Former Bomax Manufacturing

JEFFERSON COUNTY, NEW YORK

Site Management Plan

NYSDEC Site Number: 623009
Operable Unit 03

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Revisions to Final Approved Site Management Plan:

Revision #	Submitted Date	Summary of Revision	DEC Approval Date

May 2013

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

SITE MANAGEMENT PLAN

1.0 INTRODUCTION AND DESCRIPTION OF REMEDIAL PROGRAM

1.1 INTRODUCTION

This document is required as part of the change in use for OU-03 at the Former Bomax Manufacturing site (hereinafter referred to as the "Site"). This site is being investigated and remediated by the New York State Department of Environmental Conservation (NYSDEC) under the State Superfund Program.

1.1.1 General

Toped Management Services, Inc. purchased the site on March 23, 2007. A figure showing the site location and boundaries of this 12.17 acre site is provided in Appendix B. The boundaries of OU-03 are more fully described in the metes and bounds site description that is part of the Environmental Easement.

This Site Management Plan (SMP) was prepared to manage remaining contamination at OU3 until the Environmental Easement is extinguished in accordance with ECL Article 71, Title 36. All reports associated with the site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State.

This SMP was prepared by GYMO PC on behalf of TOPED Management Services, Inc. in accordance with the requirements in NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation, and the guidelines provided by NYSDEC. This SMP addresses the means for implementing the Institutional Controls (ICs) and Engineering Controls (ECs) that are required by the Environmental Easement for the site.

1.1.2 Purpose

This OU contains contamination, and Engineering Controls have been incorporated into this SMP to control exposure to remaining contamination during the use of the site to ensure protection of public health and the environment. An Environmental

Easement granted to the NYSDEC, and recorded with the Jefferson County Clerk, will require compliance with this SMP and all ECs and ICs placed on this OU. The ICs place restrictions on site use, and mandate operation, maintenance, monitoring and reporting measures for all ECs and ICs. This SMP specifies the methods necessary to ensure compliance with all ECs and ICs required by the Environmental Easement for contamination that remains at this OU. 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.

This SMP provides a detailed description of all procedures required to manage remaining contamination at this OU after completion of the Remedial Action, including:

(1) implementation and management of all Engineering and Institutional Controls; (2) media monitoring;
(3) operation & maintenance of all treatment, collection, containment, or recovery systems;
(4) performance of periodic inspections, certification of results, and submittal of Periodic Review Reports; and
(5) defining criteria for termination of treatment system operations.

To address these needs, this SMP includes three plans:

(1) an Engineering and Institutional Control Plan for implementation and management of EC/ICs;
(2) a Monitoring Plan for implementation of Site Monitoring;
(3) an Operation and Maintenance Plan for implementation of remedial collection, containment, treatment, and recovery systems (including, where appropriate, preparation of an Operation and Maintenance Manual for complex systems).

This plan also includes a description of Periodic Review Reports for the periodic submittal of data, information, recommendations, and certifications to 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.
- Failure to comply with this SMP is also a violation of 6NYCRR Part 375.

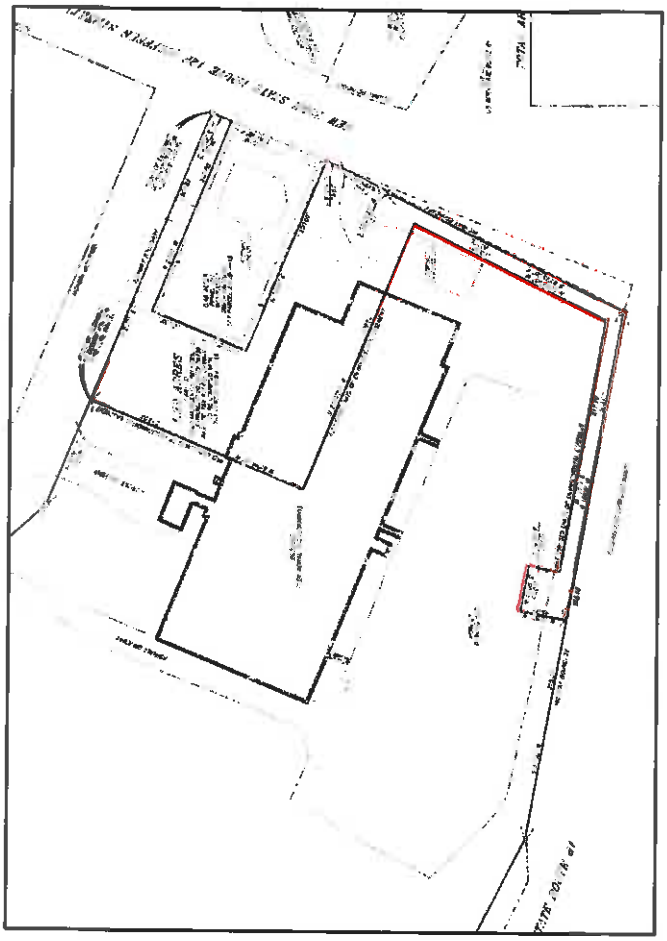
1.1.3 Revisions

Revisions to this plan will be proposed in writing to the NYSDEC's project manager. In accordance with the Environmental Easement for OU-03, 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.

1.2 SITE BACKGROUND

The Bomax site consists of two parcels. The first is approximately 5.49 acres and contains the Bomax Facility building. This parcel is identified as 82.08-1-17, and is bounded by Coffeen St. to the North, Salmon Run Mall Rd. to the west, and Rt. 81 to the east. Adjoining this parcel to the south is vacant land identified as parcel 82.08-1-16 (also Bomax property), and is bounded by Salmon Run Mall Rd. to the west, and Rt. 81 to the east. This parcel is approximately 6.50 acres and is bounded on the south by a light industrial facility and yard.

For the purpose of this SMP, only a portion of the 5.49 acre parcel of land (82.08-1-17) is affected and under the jurisdiction of this management plan. A lot line adjustment separating a portion of the 5.49 acre parcel was completed in March 2013. A Metes and Bounds description including the lot line adjustment map showing the new parcel is included in Appendix B. The inset included shows the lot line adjustment parcel in red. The area of the lot line adjustment is positioned in the northwest corner of the Bomax parcels. This parcel will be considered a separate property from the remaining two Bomax parcels. There will eventually be two SMP's. One (this one) covering only the newly subdivided Bomax Parcel, and a second plan to be authored at a later time that will cover all the remaining Bomax property. The site has been divided into two operable units or OUs. OU3 has been deemed the Norwest Parcel. OU3 has been surveyed with the intent to transfer the parcel for redevelopment.



It is noted that a third parcel of land exists, also located in the northwest corner of the properties. This parcel was a former bank branch location (Watertown Savings Bank). This lot is not under the influence of this SMP. This bank parcel has not been previously included in the Class 2 hazardous waste site determination associated with the Bomax parcels.

This redevelopment parcel is shown on the map inset and contains approximately1.29

acres of the former Bomax property plus the 0.46 acres of the former Watertown Savings Bank parcel for a total of 1.75 acres +/-. The main rectangular parcel of land measures approximately 225' by 290'. It includes a narrow strip of land along the northern boundary of the site running east to the Interstate 81 boundary approximately 208', then south along Rt. 81 approximately 303'. OU1 is the balance of the main site.

