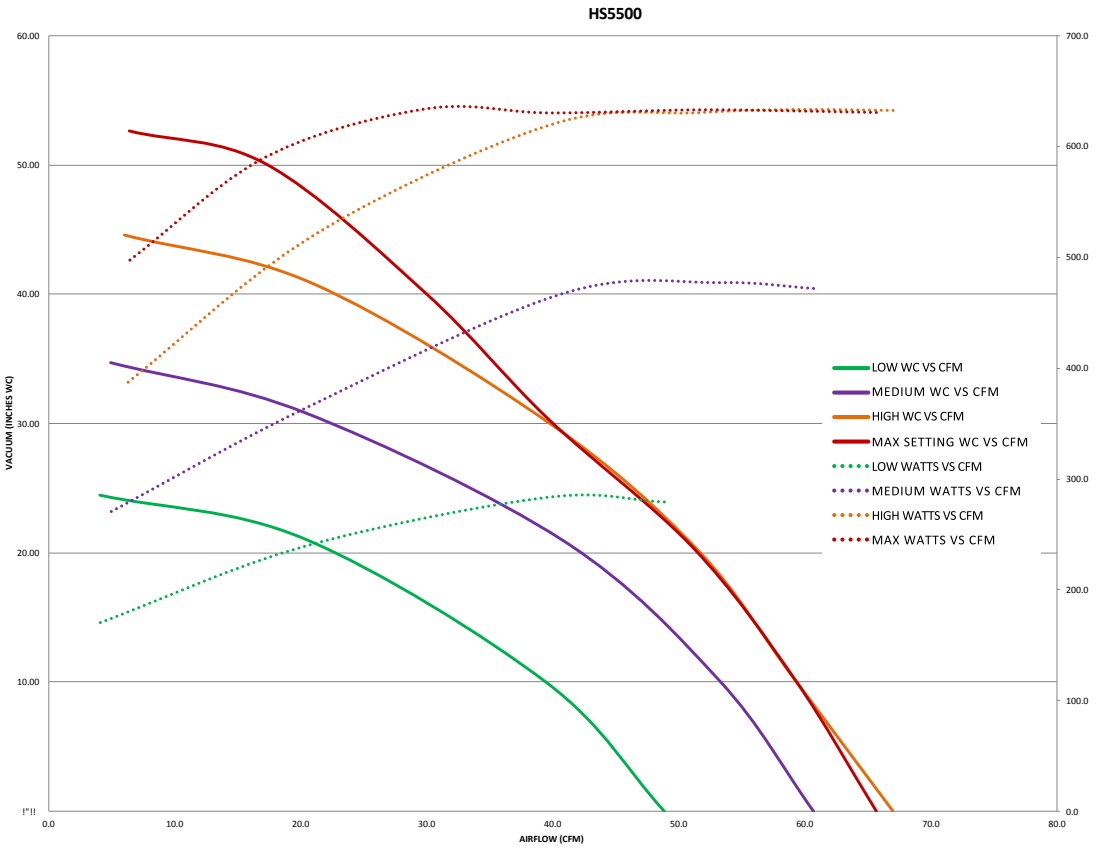
HS5500

RadonAway's new HS5500 is an ETL-listed high pressure blower that has been designed with the professional in mind. The HS5500 features multiple speed settings to meet site-specific pressures and air flows easily verified by a built in pressure gauge in the front cover of the unit. These blower units have a new electrical box design with a wire terminal strip along with two flexible pipe couplings for quick and easy site installation.

HS5500 FEATURES

- 4 Blower Speed Settings
- Integrated Condensate Bypass
- Designed for Easy Motor Replacement
- ETL Listed
- Built-in 60" Vacuum Gauge
- Quiet Operation
- 4-Stage Blower Designed for Harsh Environmental Conditions

SPEED SETTING	MAX RECOMMENDED OPERATING VACUUM	MAX OPERATING RANGE WATTS
LOW	20" WC	243-281
MEDIUM	30" WC	372-477
HIGH	40" WC	527-625
MAX	50" WC	591-632



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sales@radonaway.com | radonaway.com | 800-767-3703

Rev A 0220
P/N 02085

RadonAway®

The world's leading radon fan manufacturer



HS2750 and HS5500 Installation & Operating Instructions

DO NOT CONNECT POWER SUPPLY UNTIL BLOWER IS COMPLETELY INSTALLED.
MAKE SURE ELECTRICAL SERVICE TO BLOWER IS LOCKED IN "OFF" POSITION. DISCONNECT POWER BEFORE SERVICING.

