LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

Riverdale Avenue 432
432 Riverdale Avenue
Yonkers, New York 10705
CBRE Project No.: E80405746

Prepared For:
CBRE, Inc. | Debt & Structured Finance

www.cbre.com/Assessment

CBRE

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May 4, 2018

Mr. Alex Cohen
Underwriting Analyst
CBRE, Inc. | Debt & Structured Finance
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New York, New York 10166
(212) 656-0538
alex.cohen@cbre.com

RE: Limited Phase II Environmental Site Assessment
Riverdale Avenue 432
432 Riverdale Avenue
Yonkers, New York 10705
CBRE Project No.: E80405746

Dear Mr. Cohen:

CBRE, Inc., a Delaware corporation ("CBRE") has completed a Limited Phase II Environmental Site Assessment of the above referenced property. The work was conducted in accordance with CBRE's letter of engagement and generally accepted industry standards. This report was prepared solely for the use of CBRE, Inc. | Debt & Structured Finance (hereinafter "Client" or "User") and any party specifically referenced in Section 1.4 User Reliance. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Thank you for the opportunity to provide our services. If you have any questions or need any additional information please contact the undersigned at paul.stellato@cbre.com.

Sincerely,

CBRE, Inc. – ASSESSMENT AND CONSULTING SERVICES

Prepared By:

Paul Stellato
Senior Environmental Site Assessor

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APPENDICES

1.0 INTRODUCTION

CBRE is pleased to submit our Limited Phase II Environmental Site Assessment (Assessment) of the property identified as Riverdale Avenue 432, located at 432 Riverdale Avenue, Yonkers, New York herein referred to as the "Subject".

1.1. Background and Purpose

The purpose of this Assessment was to investigate Potential Environmental Conditions (PECs) identified in a Transaction Screen Assessment (TSA) prepared by CBRE, dated April 18, 2018. Specifically, the following RECs were identified, which warrant investigation at this time:

The southerly adjoining property located at 434 Riverdale Avenue was identified on the several regulatory databases indicative of historical on-site dry cleaning operations. These listings include the RCRA Non-Generator database, which listed this southerly adjoining site as a Non-Generator of hazardous wastes as of 2006 (the site was listed as a RCRA Conditionally Exempt Small Quantity Generator (CESQG) in 2001); the NY Drycleaners database (registration effective in 2003, but noted as currently shutdown); and EDR Historical Cleaners database for listings including Dynasty Cleaners from 1997 to 2002 and Riverdale Cleaners from 2003 to 2014. As such, it appears that this site historically operated as a full-service dry cleaning establishment from at least 1997 through 2006, but is presently operating as a drop-off dry cleaning facility, which was confirmed during CBRE's site reconnaissance. According to the RCRA Non-Generator regulatory listing, several notices of violation were reported in connection with this dry cleaning operation, but were informal administrative violations. Although this site is not identified on any regulatory databases indicative of an adverse environmental condition such as a spill or release, given the close proximity to the Subject and length of time the drycleaner existed at this location, it represents a potential environmental concern to the Subject and a vapor encroachment condition cannot be ruled out.

1.2. Limitations and Exceptions

- The scope of work completed was designed solely to meet the needs of the Client. CBRE shall not be liable for any unattended usage of this report by another party.

- No subsurface investigation can wholly eliminate uncertainty regarding the presence of contamination on a property. This Assessment was designed to reduce, but not eliminate the potential for RECs at the Subject, within reasonable limits of time and cost. The ESA is not intended to be exhaustive or all inclusive and does not represent a guarantee of the identification of all possible environmental risk.

- Client is advised that if the ESA is obtained with the intent of qualifying the purchaser as an innocent landowner, contiguous property owner, or bona fide prospective purchaser under CERCLA, there will be continuing obligations of due care and responsiveness and additional legal requirements that likely apply to such status. CBRE accepts and undertakes no responsibility as to such requirements and advises that counsel be separately consulted with respect to such requirements.

1.3. Special Terms and Conditions

There are no special terms and conditions associated with this assignment.

1.4. User Reliance

This investigation was conducted on behalf of and for the exclusive use of the Client. This report, and the findings contained herein, shall not, in whole or part, be disseminated or conveyed to or used by any other party without the prior written consent of CBRE.

2.0 PROPERTY DESCRIPTION

Project Name:	Riverdale Avenue 432
Project Address:	432 Riverdale Avenue
City, State Zip Code:	Yonkers, New York 10705

3.0 SCOPE OF WORK

This Assessment was prepared in accordance with CBRE's Proposal for Limited Phase II Environmental Site Assessment, dated April 23, 2018. Specifically, this Assessment included the following activities:

- Notify New York's one-call system for underground utilities mark out;
- Advancement of two (2) sub-slab vapor borings; and,
- Collection of one (1) sub-slab vapor; two (2) indoor air, and one (1) ambient air samples for laboratory analysis.