1.2.1 Site Location and Description

The site is located in the Town of Watertown, County of Jefferson, New York and is identified as Block 82.08-1 Lots 17 and 16 on the Jefferson County Tax Map. The address is 6393 Coffeen Street, Watertown New York 13601. This OU is a portion of the approximate 12 acre site bounded by Coffeen Street to the north, commercial property to the south, NYS RT. 81 to the east, and Salmon Run Mall Road to the west (see Figure 1). The boundaries of the site are more fully described in Appendix B – prepared by LaFave White & McGivern Surveyors.

Location: The Bomax Manufacturing Site is located in mixed commercial and open space area in the Town of Watertown, Jefferson County, New York. The site is adjacent to New York State Interstate 81 located to the east, Outer Coffeen Street to the north, and the Salmon Run Mall Road to the west. The site is served by public water. The nearest residential area is 0.5 miles to the west.

Figure 1

1.2.2 Site History

Historic Use: A small motor manufacturing facility operated at the site from 1965 until approximately 2004. The building is presently vacant.

Site Features: The main site feature includes a large abandoned manufacturing facility with office space at the northern end. The site is relatively flat with a large paved parking lot area located to the east of the manufacturing facility. The site consists of two parcels. The first is approximately 5.49 acres and contains the Bomax Manufacturing Facility, an approximately 60,000 square foot building. The parcel is identified as 82.01-1-17. The adjoining parcel is located to the south of the Bomax Manufacturing Facility and is vacant land identified as parcel 82.01-1-16. This parcel is approximately 6.5 acres in size.

Current Zoning/Uses: The site is currently inactive and is zoned for light manufacturing use. The surrounding parcels are currently used for a combination of commercial, light industrial and utility right-of-ways. The nearest residential area is 0.5 miles to the west.

1.2.3 Geologic Conditions

Site Geology/Hydrology: The site exhibits little relief with an elevation change across the site of less than 20 feet. Soils on site are very fine sands and clayey silts. This overburden unit is thin and extends only 3-6 feet below grade. Below this overburden unit lies limestone bedrock of the Kirkfield and Rockland formations (Trenton Group). Underlying the Trenton limestones is the Chaumont formation of the Black River Group. The Chaumont formation is susceptible to development of karst features. Locally the bedrock dips gently (1 to 2 degrees) to the south-southwest, away from the Black River.

Groundwater at the site is present in the shallow bedrock unit, and in some areas in the overburden. It is likely that a perched water table is present atop the bedrock unit, especially after precipitation events. The site is located on the crest of a gentle surface divide, with drainage diverging northward towards the Black River, and southward towards the Beaver Meadows (southwest of Watertown). Topographic lows present in the form of wetlands to the south and west of the site, and the road cut for Rt. 81 to the East, suggest a radial flow direction away from the site for the shallow or perched groundwater. Additionally, extensive development of shopping centers and the Salmon Run Mall in the nearby vicinity have altered drainage patterns and possibly groundwater flow directions to some extent. Regional groundwater flow is generally to the north towards the Black River, and this is the likely flow direction for deeper bedrock groundwater. Due to the proximity of the site to the surface drainage divide and multiple potential influences on the direction of groundwater flow, as well as the southerly dip of

the bedrock layers and possible karst features at depth, the potential exists for any dense non-aqueous phase liquid migration in a direction different than that of groundwater flow.

1.3 SUMMARY OF REMEDIAL INVESTIGATION

A Remedial Investigation (RI) is underway to characterize the nature and extent of contamination at the site. Preliminary results of the RI are described in detail in the following reports:

A: Vapor Intrusion Evaluations for New York State Remedial Sites by NYSDEC dated April 2007

B: Most recent subsurface report conducted by NYSDEC is pending

Based on the investigations performed to date, the potential for soil vapor intrusion and groundwater contamination are the primary concerns for OU3.

Below is a summary of site conditions when the RI was performed in the late 1980's, 2006 and a new study underway but not complete 2012-2013.

Soil

Based upon investigations conducted to date across OU-01 & OU-03 the primary contaminants of concern are chlorinated VOC's. CVOC's have been found to exceed guidance in recent testing of soils in OU-03. Acetone was detected in 3 locations near the existing building at levels ranging from 0.0071ppm to 2.6ppm. SVOC's (Benzo(a)pyrene) was detected at 1.3ppm.

Site-Related Groundwater

Based on sample analysis reports, chlorinated organics including 1,1,1 trichloroethane, 1,1 dichloroethane, 1,1 dichloroethylene, and trichloroethylene (TCE) are all present at the site in various ranges. Chlorinated organics have been detected in groundwater in Operable Unit 3, specifically MW12-04, which is along the northern perimeter. Data from MW12-03, which is in the extreme northwest corner of OU3 was non-detect for all contaminants.

Additional sampling in or immediately adjacent to the southern and/or eastern boundary of OU3 to confirm the presence of absence of groundwater contamination in OU3 is planned by NYSDEC in the near future.

MW12-04 is located on a portion of OU-03. The current levels detected in this well are 1,1,1-Trichloroethane - 30, 1,1 Dichloroethane – 61, 1,4 Dioxane - 100 and Chloroethane – 5.

Site-Related Soil Vapor Intrusion

In 2006, the NYSDEC performed a soil gas survey at the site. The results indicate that several chlorinated organics are present in soil gas at concentrations ranging from 0.6 $\mu g/m^3$ to 67,000 $\mu g/m^3$. BTEX compounds were also detected in soil gas. As a result, a SSDS will be incorporated into the design of any structures built on OU3.

Underground Storage Tanks Late 1980's

A 1000 gallon underground solvent tank was located on the west side of the manufacturing building in the vicinity of the loading docks. This tank was excavated along with some visibly contaminated soils in the late 1980's. Contaminated soils were stockpiled on site, and later placed in drums and stored in the parking lot to the southeast of the Bomax building. This area was reputed to have been used for historical staging/storing of drums which may have contained solvents.

A copy of the map showing the tank location is included on the following page. The former tank grave and drum storage area are not part of OU3.

Figure 2 – NYSDEC Former Bomax – SAMPLE LOCATIONS

1.4 SUMMARY OF REMEDIAL ACTIONS

The following is a summary of the Remedial Actions performed at the site:

1.4.1 Removal of Contaminated Materials from the Site

In the late 1980's, Bomax excavated some of the soils in the area of the underground solvent storage tank, and stockpiled the soils onsite. Prior to going out of business, Bomax removed approximately 69 tons of contaminated soil and 134 drums of waste from the site. Bomax subsequently ran out of funding for removal activities. In 1991, State Superfund money was used to complete the required clean-up work. An additional 24 tons of contaminated soil was excavated under the Superfund program. A figure showing areas where excavation was performed is shown in Figure 2.

In 1993, the Town of Watertown installed new domestic and sanitary sewer lines. The Bomax facility was connected to the new distribution and collection system and the leach field and tank were taken off line. The floor drains were reportedly plugged and all chemical disposal was required to be tracked from the site to the final disposal site. There have been no actions specific to OU3.

1.4.2 Site-Related Treatment Systems

No long-term treatment systems have been installed. However, a SSDS will be incorporated into the design of any structures built on OU3.

1.4.3 Remaining Contamination

The site remains contaminated with various solvents and petroleum compounds. The primary constituents of concern at the site are PCE, TCE and associated degradation products, 1,2-DCE and vinyl chloride, and to a lesser degree 1,1,1-TCA and Freon 113.