1. **WARNING!** Do not use blower in hazardous environments where blower electrical system could provide ignition to combustible or flammable materials.

2. **WARNING!** Check voltage at the blower to ensure it corresponds with nameplate. See Vapor Intrusion Application Note #AN001 for important information on VI Applications. RadonAway.com/vapor-intrusion

3. **WARNING!** Normal operation of this device may affect the combustion airflow needed for safe operation of fuel burning equipment. Check for possible backdraft conditions on all combustion devices after installation.

4. All wiring must be performed in accordance with the National Fire Protection Association's (NFPA) "National Electrical Code, Standard #70"-current edition for all commercial and industrial work, and state and local building codes. All wiring must be performed by a qualified and licensed electrician.

5. **WARNING!** In the event that the blower is immersed in water, return unit to factory for service before operating.

6. **WARNING!** Do not twist or torque blower inlet or outlet piping as leakage may result.

7. **WARNING!** Do not leave blower unit installed on system piping without electrical power for more than 48 hours. Blower failure could result from this non-operational storage.

8. **WARNING!** TO REDUCE THE RISK OF FIRE, ELECTRIC SHOCK, OR INJURY TO PERSONS, OBSERVE THE FOLLOWING:

    a) Use this unit only in the manner intended by the manufacturer. If you have questions, contact the manufacturer.

    b) Before servicing or cleaning unit, switch power off at service panel and lock the service disconnecting means to prevent power from being switched on accidentally. When the service disconnecting means cannot be locked, securely fasten a prominent warning device, such as a tag, to the service panel.

1.0 SYSTEM DESIGN CONSIDERATIONS

1.1 INTRODUCTION

The HS2750 and HS5500 Blowers are intended for use by trained, certified/licensed, professional radon mitigators. The purpose of these instructions is to provide additional guidance for the most effective use of the HS2750 and HS5500 Blowers. These instructions should be considered supplemental to current industry standards and federal, state, county and local building codes and regulations. In the event of a conflict, those codes, practices and regulations take precedence over these instructions.

1.2 ENVIRONMENTALS

The HS2750 and HS5500 Blowers are designed to perform year-round in all but the harshest climates without additional concern for temperature or weather. For installations in an area of severe cold weather, please contact RadonAway for assistance. When not in operation, HS2750 and HS5500 Blowers should be stored in an area where the temperature is always greater than 32°F or less than 100°F. The HS2750 and HS5500 Blowers are thermally protected such that they will shut off when the internal temperature is above 185°F / 85°C. If the HS2750 or HS5500 Blower is idle in an area where the ambient temperature exceeds this shut off, it will not restart until the internal temperature falls below 75°C.

1.3 ACOUSTICS

The HS2750 or HS5500 Blower, when installed properly, operates with little or no noticeable noise to the building occupants. Recommended system design and installation considerations to minimize noise: When installing the HS2750 or HS5500 Blower above sleeping areas, select a location for mounting at the farthest possible distance. Avoid mounting near doors, fold-down stairs or other uninsulated structures which may transmit sound. Ensure a solid mounting for the HS2750 or HS5500 Blower to avoid structure-borne vibration or noise.

The velocity of the outgoing air must also be considered in the overall system design. With small diameter piping, in some cases a “rushing” sound of the outlet air may be audible. In these instances, the use of a RadonAway Exhaust Muffler (p/n 24002) is recommended.

1.4 GROUND WATER

Under no circumstances should water be allowed to be drawn into the inlet of the HS2750 and HS5500 Blowers as this may result in damage to the unit. The HS2750 or HS5500 Blower should be mounted at least 5 feet above the slab penetration to minimize the risk of filling the Blower with water in installations with occasional high water tables.

In the event that a temporary high water table results in water at or above slab level, water will be drawn into the riser pipes thus blocking air flow to the HS2750 or HS5500 Blower. The lack of cooling air will result in the Blower cycling on and off as the internal temperature rises above the thermal cutoff and falls upon shutoff. Should this condition arise, power down and disconnect the HS2750 or HS5500 Blower until the water recedes allowing for return to normal operation; then reconnect and power on to turn the Blower back on.

1.5 CONDENSATION & DRAINAGE

WARNING!: Failure to provide adequate drainage for condensation can result in system failure and damage the HS Blower.
Condensation is formed in the piping of a mitigation system when the air in the piping is chilled below its dew point. This can occur at points where the system piping goes through unheated space such as an attic, garage or outside. The system design must provide a means for water to drain back to a slab hole to remove the condensation.