4.0 SUBSURFACE INVESTIGATION

4.1. Utility Clearance

Prior to conducting any subsurface drilling, CBRE contacted New York's underground utility mark-out system.

4.2. Sub-slab Soil Vapor Borings and Indoor Air sampling

Sub-Slab Vapor Sampling

CBRE directed the advancement of two (2) sub-slab vapor borings; however, upon sample collection it was found that one laboratory supplied summa canister did not contain any negative pressure and therefore could not be used. As such, one (1) soil vapor sample was collected during this Assessment. Specifically, the sub-slab vapor boring, denoted as SS-1, was advanced in the southwestern portion of the Subject basement in the vicinity of the former neighboring dry cleaner. The soil vapor probe location is depicted on Sample Location Plan in Appendix A.

The sub-slab vapor probe was advanced by Enviroprobe Services, Inc. (Enviroprobe) using hand-held sampling equipment, to a depth of 6-inches beneath the concrete slab. A vapor probe was consisting of a vapor implant and rigid tubing was installed at the

sample location. Prior to sampling the tubing system was purged of ambient air with a low-flow pump. The sample was collected into laboratory supplied 1 liter summa canister equipped with a regulator and manometer to ensure the flow rate of 200 ml/min.

To serve as a quality assurance/quality control (QA/QC) device, a tracer gas was used to serve to verify the integrity of the soil vapor probe seal. Helium was used as the tracer gas. A portable monitoring device was used to analyze the integrity of the seal. After adjustments to prevent infiltration and prior to sampling, each location was proven to not show a significant presence of Helium.

Upon completion of sampling the vapor point was removed, the borehole was backfilled and the ground surface was repaired. The summa canister was shipped under proper chain of custody to Accutest/SGS Laboratories (Accutest) for analysis of VOCs in accordance with EPA method TO-15. However, CBRE instructed the laboratory to only report for the chlorinated solvents included in the New York State Department of Health (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006 / revised May 2017) including carbon tetrachloride, 1,1-dichloroethene, cis-1,2-dichloroethene (DCE), trichloroethene (TCE), methylene chloride, tetrachloroethene (PCE), 1,1,1-trichloroethane, and vinyl chloride

Indoor Air Sampling

Prior to collecting the sub-slab soil vapor sampling, CBRE collected two (2) indoor air samples in the vicinity of the sub-slab soil vapor samples. The indoor air samples are denoted as IA-1 and IA-2, which correspond to the sub-slab vapor sample. In addition, CBRE collected on background ambient air sample, denoted AA from the rear courtyard of the Subject building. The summa canisters for indoor air sampling were placed away from areas of increased air movement like vents, fans, windows, or outside doors and at a height that would simulate the breathing space of the occupants of the specific room (at least three feet above the floor). The summa canister for background air sampling was placed outside the Subject's building. The specific sample locations are shown on the Sample Location Plan provided as Figure 1 in Appendix A.

The indoor and background air sample canisters will be equipped with manometers set to an 8 hours sample duration. Upon completion of sampling, the summa canisters were also sent to Accutest) for analysis of VOCs in accordance with EPA Method TO-15. However, CBRE instructed the laboratory to only report for the chlorinated solvents included in the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006 / revised May 2017) including carbon tetrachloride, 1,1-dichloroethene, cis-1,2 DCE, TCE, methylene chloride, PCE, 1,1,1-trichloroethane, and vinyl chloride.

4.3. Discussion of Analytical Results

As per, the NYSDOH Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York updated May 2017, New York State does not currently have standards, criteria, or guidance values for concentrations of compounds in soil vapor. However, the NYSDOH uses decision matrices for TCE, DCE, 1,1-dichloroethene, carbon tetrachloride, PCE, 1,1,1-trichloroethane, methylene chloride, and vinyl chloride, which compare sub-

slab vapor concentrations to indoor air concentrations. For example, when indoor air concentrations exceed 1 $\mu g/m^3$ for TCE (Matrix A) and/or sub-slab levels for TCE are identified to exceed 6 $\mu g/m^3$, the NYSDOH Matrix Guideline requires mitigation. In addition, when indoor air concentrations of PCE are detected (Matrix B) and sub-slab levels for PCE exceed 1,000 $\mu g/m^3$, the NYSDOH Matrix Guideline requires mitigation. A summary of the indoor air and soil vapor analytical results compared to NYSDOH Matrix is attached as Table 1 in Appendix B. The laboratory report is attached in Appendix C.