2.0 ENGINEERING AND INSTITUTIONAL CONTROL PLAN

2.1 INTRODUCTION

2.1.1 General

Since remaining contaminated soil, groundwater and soil vapor exists beneath the site and OU3, Engineering Controls and Institutional Controls (EC/ICs) are required to protect human health and the environment. This Engineering and Institutional Control Plan describes the procedures for the implementation and management of all EC/ICs at the site. The EC/IC Plan is one component of the SMP and is subject to revision by NYSDEC.

2.1.2 Purpose

This plan provides:

- A description of all EC/ICs on the site;
- The basic implementation and intended role of each EC/IC;
- A description of the key components of the ICs set forth in the Environmental Easement;
- A description of the features to be evaluated during each required inspection and periodic review;
- A description of plans and procedures to be followed for implementation of EC/ICs, such as the implementation of the Excavation Work Plan for the proper handling of remaining contamination that may be disturbed during maintenance or redevelopment work on the site; and
- Any other provisions necessary to identify or establish methods for implementing the EC/ICs required by the site remedy, as determined by the NYSDEC.

2.2 ENGINEERING CONTROLS

2.2.1 Engineering Control Systems

2.2.1.1 Site Cover

Upon completion of the site improvements shown in the Site Development Plan in Figure 3, exposure to remaining contamination in soil at the site will be prevented by a site cover. This cover system will be comprised of a minimum of 12 inches of clean soil sub base materials, asphalt pavement, concrete-covered sidewalks, and concrete building slabs. Areas outside the work specified in the Site Development Plan that are impacted during demolition will be brought to grade with acceptable material. The Excavation Work Plan that appears in Appendix A outlines the procedures required to be implemented in the event the cover system is breached, penetrated or temporarily removed, and any underlying remaining contamination is disturbed. Procedures for the inspection and maintenance of this cover are provided in the Monitoring Plan included in Section 4 of this SMP.

2.2.1.2 Sub-Slab Depressurization System

Procedures for operating and maintaining the Sub-Slab Depressurization System are documented in the Operation and Maintenance Plan (Section 4 of this SMP). Procedures for monitoring the system are included in the Monitoring Plan (Section 3 of this SMP). The Monitoring Plan also addresses severe condition inspections in the event that a severe condition, which may affect controls at the site, occurs.

2.2.2 Criteria for Completion of Remediation/Termination of Remedial Systems

Generally, remedial processes are considered completed when effectiveness monitoring indicates that the remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.6 of NYSDEC DER-10.

2.2.2.1 Sub-slab Depressurization System (SSDS)

If an active SSD system is installed, the system will not be discontinued unless prior written approval is granted by the NYSDEC. Refer to Section 4.3 Sub-slb Depressurization Monitoring. In the event that monitoring data indicates that the SSD system is no longer required, a proposal to discontinue the SSD system will be submitted by the property owner to the NYSDEC and NYSDOH.

2.3 INSTITUTIONAL CONTROLS

A series of Institutional Controls is required as a result of the change of use for OU3 to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the site to Commercial uses only. Adherence to these Institutional Controls on the site is required by the Environmental Easement and will be implemented under this Site Management Plan. These Institutional Controls are:

- Compliance with the Environmental Easement and this SMP by the Grantor and the Grantor's successors and assigns;
- All Engineering Controls must be operated and maintained as specified in this SMP;
- All Engineering Controls on the Controlled Property must be inspected at a frequency and in a manner defined in the SMP.
- Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in this SMP;

Institutional Controls identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement.

The site has a series of Institutional Controls in the form of site restrictions. Adherence to these Institutional Controls is required by the Environmental Easement. Site restrictions that apply to the Controlled Property are:

- The property may only be used for commercial use provided that the long-term Engineering and Institutional Controls included in this SMP are employed.
- The property may not be used for a higher level of use, such as residential or restricted residential use without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC;
- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with this SMP;
- The use of the groundwater underlying the property is prohibited without treatment, making it safe for its intended use. NYS DOH- both local (Regional Director and Central Northern section chief) will be consulted prior

to any groundwater treatment/use.

- A SSDS will be installed as part of the construction of any new buildings on OU3.
- Vegetable gardens and farming on the property are prohibited;

- The site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP.

NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.

2.3.1 Excavation Work Plan

The site will be redeveloped/remediated for commercial use to include a site cover. Thereafter, any future intrusive work that will penetrate the site cover, or encounter or disturb the remaining contamination, including any modifications or repairs to the existing cover system will be performed in compliance with the Excavation Work Plan (EWP) that is attached as Appendix A to this SMP. Any work conducted pursuant to the EWP must also be conducted in accordance with the procedures defined in a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) prepared for the site. The HASP is attached as Appendix D to this SMP that is in current compliance with DER-10, and 29 CFR 1910, 29 CFR 1926, and all other applicable Federal, State and local regulations. Based on future changes to State and federal health and safety requirements, and specific methods employed by future contractors, the HASP and CAMP will be updated and re-submitted with the notification provided in Section A-1 of the EWP. Any intrusive construction work will be performed in compliance with the EWP, HASP and CAMP, and will be included in the periodic inspection and certification reports submitted under the Site Management Reporting Plan (See Section 5).

The site owner and associated parties preparing the remedial documents submitted to the State, and parties performing this work, are completely responsible for the safe performance of all intrusive work, the structural integrity of excavations, proper disposal of excavation de-water, control of runoff from open excavations into remaining contamination, and for structures that may be affected by excavations (such as building foundations and bridge footings). The site owner

will ensure that site development activities will not interfere with, or otherwise impair or compromise, the engineering controls described in this SMP.

2.3.2 Soil Vapor Intrusion Evaluation

A SVI mitigation system will be installed as an element of the building foundation without first conducting an investigation. This mitigation system will include a vapor barrier and passive sub-slab depressurization system that is capable of being converted to an active system, if necessary.

2.4 INSPECTIONS AND NOTIFICATIONS

2.4.1 Inspections

Inspections of remedial components, including any SSDS installed at the site will be conducted at the frequency specified in the SMP Monitoring Plan schedule. A comprehensive site- wide inspection will be conducted annually, regardless of the frequency of the Periodic Review Report. The inspections will determine and document the following:

- Whether Engineering Controls 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;
- If site records are complete and up to date; and
- Changes, or needed changes, to the remedial or monitoring system; Inspections will be conducted in accordance with the procedures set forth in the Monitoring Plan of this SMP (Section 3).

If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs, an inspection of the site will be conducted within 5 days of the event to verify the effectiveness of the EC/ICs implemented at the site by a qualified environmental professional as determined by NYSDEC.

2.4.2 Notifications

Notifications will be submitted by the property owner to the NYSDEC as needed for the following reasons:

- 60-day advance notice of any proposed changes in site use that are required under 6NYCRR Part 375, or Environmental Conservation Law.
- 7-day advance notice of any proposed ground-intrusive activities pursuant to the Excavation Work Plan.

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

- 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 Engineering Controls 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.

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

- The use of the groundwater underlying the property is prohibited without treatment, making it safe for its intended use. NYS DOH- both local (Regional Director and Central Northern section chief) will be consulted prior to any groundwater treatment/use.

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

- At least **5** 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 has been provided with a copy of the EE and all approved work plans and reports, including this SMP

- 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.

2.5 CONTINGENCY PLAN

Emergencies may include injury to personnel, fire or explosion, environmental release, or serious weather conditions.