The use of small diameter piping in a system increases the speed at which the air moves. The speed of the air can pull water uphill and, at sufficient velocity, it can actually move water vertically up the side walls of the pipe. This has the potential of creating a problem in the negative pressure (inlet) side piping. For HS2750 or HS5500 Blower inlet piping, the following table provides the minimum recommended pipe diameters as well as minimum pitch under several system conditions. Use this chart to size piping for a system.



Pipe Diameter	Minimum Rise per 1 Foot of Run*		
	@ 25 CFM	@ 50 CFM	@ 100 CFM
4”	1/32”	3/32”	3/8”
3”	1/8”	3/8”	1 1/2”

*Typical operational flow rates:

All exhaust piping should be 2” PVC.

1.6 SYSTEM MONITOR & LABEL

A properly designed system should incorporate a “System On” indicator for affirmation of system operation. The HS2750 and HS5500 Blowers come equipped with a built-in magnehelic pressure gauge located on the front cover which serves this purpose. Other indicator products such as u-tube manometers should be mounted at least 5 feet above the slab penetration to minimize the risk of filling the gauge with water in installations with occasional high water tables. If required, place in a conspicuous location a System Label (such as RadonAway P/N 15005-20) with instructions for contacting the installing contractor for service and also identifying the necessity for regular radon tests to be conducted.

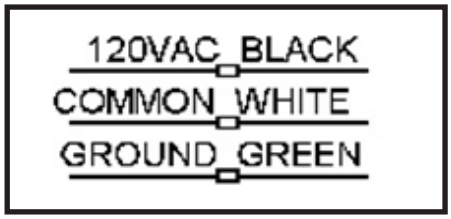
1.7 SLAB COVERAGE

The HS2750 or HS5500 Blower can provide coverage of well over 1000 sq. ft. per slab penetration. This will, of course, depend on the sub-slab aggregate in any particular installation and the diagnostic results. In general, sand and gravel are much looser aggregates than dirt and clay. Additional suction points can be added as required. It is recommended that a small pit (5 to 10 gallons in size; larger as needed) be created below the slab at each suction hole. When fine sand or dirt is present it is recommended that the pit be lined with a material such as clean gravel, size 4, 5, 56, or 6 as classified (ASTM C33).

1.8 ELECTRICAL WIRING

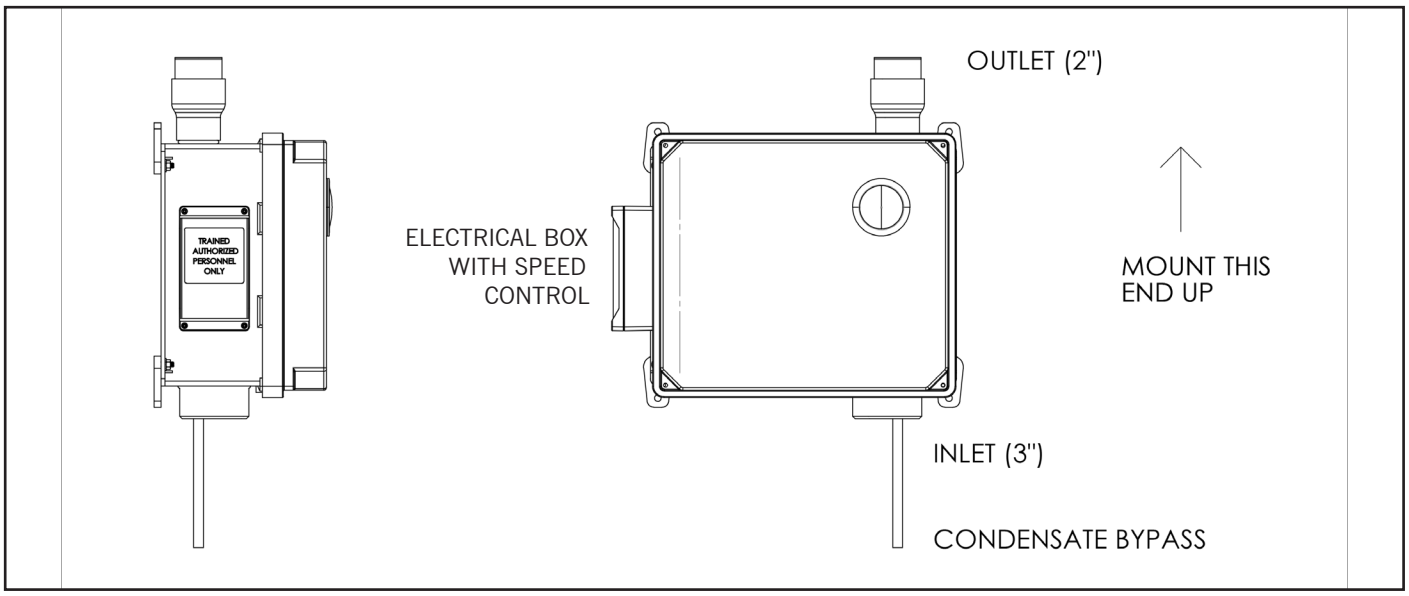
HS2750 or HSHS5500 Blower models come with an electrical switch box for hard wiring to a 120V electrical source. All wiring must be performed in accordance with the National Fire Protection Association’s (NFPA)”National Electrical Code, Standard #70”-current edition for all commercial and industrial work, and state and local building codes. All wiring must be performed by a qualified and licensed electrician. Outdoor installations require the use of a UL listed watertight conduit. Ensure that all exterior electrical boxes are outdoor rated and properly caulked to prevent water penetration into the box. A means, such as a weep hole, is recommended to drain the box.