Indoor air and Sub-Slab Soil Vapor

Sub-slab soil vapor analytical results identified two (2) chlorinated VOCs (CVOC) in the samples collected from the sub-slab vapor samples. Specifically, cis-1,2-DCE and PCE was detected in the sub-slab vapor sample collected from SS-1. Indoor air analytical results identified five (5) CVOCs in the samples collected. Specifically, carbon tetrachloride, cis,-1,2-DCE, TCE, methylene chloride, and PCE were identified in indoor air samples collected. The compounds identified in the NYSDOH decision matrix are carbon tetrachloride, cis-1,2-DCE, and TCE (Matrix A), and methylene chloride and PCE (Matrix B).

PCE was detected in the sub-slab vapor sample at a concentration of 204,000 $\mu g/m^3$ in SS-1. DCE was detected at a concentration of 4,040 $\mu g/m^3$ in SS-1. PCE was identified in the indoor air samples IA-1 and IA-2 at concentrations of 56 $\mu g/m^3$ in IA-1 and 4.3 $\mu g/m^3$ in IA-2; exceeding its NYSDOH mitigation criteria threshold in IA-1 and SS-1. DCE was detected at a concentration of 4.4 $\mu g/m^3$ in the sample collected from IA-1, exceeding its NYSDOH mitigation criteria. Finally, TCE and methylene chloride were detected in indoor air sample IA-1 at concentrations exceeding its NYSDOH mitigation criteria regardless of sub-slab concentrations.

Of note, the NYSDOH also maintains exposure fact sheets for PCE and TCE. They provide information on health effects in humans exposed to these two CVOCs in indoor air. The NYSDOH fact sheets exposure threshold value for PCE is 30 $\mu g/m^3$ and the exposure value for TCE is 2 $\mu g/m^3$. Analytical results identified PCE and TCE in the indoor air sample collected from IA-1 at concentrations exceeding their respective exposure thresholds.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The results of this Assessment are summarized below:

- One (1) sub-slab soil vapor sample, two (2) indoor air samples, and one (1) ambient air sample was collected for laboratory analysis.

- Sub-slab and indoor air vapor analytical results identified PCE and DCE at concentrations exceeding their respective NYSDOH Matrix guidelines requiring mitigation. In addition, TCE and methylene chloride was also identified in the indoor air samples collected requiring mitigation regardless of sub-slab concentrations.

- Based on the results of this Assessment, it appears that the former dry cleaner at 434 Riverdale Avenue has impacted the Subject property. PCE and DCE were detected in sub-slab vapor and indoor air samples greatly exceeding their respective NYSDOH Matrix criteria that would

require mitigation. In addition, TCE and methylene chloride was also identified in the indoor air samples collected requiring mitigation regardless of sub-slab concentrations. Finally, PCE and TCE were detected at concentrations exceeding their respective exposure thresholds in the indoor air sample collected from IA-1. As such, CBRE recommends that the vapors at the Subject be mitigated as required by the NYSDOH Matrix Guidelines. A vapor mitigation specialist should be retained to determine the effectiveness and design of a sub-slab depressurization criteria (SSDS) at the Subject property.

CBRE's conclusions and recommendations are based on the results this Assessment. This Assessment was intended solely to investigate RECs identified in the Phase I Report. It was not intended to satisfy the level of inquiry that may be necessary to support remedial solutions or determine migration pathways related to a release from the RECs.