2.5.1 Emergency Telephone Numbers

In the event of any environmentally related situation or unplanned occurrence requiring assistance the Owner or Owner's representative(s) should contact the

appropriate party from the contact list below. For emergencies, appropriate emergency response personnel should be contacted. Prompt contact should also be made to the Regional Remediation Engineer for NYSDEC at 315-785-2614. These emergency contact lists must be maintained in an easily accessible location at the site.

Table 1: Emergency Contact Numbers

Medical, Fire, and Police:	911
One Call Center:	(800) 272-4480 (4 day notice required for utility markout)
Poison Control Center:	(800) 222-1222
Pollution Toxic Chemical Oil Spills:	(800) 424-8802
NYSDEC Spills Hotline	(800) 457-7362
Environmental Project Manager	William Plante, PLS GYMO PC (315) 788-3900
Non Environmental Site Engineer	Pat Scordo, PE GYMO PC (315) 788-3900
Owner (During Development)	PJ Simao (315) 727-7000

2.5.2 Map and Directions to Nearest Health Facility

Site Location: 3693 Coffeen Street

Nearest Hospital Name: Samaritan Medical Center

Hospital Location: 830 Washington St., Watertown, NY

Hospital Telephone: 315-785-4000

Directions to the Hospital:

1. Head southeast on Coffeen Street toward College Heights
2. Turn right on to North Massey Street
3. Slight left onto Holcomb Street
4. Turn left onto Paddock Street
5. Turn right onto Washington Street
6. Destination is on the right.

Total Distance: 2.87 miles

Total Estimated Time: 8 minutes

Figure 3 - Map Showing Route from the site to the Hospital:

As appropriate, the fire department and other emergency response group will be notified immediately by telephone of the emergency. The emergency telephone number list is found at the beginning of this Contingency Plan (Table 1). The list will also posted prominently at the site and made readily available to all personnel at all times.

3.0 SITE MONITORING PLAN

Currently, the only monitoring that may be required for OU3 is performance monitoring of the SSDS.

3.1 COVER SYSTEM MONITORING

Purpose and Description of Surface Cover System

The purpose of the site cover system is to eliminate the potential for human contact with contamination and eliminate the potential for contaminated runoff from property. The existing cover system, the cover system of the Site Improvements shown in the Site Development Plan in Figure 4, and areas outside of the work specified in the Site Development Plan that are impacted during demolition will consist of the following materials:

Soil: A soil cover of a minimum 12-inches meeting the commercial SCOs in the areas where pavement or building does not extend. The top 6" of soil cover shall be comprised of topsoil to promote vegetation. This cover shall be maintained unless replaced by one of the following cover types.

Asphalt: An asphalt surface (minimum 6") will be placed where specified. This surface will remain in place except where future construction requires its removal and replacement with any of the cover types identified in this section.

Concrete: As with the existing asphalt pavement, the concrete slabs prevent contact with underlying subsurface soils. Concrete will be placed above the petroleum tanks and around the pump islands.

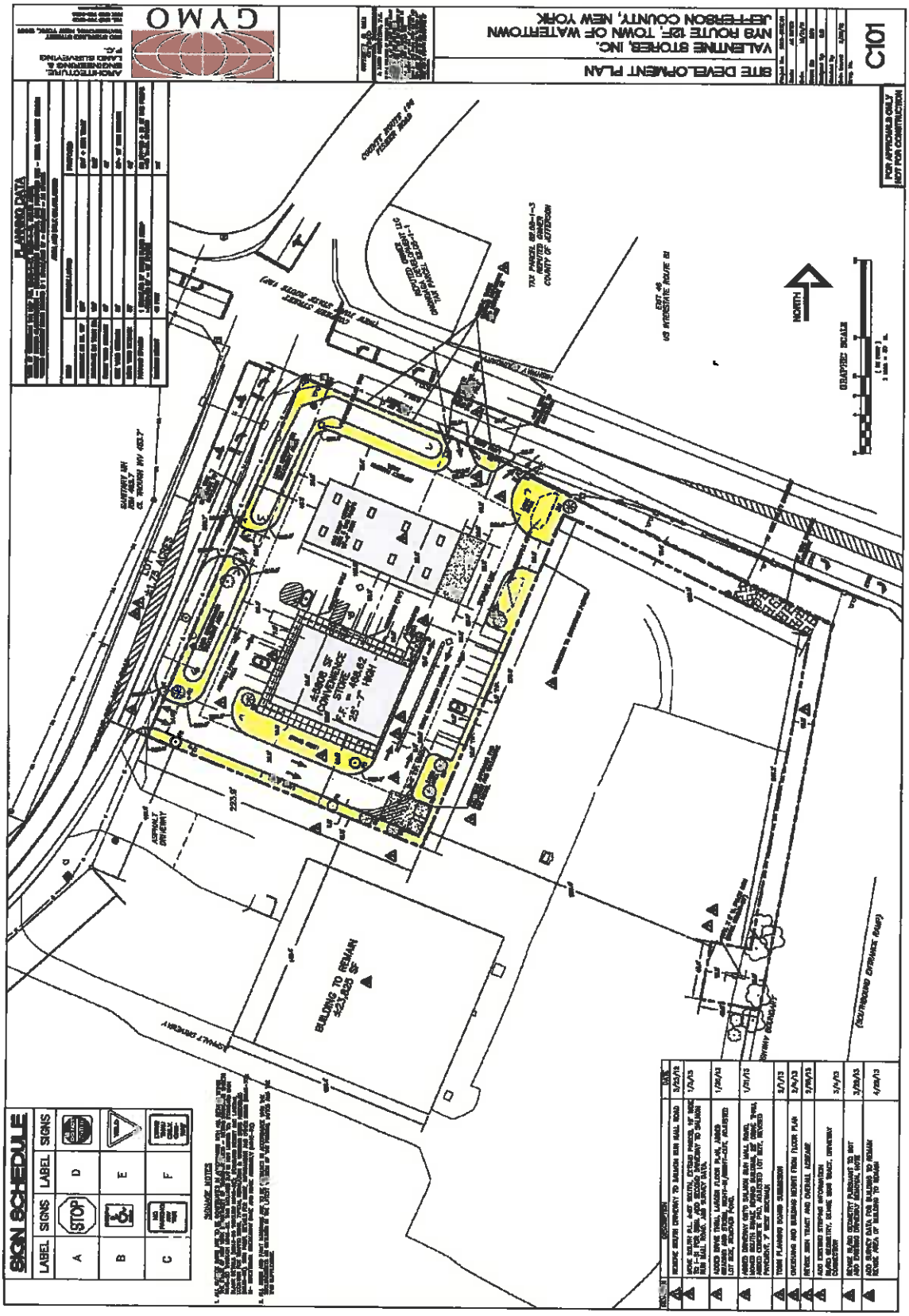


Figure 4: The area highlighted in yellow represents a soil/grass ground cover.

3.1.1. Building Slab Monitoring

The concrete building slab and vapor barrier installed under the concrete will reduce the likelihood of contaminated soil vapor from intruding into the indoor air of the commercial structure.

The NYS DOH Guidance Document (SVI Guidance document) should be used as a resource to incorporate procedures for operating and ensuring effectiveness of a SSDS. The manometer will be monitored by store managers. The store managers will notify the NYS DOH and building owner in the event the manometer indicates the SSDS is not functioning (refer to the SVI guidance document).