WIRING DIAGRAM



1.9 SPEED CONTROLS

The HS2750 and HS5500 have 4-speed (low, medium, high, maximum) built-in speed controls. They are not safe for use with solid state speed controls.



2.0 INSTALLATION

2.1 MOUNTING

Mount the HS2750 or HS5500 Blower to the wall studs, or similar structure, in the selected location with (4) 1/4" x 1 1/2" lag screws (not provided). Ensure the HS2750 or HS5500 Blower is both plumb and level.

2.2 DUCTING CONNECTIONS

Make final ducting connection to HS2750 or HS5500 Blower with flexible couplings. Ensure all connections are tight. Do not twist or torque inlet and outlet piping on HS2750 or HS5500 Blower or leaks may result.

NOTE: Do NOT solvent weld fittings to unit hubs.

2.3 VENT MUFFLER INSTALLATION

Install the muffler assembly in the selected location in the outlet ducting. Solvent weld all connections. The muffler is normally installed above the roofline at the end of the vent pipe.

2.4 OPERATION CHECKS & ANNUAL SYSTEM MAINTENANCE

_____ **Verify** all connections are tight and **leak-free**.

_____ **Ensure** the HS2750 or HS5500 Blower and all ducting is secure and vibration-free.

_____ **Verify** system vacuum pressure with Magnehelic. **Ensure** vacuum pressure is within normal operating range and **less than** the maximum recommended as shown below:

HS2750: 5" WC (low) / 10" WC (medium) / 15" WC (high) / 20" WC (maximum)
HS5500: 20" WC (low) / 30" WC (medium) / 40" WC (high) / 50" WC (maximum)

(Above are based on sea-level operation, at higher altitudes reduce above by about 4% per 1000 Feet.)
If these are exceeded, increase number of suction points.

_____ **Verify Radon levels** by testing to applicable current industry standards and federal, state, county and local building codes and regulations.

HS2750 and HS5500 PRODUCT SPECIFICATIONS

Model	Speed Setting (Max. Op. Pressure: "WC@Sea Level)	Typical CFM vs Static Suction WC (Recommended Operating Range)								Power* Watts @ 120VAC
		2.5"	5.0"	7.5"	10.0"	12.5"	15.0"	20.0"	25.0"	
HS2750	**Low** (5")	33	24	n/a	n/a	n/a	n/a	n/a	n/a	112-123
	Medium (10")	47	42	34	25	n/a	n/a	n/a	n/a	199-245
	High (15")	n/a	n/a	47	43	33	23	n/a	n/a	266-337
	Maximum (20")	n/a	n/a	n/a	n/a	48	43	24	n/a	361-463

Shutoff Pressure ("WC @ Sea Level): Low 7.8", Med 13.5", High 17.6", Max 22.6"

**Power consumption varies with actual load conditions*

Model	Speed Setting (Max. Op. Pressure: "WC@Sea Level)	Typical CFM vs Static Suction WC (Recommended Operating Range)								Power* Watts @ 120VAC
		5.0"	10.0"	20.0"	25.0"	30.0"	35.0"	40.0"	50.0"	
HS5500	**Low** (20")	44	39	22	n/a	n/a	n/a	n/a	n/a	243-281
	Medium (30")	n/a	n/a	53	41	36	22	n/a	n/a	372-477
	High (40")	n/a	n/a	n/a	45	39	31	22	n/a	527-625
	Maximum (50")	n/a	n/a	n/a	n/a	n/a	34	29	17	591-632