APPENDIX A

Figures

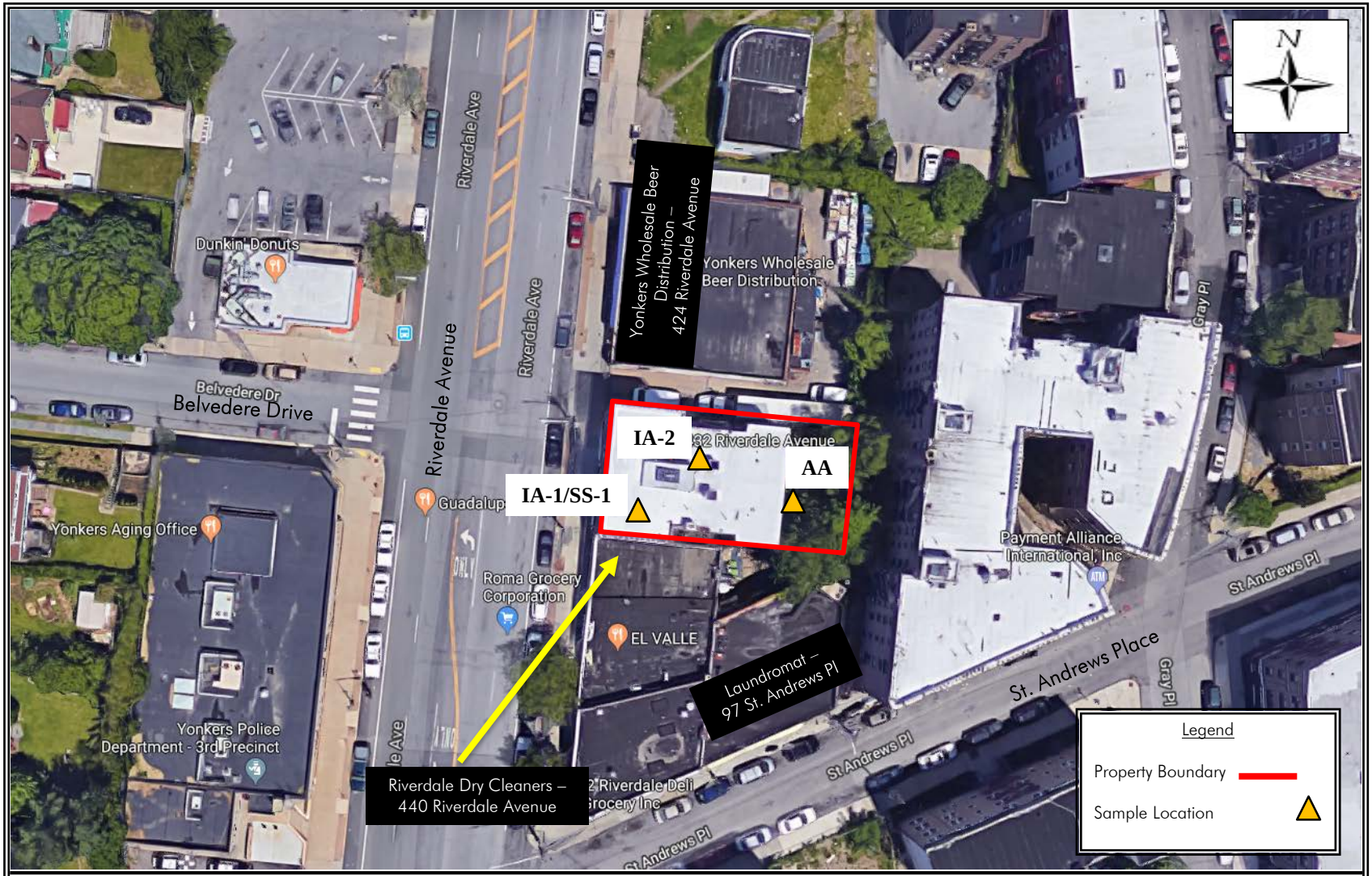

Figure 1 - Sample Location Plan

Riverdale Avenue 432 432 Riverdale Avenue Yonkers, New York	CBRE	Project No:E80505746 Boundaries are approximate. Not to scale.

APPENDIX B

Tables

Table 1
Summary of Indoor Air and Soil Vapor Analytical Results
432 Riverdale Avenue
Yonkers, New York

Client Sample ID:		NYSDOH Indoor Air Matrix (May 2017) *	IA-1	IA-2	AA	NYSDOH Soil Vapor Matrix (May 2017) *	SS-1
Lab Sample ID:			JC65163-1	JC65163-2	JC65163-3		JC65163-4
Date Sampled:			4/27/2018	4/27/2018	4/27/2018		4/27/2018
Matrix:			Indoor Air Comp.	Indoor Air Comp.	Ambient Air Comp.		Soil Vapor Comp.
MS Volatiles (TO-15) - ug/m3							
Matrix A							
Carbon tetrachloride	ug/m3	0.2 < 1	**0.43 J**	**0.44 J**	**0.47 J**	< 6	ND (58)
cis-1,2-dichloroethene	ug/m3	0.2 < 1	**4.4**	ND (0.13)	ND (0.13)	< 6	**4,040**
Trichloroethylene	ug/m3	0.2 < 1	**4.9**	ND (0.064)	ND (0.064)	< 6	ND (52)
Matrix B							
Methylene chloride	ug/m3	< 10	**23**	**1.3**	**0.8**	< 100	ND (52)
Tetrachloroethylene	ug/m3	< 10	**56**	**4.3**	ND (0.11)	< 100	**204,000**
Results flagged as "Exceed" if any of the selected criteria exceeded (most stringent).					**Legend:**	Monitor	**Mitigate**
HITS ONLY. Only parameters detected in at least one sample are shown.							

APPENDIX C

Analytical Report

The results set forth herein are provided by SGS North America Inc.

e-Hardcopy 2.0
Automated Report

Technical Report for

CBRE

432 Riverdale Avenue, Yonkers, NY

E80405746

SGS Job Number: JC65163

Sampling Date: 04/27/18

Report to:

CBRE
55 West Red Oak Lane Suite 1
White Plains, NY 10604
Paul.Stellato@CBRE.com

ATTN: Paul Stellato

Total number of pages in report: 14

Test results contained within this data package meet the requirements of the National Environmental Laboratory Accreditation Program and/or state specific certification programs as applicable.