3.1.1.2 Inspection Schedule

Periodic inspections of the conditions of the interior concrete slab of the new building will be conducted, with the frequency to be established following approval of and the implementation of the remedy. These inspections/walk-throughs may be conducted by the employees of the convenience store or some other site owner representative. The purpose of these walk-throughs is to identify any changes in the building slab and interior floor surfaces. Results of the walk-throughs will be documented in a logbook maintained at the store. In the event of a change of conditions, the inspector will log the information and immediately request an inspection from DEC. The inspections will address the following:

- Are there any projects that involve cutting into the basement floor being conducted? If so is this work being conducted in accordance with the Site Management Plan?
- Have new cracks or other obvious defects/damage to the floor appeared since the last inspection?

Inspection frequency, once established will be subject to change with the approval of the NYSDEC. Unscheduled inspections may take place when a suspected breach of the building slab has been reported or an emergency occurs that is deemed likely to affect the operation of the floor system.

3.2 MEDIA MONITORING PROGRAM

Currently there is no long-term monitoring planned for OU3 unless it becomes necessary following completion of the RI for the site.

3.3 SITE-WIDE INSPECTION

Site-wide inspections will be performed on a regular schedule at a minimum of once a year. Site-wide inspections will also be performed after all severe weather conditions that

may affect Engineering Controls or monitoring devices. During these inspections, an inspection form will be recorded. 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;
- Compliance with permits and schedules included in the Operation and Maintenance Plan; and
- Confirm that site records are up to date.

3.4 MONITORING QUALITY ASSURANCE/QUALITY CONTROL

All sampling and analyses will be performed in accordance with the requirements of the Quality Assurance Project Plan (QAPP) prepared for the site. Main Components of the QAPP include:

- QA/QC Objectives for Data Measurement;
- Sampling Program:
    - Sample containers will be properly washed, decontaminated, and appropriate preservative will be added (if applicable) prior to their use by the analytical laboratory. Containers with preservative will be tagged as such.
    - Sample holding times will be in accordance with the NYSDEC ASP requirements.
    - Field QC samples (e.g., trip blanks, coded field duplicates, and matrix spike/matrix spike duplicates) will be collected as necessary.
- Sample Tracking and Custody;
- Calibration Procedures:
    - All field analytical equipment will be calibrated immediately prior to each

day's use. Calibration procedures will conform to manufacturer's standard instructions.

- The laboratory will follow all calibration procedures and schedules as specified in USEPA SW-846 and subsequent updates that apply to the instruments used for the analytical methods.

- Analytical Procedures;

- Preparation of a Data Usability Summary Report (DUSR), which will present the results of data validation, including a summary assessment of laboratory data packages, sample preservation and chain of custody procedures, and a summary assessment of precision, accuracy, representativeness, comparability, and completeness for each analytical method.

- Internal QC and Checks;

- QA Performance and System Audits;

- Preventative Maintenance Procedures and Schedules;

- Corrective Action Measures.

3.5 MONITORING REPORTING REQUIREMENTS

Forms and any other information generated during regular monitoring events and inspections will be kept on file on-site. All forms, and other relevant reporting formats used during the monitoring/inspection events, will be (1) subject to approval by NYSDEC and (2) submitted at the time of the Periodic Review Report, as specified in the Reporting Plan of this SMP.

All monitoring results will be reported to NYSDEC on a periodic basis in the Periodic Review Report. A letter report will also be prepared [if required by NYSDEC], subsequent to each sampling event. The report (or letter) will include, at a minimum:

- Date of event;

- Personnel conducting sampling;

- Description of the activities performed;

- 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 (o be submitted electronically in the NYSDEC-identified format);
- Any observations, conclusions, or recommendations; and
- A determination as to whether groundwater conditions have changed since the last reporting event.

Data will be reported in hard copy or digital format as determined by NYSDEC. A summary of the monitoring program deliverables are summarized in Table 2 below.

Table 2: Schedule of Monitoring/Inspection Reports

Task	Reporting Frequency*

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

4.0 OPERATION AND MAINTENANCE PLAN

4.1 INTRODUCTION

This Operation and Maintenance Plan describes 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 steps necessary to allow individuals unfamiliar with the site to operate and maintain the sub-slab depressurization systems;
- Includes an operation and maintenance contingency plan; and,
- Will be updated periodically to reflect changes in site conditions or the manner in which the sub-slab depressurization systems are operated and maintained.

Information on non-mechanical Engineering Controls (i.e. soil cover system) is provided in Section 3 - Engineering and Institutional Control Plan. A copy of this Operation and Maintenance Plan, along with the complete SMP, will be kept at the site. This Operation and Maintenance Plan is not to be used as a stand-alone document, but as a component document of the SMP.

4.2 ENGINEERING CONTROL SYSTEM OPERATION AND MAINTENANCE

4.2.1 Sub-slab Depressurization System;

Purpose/Objective of SSD System

The purpose of Sub-slab Depressurization (SSD) system is to create a negative pressure field directly under a building and on the outside of the foundation (in relation to building ambient pressure). This negative pressure field becomes a "sink" for any gases present in the vicinity of the structure. VOC's caught in the advective sweep of this negative pressure field are collected and piped to an ambient air discharge point.

Note that an SSD system is not intended to remediate the soil or groundwater beneath a building.

Description of the SSD System (Active System)

A sub-slab depressurization system basically consists of a fan or blower which draws air from the soil beneath a building and discharges it to the atmosphere through a series of collection and discharge pipes. One or more holes are cut through the building slab so that the extraction pipe(s) can be placed in contact with subgrade

materials, in order for soil gas to be drawn in from just beneath the slab. In some cases the system may require horizontal extraction point(s) through a foundation wall, although in most cases the pressure field from an extraction point in the slab will extend upward adjacent to the foundation walls.

SSD systems are generally categorized as "Low Pressure/High Flow" or High Pressure/Low Flow". Site conditions dictate which system is most appropriate.

Some buildings have pervious fill/soil materials beneath the slab. Soil gas/air movement through such materials is rapid, and only a slight vacuum will create high flow rates. In such cases, the SSD system should utilize a low pressure/high flow fan. Other building slabs are underlain by less pervious materials, and common fan units will not be able to draw the appropriate level of vacuum. In these cases, a high pressure/low flow blower unit is required, capable of creating high vacuum levels.

Low Pressure/High Flow systems generally use 4 inch diameter piping; High Pressure/Low Flow systems generally use 1.5 to 2 inch diameter piping. This piping is generally run from the extraction point(s) through an exterior wall to the outside of the building. The piping is connected to a fan/blower in this manner ensures that a pressurized discharge pipe is not present within occupied spaces (in case of leakage). Exhaust piping is run so that the discharge is above the roof line.

Scope

It is noted that the intent of the proposed system is to be a passive system with no working mechanical components. The system will be modified to make it an active system with the addition of a blower or fan in the event it is deemed necessary.

4.3 ENGINEERING CONTROL SYSTEM PERFORMANCE MONITORING

Sub-slab Depressurization Monitoring

The creation of an effective sub-slab negative pressure field should necessarily result in the reduction of VOC concentrations in the indoor air within the building. After SSD system startup, indoor air quality sampling data will be collected to confirm that concentrations of VOC's in indoor air are reduced (e.g. to levels below typical indoor background levels). Generally, this confirmatory monitoring should be done two to four weeks after system startup.