Shutoff Pressure ("WC @ Sea Level): Low 24.5", Med 34.7", High 44.6", Max 52.6"

**Power consumption varies with actual load conditions*

Number Of Speeds: 4

Volts: 120

Hz: 60

AMPS (Max): 4

Inlet: 3" PVC (3.5" OD)

Outlet: 2" PVC (2.37" OD)

Mounting: Brackets for vertical mount

Weight: HS2750, 18 lbs; HS5500, 19.25 lbs

Size: 17.5" W x 9.0" D x 18.5" H

Minimum Recommended PVC Ducting (2" / 3" / 4" / 6" / 8"): 3" Inlet; 2" Outlet

Storage Temperature Range: 32°F-100°F

Thermal Cutout: 185°F / 85°C

Locked rotor protection

LISTED
Electric Fan

Intertek

Conforms to
UL STD. 507

Certified to
CAN/CSA STD.
C22.2 No.113

IMPORTANT INSTRUCTIONS TO INSTALLER

Inspect the RadonAway® HS2750 or HS5500 Blower for shipping damage within 15 days of receipt. **Notify RadonAway® of any damages immediately.** RadonAway® is not responsible for damages incurred during shipping.

Install the HS2750 or HS5500 Blower in accordance with all current industry standards and federal, state, county and local building codes and regulations.

Provide a copy of this instruction or comparable radon system and testing information to the building occupants after completing system installation.

Warranty

RadonAway® warrants that the HS2750/HS5500 Blower (the "Blower") will be free from defects in materials and workmanship for a period of 12 months from the date of purchase or 18 months from the date of manufacture, whichever is sooner (the "Warranty Term").

RadonAway® will replace or repair any Blower which fails due to defects in materials or workmanship during the Warranty Term. This Warranty is contingent on installation of the blower in accordance with the instructions provided. This Warranty does not apply where any repairs or alterations have been made or attempted by others, or if the unit has been abused or misused. Warranty does not cover damage in shipment unless the damage is due to the negligence of RadonAway®.

The Blower must be returned (at Owner's cost) to the RadonAway® factory. Any Blower returned to the factory will be discarded unless the Owner provides specific instructions along with the Blower when it is returned regardless of whether or not the Blower is actually replaced under this warranty. Proof of purchase must be supplied upon request for service under this Warranty.

2-YEAR EXTENDED WARRANTY WITH INSTALLATION BY A FACTORY-CERTIFIED PROFESSIONAL

RadonAway® will extend the Warranty Term of the Blower to twenty-four (24) months from date of purchase or thirty (30) months from the date of manufacture, whichever is sooner, if: (1) the Blower is installed in a professionally designed and professionally installed active soil depressurization system or installed as a replacement Blower in a professionally designed and professionally installed active soil depressurization system; and (2) proof of an installer Factory Training Certificate. Upon request, proof of purchase and/or proof of professional installation may be required for service under this warranty. No extended warranty is offered outside the Continental United States and Canada beyond the standard 12 months from the date of purchase or 18 months from the date of manufacture, whichever is sooner. RadonAway® is not responsible for installation, removal or delivery costs associated with this Warranty.

EXCEPT AS STATED ABOVE, THE HS2750/HS5500 BLOWERS ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

IN NO EVENT SHALL RADONAWAY BE LIABLE FOR ANY DIRECT, INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF, OR RELATING TO, THE BLOWER OR THE PERFORMANCE THEREOF. RADONAWAY'S AGGREGATE LIABILITY HEREUNDER SHALL NOT IN ANY EVENT EXCEED THE AMOUNT OF THE PURCHASE PRICE OF SAID PRODUCT. THE SOLE AND EXCLUSIVE REMEDY UNDER THIS WARRANTY SHALL BE THE REPAIR OR REPLACEMENT OF THE PRODUCT, TO THE EXTENT THE SAME DOES NOT MEET WITH RADONAWAY'S WARRANTY AS PROVIDED ABOVE.

For service under this Warranty, contact RadonAway for a Return Material Authorization (RMA) number and shipping information. No returns can be accepted without an RMA. If factory return is required, the customer assumes all shipping costs, including insurance, to and from factory.

RadonAway®
3 Saber Way
Ward Hill, MA 01835 USA
TEL (978) 521-3703
FAX (978) 521-3964
Email to: Returns@RadonAway.com

Record the following information for your records:

Serial No. _____

Purchase Date: _____