Nancy Cole
Laboratory Director

Client Service contact: Victoria Pushkova 732-329-0200

Certifications: NJ(12129), NY(10983), CA, CT, FL, IL, IN, KS, KY, LA, MA, MD, ME, MN, NC, OH VAP (CL0056), AK (UST-103), AZ (AZ0786), PA, RI, SC, TX, UT, VA, WV, DoD ELAP (ANAB L2248)

Sections: 1 2 3 4

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SGS North America Inc.

Sample Summary

CBRE

Job No: JC65163

432 Riverdale Avenue, Yonkers, NY
Project No: E80405746

Sample Number	Collected Date	Time	By	Received	Matrix Code	Matrix Type	Client Sample ID
JC65163-1	04/27/18	08:05	PS	04/28/18	AIR	Indoor Air Comp.	IA-1
JC65163-2	04/27/18	08:00	PS	04/28/18	AIR	Indoor Air Comp.	IA-2
JC65163-3	04/27/18	08:05	PS	04/28/18	AIR	Ambient Air Comp.	AA
JC65163-4	04/27/18	09:05	PS	04/28/18	AIR	Soil Vapor Comp.	SS-1

Summary of Hits

Job Number: JC65163
Account: CBRE
Project: 432 Riverdale Avenue, Yonkers, NY
Collected: 04/27/18

Lab Sample ID / Analyte	Client Sample ID	Result/ Qual	RL	MDL	Units	Method
JC65163-1	**IA-1**					
Carbon tetrachloride		0.068 J	0.20	0.020	ppbv	TO-15
cis-1,2-Dichloroethylene		1.1	0.20	0.034	ppbv	TO-15
Methylene chloride		6.7	0.20	0.033	ppbv	TO-15
Tetrachloroethylene		8.3	0.040	0.016	ppbv	TO-15
Trichloroethylene		0.92	0.040	0.012	ppbv	TO-15
Carbon tetrachloride		0.43 J	1.3	0.13	ug/m3	TO-15
cis-1,2-Dichloroethylene		4.4	0.79	0.13	ug/m3	TO-15
Methylene chloride		23	0.69	0.11	ug/m3	TO-15
Tetrachloroethylene		56	0.27	0.11	ug/m3	TO-15
Trichloroethylene		4.9	0.21	0.064	ug/m3	TO-15
JC65163-2	**IA-2**					
Carbon tetrachloride		0.070 J	0.20	0.020	ppbv	TO-15
Methylene chloride		0.36	0.20	0.033	ppbv	TO-15
Tetrachloroethylene		0.64	0.040	0.016	ppbv	TO-15
Carbon tetrachloride		0.44 J	1.3	0.13	ug/m3	TO-15
Methylene chloride		1.3	0.69	0.11	ug/m3	TO-15
Tetrachloroethylene		4.3	0.27	0.11	ug/m3	TO-15
JC65163-3	**AA**					
Carbon tetrachloride		0.074 J	0.20	0.020	ppbv	TO-15
Methylene chloride		0.23	0.20	0.033	ppbv	TO-15
Carbon tetrachloride		0.47 J	1.3	0.13	ug/m3	TO-15
Methylene chloride		0.80	0.69	0.11	ug/m3	TO-15
JC65163-4	**SS-1**					
cis-1,2-Dichloroethylene		1020	92	15	ppbv	TO-15
Tetrachloroethylene		30100	37	15	ppbv	TO-15
Trichloroethylene		914	18	5.4	ppbv	TO-15
cis-1,2-Dichloroethylene		4040	360	59	ug/m3	TO-15
Tetrachloroethylene		204000	250	100	ug/m3	TO-15
Trichloroethylene		4910	97	29	ug/m3	TO-15

Sample Results

Report of Analysis

Report of Analysis

Client Sample ID:	IA-1		
Lab Sample ID:	JC65163-1	**Date Sampled:**	04/27/18
Matrix:	AIR - Indoor Air Comp. Summa ID: M028	**Date Received:**	04/28/18
Method:	TO-15	**Percent Solids:**	n/a
Project:	432 Riverdale Avenue, Yonkers, NY		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	6W05970.D	1	04/30/18 21:33	PC	n/a	n/a	V6W198
Run #2							