Subsequent to this initial evaluation, consideration should be given to conducting one additional indoor air sampling effort during the 'worst case' months of January or

February (unless, of course, the initial evaluation is conducted during these months). This is especially true if non-winter SSD negative pressure conditions were marginal.

If indoor air quality data continues to indicate elevated concentrations of VOCs, further evaluation would be necessary to determine if (1) the SSD system is functioning properly, but "background" air concentrations in the building exceed published guidelines, or (2) the SSD system requires modification or expansion. To make such a determination, it is necessary to look carefully at the indoor air data (e.g., if the VOC levels are higher in the 1st floor than in the basement, the likely source is not from the subsurface vapor discharge), as well as building conditions, SSD system parameters, subslab pressure readings, and soil gas data. "Shot-circuiting" problems are of particular concern, where cracks, holes, sumps, or annulus spaces in the building foundation/slab disrupt a negative pressure field.

Once an adequate demonstration of SSD system effectiveness has been made, as long as an adequate negative pressure is maintained at the extraction point(s), indoor air quality should be acceptable. More frequent and/or systematic monitoring programs are advisable for larger and more complex buildings, such as schools and commercial applications.

After the installation of an active SSDS, confirmation sampling should occur at least 30 days after system installation to give the system enough time to reduce indoor air concentrations to below action levels. Additional indoor air sampling should occur during the heating season to confirm system effectiveness during the worst case scenario. In the case of new construction, contaminated soil vapor may not immediately accumulate to its maximum level under the new slab, and the indoor air may not reach elevated levels immediately. It should be noted that SVI samples taken immediately after construction may not reflect conditions in the future, and will not rule out the possibility of a SSDS being needed in the future. High levels of chlorinated VOCs have been detected in soil vapor on-site, which warrant a thorough evaluation of the potential for SVI to occur in this new construction prior to occupancy.

5. INSPECTIONS, REPORTING AND CERTIFICATIONS

5.1 SITE INSPECTIONS

5.1.1 Inspection Frequency

All inspections will be conducted at the frequency specified in the schedules provided in Section 3 Monitoring Plan and Section 4 Operation and Maintenance Plan of this SMP. At a minimum, a site-wide inspection will be conducted annually and certifications to NYSDEC will be required. Inspections of remedial components will also be conducted when a breakdown of any treatment system component has occurred or whenever a severe condition has taken place, such as an erosion or flooding event that may affect the ECs.

5.1.2 Inspection Forms, Sampling Data, and Maintenance Reports

All inspections and monitoring events will be recorded on the appropriate forms for their respective system. Additionally, a general site-wide inspection form will be completed during the site-wide inspection. These forms are subject to NYSDEC revision.

All applicable inspection forms and other records, including all media sampling data and system maintenance reports, generated for the site during the reporting period will be provided in electronic format in the Periodic Review Report.

5.1.3 Evaluation of Records and Reporting

The results of the inspection and site monitoring data will be evaluated as part of the EC/IC certification to confirm that the:

- EC/ICs are in place, are performing properly, and remain effective;
- The Monitoring Plan is being implemented;
- Operation and maintenance activities are being conducted properly; and, based on the above items,
- The site remedy continues to be protective of public health and the environment and is performing as designed in the RAWP and FER.

5.2 CERTIFICATION OF ENGINEERING AND INSTITUTIONAL CONTROLS

After the last inspection of the reporting period, a qualified environmental professional or Professional Engineer licensed to practice in New York State (depending on the need to evaluate engineering systems) will prepare the following certification:

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 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 or Owner's Designated Site Representative] [I have been authorized and designated by all site owners to sign this certification] for the site.

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

For each institutional identified for the site, I certify that all of the following statements are true:

- The institutional 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 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 or Owner's Designated Site Representative] [and I have been authorized and designated by all site owners to sign this certification] for the site.

5.3 PERIODIC REVIEW REPORT

A Periodic Review Report will be submitted to the Department every year, beginning fifteen months after the change in use is approved by DEC. In the event that the site is subdivided into separate parcels with different ownership, a single Periodic Review Report will be prepared that addresses the site described in Appendix B (Metes and Bounds). The report will be prepared in accordance with NYSDEC DER-10 and submitted within 30 days of the end of each certification period. Media sampling results will also incorporated into the Periodic Review Report. 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 inspection forms and other records generated for the site during the reporting period in electronic format;

- 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), 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;
- 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 electronically in a NYSDEC-approved format;
- A site evaluation, which includes the following:
    - The compliance of the remedy with the requirements of any site-specific 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 Plan for the media being monitored;
    - Recommendations regarding any necessary changes to the remedy and/or Monitoring Plan; and
    - The overall performance and effectiveness of the remedy.
- A performance summary for all treatment systems at the site during the calendar year, including information such as:
    - The number of days the system was run for the reporting period;
    - The average, high, and low flows per day;
    - The contaminant mass removed;
    - A description of breakdowns and/or repairs along with an explanation for any significant downtime;
    - A description of the resolution of performance problems;
    - A summary of the performance, effluent and/or effectiveness monitoring;
    - Comments, conclusions, and recommendations based on data evaluation.

The Periodic Review Report will be submitted, in hard-copy format, to the NYSDEC Central Office and Regional Office in which the site is located, and in

electronic format to NYSDEC Central Office, Regional Office and the NYSDOH Bureau of Environmental Exposure Investigation.

5.4 CORRECTIVE MEASURES 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 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 plan until it is approved by the NYSDEC.

APPENDIX A – EXCAVATION WORK PLAN

A-1 NOTIFICATION

At least 15 days prior to the start of any activity that is anticipated to encounter remaining contamination, the site owner or their representative will notify the Department. Currently, this notification will be made to:

Regional Remediation Engineer
NYS Department of Environmental Conservation
317 Washington St.
Watertown, NY 13601
Phone: (315) 785-2614

This notification will include:

A detailed description of the work to be performed, including the location and areal extent, plans for site re-grading, intrusive elements or utilities to be installed below the soil cover, estimated volumes of contaminated soil to be excavated and any work that may impact an engineering control,

A summary of environmental conditions anticipated 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,
- A summary of the applicable components of this EWP,
- A statement that the work will be performed in compliance with this EWP and 29CFR 1910.120
- A copy of the contractor's health and safety plan, in electronic format, if it differs from the HASP provided in Appendix D of this document
- Identification of disposal facilities for potential waste streams,
- Identification of sources of any anticipated backfill, along with all required chemical testing results.

A-2 SOIL SCREENING METHODS

Visual, olfactory and instrument-based soil screening will be performed by a qualified environmental professional during all remedial and development excavations into known or potentially contaminated material (remaining contamination). Soil screening will be performed regardless of when the invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work.

Soils will be segregated based on previous environmental data and screening results into material that requires off-site disposal, material that requires testing, material that can be returned to the subsurface, and material that can be used as cover soil.

A-3 STOCKPILE 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 NYSDEC.

A-4 MATERIALS EXCAVATION AND LOAD OUT

A qualified environmental professional or person under their supervision will oversee all invasive work and the excavation and load-out of all excavated material.

The owner of the property and its contractors are solely 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.

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).

A truck wash will be operated on-site. 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.

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.

A-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 tight-fitting covers. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.
All trucks will be washed prior to leaving the site. Truck wash waters will be collected and disposed of off-site in an appropriate manner.