	Initial Volume
Run #1	400 ml
Run #2	

Air Special List

CAS No.	MW	Compound	Result	RL	MDL	Units	Q	Result	RL	MDL	Units
56-23-5	153.8	Carbon tetrachloride	0.068	0.20	0.020	ppbv	J	0.43	1.3	0.13	ug/m3
75-35-4	96.94	1,1-Dichloroethylene	ND	0.20	0.033	ppbv		ND	0.79	0.13	ug/m3
156-59-2	96.94	cis-1,2-Dichloroethylene	1.1	0.20	0.034	ppbv		4.4	0.79	0.13	ug/m3
75-09-2	84.94	Methylene chloride	6.7	0.20	0.033	ppbv		23	0.69	0.11	ug/m3
71-55-6	133.4	1,1,1-Trichloroethane	ND	0.20	0.017	ppbv		ND	1.1	0.093	ug/m3
127-18-4	165.8	Tetrachloroethylene	8.3	0.040	0.016	ppbv		56	0.27	0.11	ug/m3
79-01-6	131.4	Trichloroethylene	0.92	0.040	0.012	ppbv		4.9	0.21	0.064	ug/m3
75-01-4	62.5	Vinyl chloride	ND	0.20	0.038	ppbv		ND	0.51	0.097	ug/m3

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
460-00-4	4-Bromofluorobenzene	100%		65-128%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	IA-2		
Lab Sample ID:	JC65163-2	**Date Sampled:**	04/27/18
Matrix:	AIR - Indoor Air Comp. Summa ID: A442	**Date Received:**	04/28/18
Method:	TO-15	**Percent Solids:**	n/a
Project:	432 Riverdale Avenue, Yonkers, NY		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	6W05971.D	1	04/30/18 22:29	PC	n/a	n/a	V6W198
Run #2							

	Initial Volume
Run #1	400 ml
Run #2	

Air Special List

CAS No.	MW	Compound	Result	RL	MDL	Units	Q	Result	RL	MDL	Units
56-23-5	153.8	Carbon tetrachloride	0.070	0.20	0.020	ppbv	J	0.44	1.3	0.13	ug/m3
75-35-4	96.94	1,1-Dichloroethylene	ND	0.20	0.033	ppbv		ND	0.79	0.13	ug/m3
156-59-2	96.94	cis-1,2-Dichloroethylene	ND	0.20	0.034	ppbv		ND	0.79	0.13	ug/m3
75-09-2	84.94	Methylene chloride	0.36	0.20	0.033	ppbv		1.3	0.69	0.11	ug/m3
71-55-6	133.4	1,1,1-Trichloroethane	ND	0.20	0.017	ppbv		ND	1.1	0.093	ug/m3
127-18-4	165.8	Tetrachloroethylene	0.64	0.040	0.016	ppbv		4.3	0.27	0.11	ug/m3
79-01-6	131.4	Trichloroethylene	ND	0.040	0.012	ppbv		ND	0.21	0.064	ug/m3
75-01-4	62.5	Vinyl chloride	ND	0.20	0.038	ppbv		ND	0.51	0.097	ug/m3

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
460-00-4	4-Bromofluorobenzene	103%		65-128%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	AA		
Lab Sample ID:	JC65163-3	**Date Sampled:**	04/27/18
Matrix:	AIR - Ambient Air Comp. Summa ID: A751	**Date Received:**	04/28/18
Method:	TO-15	**Percent Solids:**	n/a
Project:	432 Riverdale Avenue, Yonkers, NY		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	6W05972.D	1	04/30/18 23:25	PC	n/a	n/a	V6W198
Run #2							

	Initial Volume
Run #1	400 ml
Run #2	

Air Special List

CAS No.	MW	Compound	Result	RL	MDL	Units	Q	Result	RL	MDL	Units
56-23-5	153.8	Carbon tetrachloride	0.074	0.20	0.020	ppbv	J	0.47	1.3	0.13	ug/m3
75-35-4	96.94	1,1-Dichloroethylene	ND	0.20	0.033	ppbv		ND	0.79	0.13	ug/m3
156-59-2	96.94	cis-1,2-Dichloroethylene	ND	0.20	0.034	ppbv		ND	0.79	0.13	ug/m3
75-09-2	84.94	Methylene chloride	0.23	0.20	0.033	ppbv		0.80	0.69	0.11	ug/m3
71-55-6	133.4	1,1,1-Trichloroethane	ND	0.20	0.017	ppbv		ND	1.1	0.093	ug/m3
127-18-4	165.8	Tetrachloroethylene	ND	0.040	0.016	ppbv		ND	0.27	0.11	ug/m3
79-01-6	131.4	Trichloroethylene	ND	0.040	0.012	ppbv		ND	0.21	0.064	ug/m3
75-01-4	62.5	Vinyl chloride	ND	0.20	0.038	ppbv		ND	0.51	0.097	ug/m3

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
460-00-4	4-Bromofluorobenzene	102%		65-128%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	SS-1		
Lab Sample ID:	JC65163-4	**Date Sampled:**	04/27/18
Matrix:	AIR - Soil Vapor Comp. Summa ID: A505,A562	**Date Received:**	04/28/18
Method:	TO-15	**Percent Solids:**	n/a
Project:	432 Riverdale Avenue, Yonkers, NY		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	6W05973.D	230	05/01/18 00:18	PC	n/a	n/a	V6W198
Run #2	6W05986.D	230	05/01/18 14:35	PC	n/a	n/a	V6W199

	Initial Volume
Run #1	200 ml
Run #2	100 ml

Air Special List

CAS No.	MW	Compound	Result	RL	MDL	Units	Q	Result	RL	MDL	Units
56-23-5	153.8	Carbon tetrachloride	ND	92	9.2	ppbv		ND	580	58	ug/m3
75-35-4	96.94	1,1-Dichloroethylene	ND	92	15	ppbv		ND	360	59	ug/m3
156-59-2	96.94	cis-1,2-Dichloroethylene	1020	92	15	ppbv		4040	360	59	ug/m3
75-09-2	84.94	Methylene chloride	ND	92	15	ppbv		ND	320	52	ug/m3
71-55-6	133.4	1,1,1-Trichloroethane	ND	92	7.9	ppbv		ND	500	43	ug/m3
127-18-4	165.8	Tetrachloroethylene	30100 [a]	37	15	ppbv		204000 [a]	250	100	ug/m3
79-01-6	131.4	Trichloroethylene	914	18	5.4	ppbv		4910	97	29	ug/m3
75-01-4	62.5	Vinyl chloride	ND	92	17	ppbv		ND	240	43	ug/m3

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
460-00-4	4-Bromofluorobenzene	96%	95%	65-128%

(a) Result is from Run# 2

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range
J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

Misc. Forms

Custody Documents and Other Forms

Includes the following where applicable:

- Chain of Custody
- Summa Canister and Flow Controller Log

AIR

SGS ACCUTEST

AIR CHAIN OF CUSTODY

SGS Accutest - Dayton
2235 Route 130, Dayton, NJ 08810
TEL. 732-329-0200 FAX: 732-329-3499/3480
www.accutest.com

FED-EX Tracking # 435767451417 | Bottle Order Control # | PAGE 1 OF 1
Lab Quote # | Lab Job # JC65163

Client / Reporting Information

Company Name: CBRE
Address: 55 W Red oak Ln
City: White Plains State: NY Zip: 10604
Project Contact: Paul.Stellato@CBRE.com E-mail:
Phone #: (914) 694-9600 Fax #:
Sampler(s) Name(s): Paul Stellato

Project Information

Project Name: 432 Riverdale Avenue
Street: "
City: Yonkers State: NY 10705
Project #: E804057.46
Client Purchase Order #:

Weather Remarks

Temperature (Fahrenheit)
Start: Maximum:
Stop: Minimum:
Atmoshpheric Pressure (inches of Hg)
Start: Maximum:
Stop: Minimum:
Other weather comment:

Requested Analysis

Voc, TO-15 *

Lab Sample #	Field ID / Point of Collection	Air Type: Indoor(I) Soil Vap(SV) Ambient(A)	Sampling Equipment Info: Canister Serial #	Canister Size 6L or 1L	Flow Controller Serial #	Start Sampling Information: Date	Time (24hr clock)	Canister Pressure ("Hg)	Interior Temp (F)	Sampler Init.	Stop Sampling Information: Date	Time (24hr clock)	Canister Pressure ("Hg)	Interior Temp (F)	Sampler Init.	Voc, TO-15 *
1	IA-1	I	M028	6L	MC149	4/26	14:30	30"	75°	BS	4/27	8:05	0"	75°	BS	X
2	IA-2	I	A442	6L	FC255	4/26	14:40	29"	68°	BS	4/27	8:00	0"	68°	BS	X
3	AA	A	A351	6L	MC109	4/26	14:35	30"	68°	BS	4/27	8:05	0"	68°	BS	X
	[illegible]		[illegible]		[illegible]	[illegible]					[illegible]					
4	SS-1	SV	A505	1L	FC646	4/27	9:00	29"	68°	BS	4/27	9:05	3"	68°	BS	X

INITIAL ASESSMENT CM/COR
LABEL VERIFICATION

Turnaround Time (Business days)

Standard - 15 Days
10 Day
5 Day
3 Day
2 Day (circled)
1 Day
Other

Approved By:
Date:

Data Deliverable Information

All NJDEP TO-15 is mandatory Full T1
Comm A
Comm B
Reduced T2
Full T1
Other:
DKQP reporting

Comments / Remarks

* PCE, TCE, CV-1,2 DCE, Carbon tetrachloride, 1,1-dichloroethene, methylene chloride, 1,1,1-trichloroethane and Vinyl chloride
*Canister #A579 was provided with no pressure, could not be used
Sample inventory is verified upon receipt in the Laboratory

Sample Custody must be documented below each time samples change possession, including courier delivery.