Truck transport routes are as follows: Trucks loaded with non-hazardous materials will most likely go to Rodman, or any other approved equal. Trucks with hazardous materials will go to an approved landfill, likely Buffalo. All trucks loaded with site materials will exit the vicinity of the site using only these approved truck routes. This is the most appropriate route and takes 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.

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.

A-6 MATERIALS DISPOSAL OFF-SITE

All soil/fill/solid waste excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed in accordance with all local, State (including 6NYCRR Part 360) and Federal regulations. If disposal of soil/fill 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. Unregulated off-site management of materials from this site will not occur without formal NYSDEC 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, i.e. hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, C/D recycling facility, etc. Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Periodic Review Report. This documentation will include: 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, at minimum, as a Municipal Solid Waste per 6NYCRR Part 360-1.2. Material that does not meet Track 1 unrestricted SCOs is prohibited from being taken to a New York State recycling facility (6NYCRR Part 360-16 Registration Facility).

A-7 MATERIALS REUSE ON-SITE

All demolished materials are scheduled to go off-site for disposal.

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 will not be reused on-site.

A-8 FLUIDS MANAGEMENT

All liquids to be removed from the site, including excavation dewatering and groundwater monitoring well purge and development waters, will be handled, transported and disposed 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, but will be managed off-site.

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.

A-9 COVER SYSTEM RESTORATION

After the completion of soil removal and any other invasive activities the cover system will be restored in a manner that complies with this SMP. The demarcation layer, consisting of orange snow fencing material or equivalent material will be replaced to provide a visual reference to the top of the 'Remaining Contamination Zone', the zone that requires adherence to special conditions for disturbance of remaining contaminated soils defined in this Site Management Plan. If the type of cover system changes from that which exists prior to the excavation (i.e., a soil cover is replaced by asphalt) this will constitute a modification of the cover element and the upper surface of the 'Remaining

Contamination. A figure showing the modified surface will be included in the subsequent Periodic Review Report and in any updates to the Site Management Plan.

A-10 BACKFILL FROM OFF-SITE SOURCES

All materials proposed for import onto the site will be approved by the qualified environmental professional and will be in compliance with provisions in this SMP prior to receipt at the site.

Material from industrial sites, spill sites, or 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 6NYCRR 375-6.7(d), based on an evaluation of the land use, protection of groundwater and protection of ecological resources criteria. Soils that meet 'exempt' fill requirements under 6 NYCRR Part 360, but do not meet backfill or cover soil objectives for this site, will not be imported onto the site without prior approval by NYSDEC. 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.

A-11 STORMWATER POLLUTION PREVENTION

Stormwater Pollution Prevention Plan (SWPPP) is not required for the building demolition project since the demolition plan specifies disturbance of less than one acre. However, a SWPPP is required and will be prepared for the redevelopment moving forward.

Silt fencing and an Off-Site Sediment Tracking Control Device will be installed prior to any demolition occurring. Silt fencing will be installed around the entire perimeter of the construction area. Both the silt fence and OSSTCD will be 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 NYSDEC. All necessary repairs shall be made immediately.

Accumulated sediments will be removed as required to keep both the silt fence and OSSTCD 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.

A-12 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 DEC will be notified immediately and a plan of action will be developed and agreed upon by the owner and the DEC prior to action.

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 full a full list of analytes (TAL metals; TCL volatiles and semi-volatiles, TCL pesticides and PCBs), unless the site history and previous sampling results provide a sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC for approval prior to sampling.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone 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 reports prepared pursuant to Section 5 of the SMP.

A-13 DUST CONTROL PLAN

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 though the use of 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.
- 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.

APPENDIX B

OU-03

Site Survey

5/17/03

Robert J. Busler, P.L.S., Vice President

Aziel LaFave, P.L.S. (1915-2009)
Robert F. McGivern, P.E. (1925-2005)
Robert C. White, P.L.S. (Ret. Consultant)

LW &M

LaFave, White & McGivern, L.S., P.C.

LAND SURVEYORS & PHOTOGRAMMETRISTS

Toped Management Services, Inc.
1.29 Acre Parcel

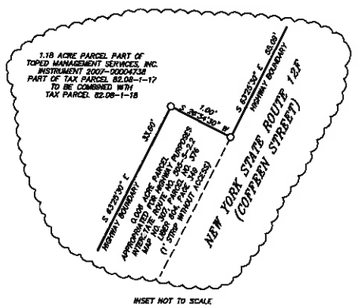
All that parcel of land located in the Town of Watertown, County of Jefferson and State of New York, bounded and described as follows:

Beginning at an existing iron pipe at the intersection of the southwest highway boundary of New York State Route 12F with the east highway boundary of Salmon Run Mall Road; and runs thence from the point of beginning, South 67 degrees 39 minutes East, 21.06 feet along the southwest highway boundary of New York State Route 12F to a point at the northwest corner of lands conveyed to Prime, LLC (Instrument 2004-00014008); thence South 22 degrees 21 minutes West, 200.00 feet along the west line of lands of Prime, LLC to a point at the southwest corner thereof; thence South 67 degrees 39 minutes East, 100.00 feet along the south line of lands of Prime, LLC to a point at the southeast corner thereof; thence North 22 degrees 21 minutes East, 200.00 feet along the east line of lands of Prime, LLC to an existing iron pipe in the southwest highway boundary of New York State Route 12F; thence along said highway boundary the four following courses and distances: 1) South 67 degrees 39 minutes East, 13.67 feet to an existing iron pipe; 2) South 63 degrees 25 minutes 30 seconds East, 55.09 feet to an existing iron pipe; South 26 degrees 34 minutes 30 seconds West, 1.00 feet to an existing iron pipe; 4) South 63 degrees 25 minutes 30 seconds East, 254.00 feet to an existing iron pipe at the intersection of the southwest highway boundary of New York State Route 12F with the west highway boundary of Interstate Route 81; thence South 10 degrees 05 minutes West, 303.40 feet along the west highway boundary of Interstate Route 81 to a point; thence North 79 degrees 55 minutes West, 45.00 feet to a point; thence North 10 degrees 05 minutes East, 45.00 feet to a point; thence South 79 degrees 55 minutes East, 30.00 feet to a point; thence North 10 degrees 05 minutes East, 247.20 feet to a point; thence North 63 degrees 25 minutes 30 seconds West, 208.04 feet to a point; thence South 22 degrees 11 minutes 30 seconds West, 279.90 feet to a point; thence North 67 degrees 44 minutes 15 seconds West, 223.92 feet to a point in the east highway boundary of Salmon Run Mall Road; thence North 22 degrees 21 minutes East, 302.82 feet along the east highway boundary of Salmon Run Mall Road to the point of beginning, containing 1.29 acres of land.

The above described parcel being a part of lands conveyed by Timothy Farley, Referee, to Toped Management Services, Inc. by deed dated March 14, 2007 and recorded in the Jefferson County Clerk's Office on March 23, 2007 at Instrument 2007-00004738.

Together with and subject to rights, covenants, easements, restrictions and rights of way of record.