Relinquished by Laboratory:	Date Time:	Received By:	Relinquished By:	Date Time:	Received By:
1		1	2		2
Relinquished by: 3	Date Time: 4/27/18	Received By: 3 FedEX	Relinquished By: 4	Date Time: 4/28/18 1010	Received By:
Relinquished by: 5	Date Time:	Received By: 5	Custody Seal #		

SGS

AIR SAMPLING EQUIPMENT RETURN FORM

CLIENT: CBRE

PROJECT: 432 Riverside AV

CONTROL#

JOB # JC65163

ADDITIONAL SUMMA CANISTERS	ADDITIONAL CONTROLLERS
5 A559	MC20J

RELINQUISHED BY: 1 JEOH	DATE & TIME: 4/28/18 1010	RECEIVED BY: 2	DATE & TIME:
RELINQUISHED BY: 3	DATE & TIME:	RECEIVED BY: 4	DATE & TIME:
CUSTODY SEAL #'S:		# OF BOXES OR PIECES IN DELIVERY	

NOTES:

SM086-03
Pub date: 3/12/18

JC65163: Chain of Custody
Page 2 of 3

SGS Sample Receipt Summary

Job Number: JC65163 **Client:** _____ **Project:** _____

Date / Time Received: 4/28/2018 10:10:00 AM **Delivery Method:** _____ **Airbill #'s:** _____

Cooler Temps (Raw Measured) °C:

Cooler Temps (Corrected) °C:

Cooler Security	Y	or	N		Y	or	N
1. Custody Seals Present:	☑		☐	3. COC Present:	☑		☐
2. Custody Seals Intact:	☑		☐	4. Smpl Dates/Time OK	☑		☐

Cooler Temperature	Y	or	N
1. Temp criteria achieved:	☐		☐
2. Cooler temp verification:	N/A		
3. Cooler media:	N/A		
4. No. Coolers:	N/A		

Quality Control _Preservation	Y	or	N	N/A
1. Trip Blank present / cooler:	☐		☑	☐
2. Trip Blank listed on COC:	☐		☑	☐
3. Samples preserved properly:	☑		☐	
4. VOCs headspace free:	☐		☐	☑

Sample Integrity - Documentation	Y	or	N
1. Sample labels present on bottles:	☑		☐
2. Container labeling complete:	☑		☐
3. Sample container label / COC agree:	☑		☐

Sample Integrity - Condition	Y	or	N
1. Sample recvd within HT:	☑		☐
2. All containers accounted for:	☑		☐
3. Condition of sample:	Intact		

Sample Integrity - Instructions	Y	or	N	N/A
1. Analysis requested is clear:	☑		☐	
2. Bottles received for unspecified tests	☐		☑	
3. Sufficient volume recvd for analysis:	☑		☐	
4. Compositing instructions clear:	☐		☐	☑
5. Filtering instructions clear:	☐		☐	☑

Test Strip Lot #s: pH 1-12: 216017 pH 12+: 208717 Other: (Specify) _____ _____

Comments

SM089-03
Rev. Date 12/7/17

JC65163: Chain of Custody
Page 3 of 3

Summa Canister and Flow Controller Log

Job Number: JC65163
Account: IVINYWP CBRE
Project: 432 Riverdale Avenue, Yonkers, NY
Received: 04/28/18

SUMMA CANISTERS

Shipping							Receiving					
Summa ID	L	Vac " Hg	Date Out	By	SCC Batch	SCC FileID	Sample Number	Date In	By	Vac " Hg	Pres psig	Final psig	Dil Fact
M028	6	29.4	04/24/18	JT	CP9755	5W30635.D	JC65163-1	04/29/18	JR	.5			1
A442	6	29.4	04/24/18	JT	CP9755	5W30635.D	JC65163-2	04/29/18	JR	0			1
A751	6	29.4	04/24/18	JT	CP9755	5W30635.D	JC65163-3	04/29/18	JR		.2		1
A505	1	29.4	04/24/18	JT	CP9730	6W05670.D	JC65163-4	04/29/18	JR	2			1

FLOW CONTROLLERS / OTHER

Shipping					Receiving				
Flow Crtl ID	Date Out	By	cc/ min	Time hrs.	Date In	By	cc/ min	Flow RPD	Equipment Type
FC255	04/24/18	JT	9.6	8	04/30/18	JT	10	4.1	Flow Controller
FC646	04/24/18	JT	150	.083	04/30/18	JT	152	1.3	Flow Controller
MC109	04/24/18	JT	9.6	8	04/30/18	JT	9.9	3.1	Flow Controller
MC149	04/24/18	JT	9.6	8	04/30/18	JT	9.9	3.1	Flow Controller
MC200	04/24/18	JT	150	.083	04/30/18	JT	147	2	Flow Controller

SGS Bottle Order(s):
VP-042418-148

Prep Date	Room Temp(F)	Bar Pres "Hg
04/24/18	70	29.92