File 2012T-01P
March 4, 2013



INSET NOT TO SCALE

REFERENCE MAP

SURVEY DESCRIPTIONS

10.83 Acre Parcel

All that parcel of land located in the Town of Watertown, County of Jefferson and State of New York, bounded and described as follows:

Beginning at a point in the east highway boundary of Salmon Run Mall Road, said point being South 22 degrees 21 minutes West, 302.82 feet measured along said highway boundary from an existing iron pipe at its intersection with the southwest highway boundary of New York State Route 12F; and runs thence from the point of beginning, South 67 degrees 44 minutes 15 seconds East, 223.92 feet to a point; thence North 22 degrees 11 minutes 30 seconds East, 279.90 feet to a point; thence South 67 degrees 25 minutes 30 seconds East, 208.04 feet to a point; thence South 10 degrees 05 minutes West, 247.20 feet to a point; thence North 79 degrees 55 minutes West, 30.00 feet to a point; thence South 10 degrees 05 minutes West, 45.00 feet to a point; thence South 79 degrees 55 minutes East, 45.00 feet to a point in the west highway boundary of Interstate Route 81; thence South 10 degrees 05 minutes West, 315.06 feet along the west highway boundary of Interstate Route 81 to a concrete highway monument; thence in a generally southwesterly direction conveyed along the west highway boundary of Interstate Route 81 along a curve to the left with a radius of 7150.00 feet an arc distance of 451.57 feet to an existing iron pipe that is South 25 degrees 26 minutes 15 seconds West, 451.50 feet from the last mentioned concrete highway monument, said iron pipe being at the northeast corner of lands conveyed to Thomas A. Conway (Instrument 2007-00012783); thence North 67 degrees 47 minutes 30 seconds West, 582.04 feet along the northeast line of lands of Conway to an existing iron pipe in the east highway boundary of Salmon Run Mall Road; thence along said highway boundary the three following courses and distances: 1) North 03 degrees 20 minutes East, 377.50 feet to a 5/8 inch rebar set with red plastic cap; 2) North 47 degrees 26 minutes East, 339.14 feet to an existing iron pipe; 3) North 22 degrees 21 minutes East, 110.39 feet to the point of beginning, containing 10.83 acres of land.

The above described parcel being a part of lands conveyed by Timothy Farley, Referee, to Toped Management Services, Inc. by deed dated March 14, 2007 and recorded in the Jefferson County Clerk's Office on March 23, 2007 at Instrument 2007-00004738.

Together with and subject to rights, covenants, easements, restrictions and rights of way of record.

1.29 Acre Parcel (Proposed Environmental Easement Area)

All that parcel of land located in the Town of Watertown, County of Jefferson and State of New York, bounded and described as follows:

Beginning at an existing iron pipe at the intersection of the southwest highway boundary of New York State Route 12F with the east highway boundary of Salmon Run Mall Road; and runs thence from the point of beginning, South 67 degrees 39 minutes East, 21.06 feet along the southwest highway boundary of New York State Route 12F to a point at the northwest corner of lands conveyed to Prime, LLC (Instrument 2004-00014008); thence South 22 degrees 21 minutes West, 200.00 feet along the west line of lands of Prime, LLC to a point at the southwest corner thereof; thence South 67 degrees 39 minutes East, 100.00 feet along the south line of lands of Prime, LLC to a point at the southeast corner thereof; thence North 22 degrees 21 minutes East, 200.00 feet along the east line of lands of Prime, LLC to an existing iron pipe in the southwest highway boundary of New York State Route 12F; thence along said highway boundary the four following courses and distances: 1) South 67 degrees 39 minutes East, 13.67 feet to an existing iron pipe; 2) South 63 degrees 22 minutes 30 seconds East, 55.09 feet to an existing iron pipe; South 26 degrees 34 minutes 30 seconds West, 1.00 feet to an existing iron pipe; 4) South 63 degrees 25 minutes 30 seconds East, 294.00 feet to an existing iron pipe at the intersection of the southwest highway boundary of New York State Route 12F with the west highway boundary of Interstate Route 81; thence South 10 degrees 05 minutes West, 303.40 feet along the west highway boundary of Interstate Route 81 to a point; thence North 79 degrees 55 minutes West, 45.00 feet to a point; thence North 10 degrees 05 minutes East, 45.00 feet to a point; thence South 79 degrees 55 minutes East, 30.00 feet to a point; thence North 10 degrees 05 minutes East, 247.20 feet to a point; thence North 67 degrees 25 minutes 30 seconds West, 208.04 feet to a point; thence South 22 degrees 11 minutes 30 seconds West, 279.90 feet to a point; thence North 67 degrees 44 minutes 15 seconds West, 223.92 feet to a point in the east highway boundary of Salmon Run Mall Road; thence North 22 degrees 21 minutes East, 302.82 feet along the east highway boundary of Salmon Run Mall Road to the point of beginning, containing 1.29 acres of land.

The above described parcel being a part of lands conveyed by Timothy Farley, Referee, to Toped Management Services, Inc. by deed dated March 14, 2007 and recorded in the Jefferson County Clerk's Office on March 23, 2007 at Instrument 2007-00004738.

Together with and subject to rights, covenants, easements, restrictions and rights of way of record.

REFERENCE MAP

MAP OF LAND SURVEYED FOR BOMAX, INC.
PREPARED BY LAFAVE, WHITE & McGIVERN, L.S., P.C.
DATED: 9/19/1997; REVISED: 10/4/2001

DEED REFERENCES

12.17 ACRE PARCEL
TIMOTHY FARLEY (REFEREE)
TO
TOPED MANAGEMENT SERVICES, INC.
DEED DATED 3/14/2007
RECORDED 3/23/2007
INSTRUMENT 2007-00004738
TAX PARCEL 82.08-1-17

0.46 ACRE PARCEL
WATERTOWN SAVINGS BANK
TO
PRIME, LLC
DEED DATED 6/13/2004
RECORDED 9/14/2004
INSTRUMENT 2004-00014008
TAX PARCEL 82.08-1-18

I HEREBY CERTIFY TO:

1. THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION.

LAFAVE, WHITE & McGIVERN, L.S., P.C. — DATE
JEREMY E. THOMPSON, P.L.S.
NYS LIC. NO. 050659

SURVEYOR

LAFAVE, WHITE & McGIVERN, L.S., P.C.
133 COMMERCIAL STREET
THERESA, NY 13691
PHONE: 315-628-4414

TOTAL AREA: 12.17 ACRES

LEGEND

- ○ – EXISTING IRON PIPE
- ⊡ – EXISTING CONCRETE HIGHWAY MONUMENT
- ● – 5/8" REBAR SET WITH RED PLASTIC CAP

NOTES

1. THE HORIZONTAL DATUM REFERRED TO HEREON IS BASED ON THE REFERENCE MAP.
2. THE VERTICAL DATUM REFERENCED HEREON IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. FEATURES SHOWN HEREON ARE A RESULT OF THE COMBINATION OF COMPILATION FROM AERIAL PHOTOGRAPHY DATED APRIL 28, 2005 AND NOVEMBER 6, 2011 AND A FIELD SURVEY PERFORMED ON 12/19/2012 AND 12/20/2012.
4. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE.
5. THE AREA SHOWN HEREON IS WITHIN THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT FOR THE TOWN OF WATERTOWN.

WARNING – It is a violation of Section 7209, Subdivision 2 of the New York State Education Law for any person other than a licensed land surveyor to alter this map.

Only boundary survey maps with the surveyor's embossed seal or red ink seal are genuine true and correct copies of the surveyor's original work and opinion.

Certifications on the boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

The certifications hereon are not transferable.

The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist, they are not covered by this certificate.

GRAPHIC SCALE

50 0 25 50 100 200

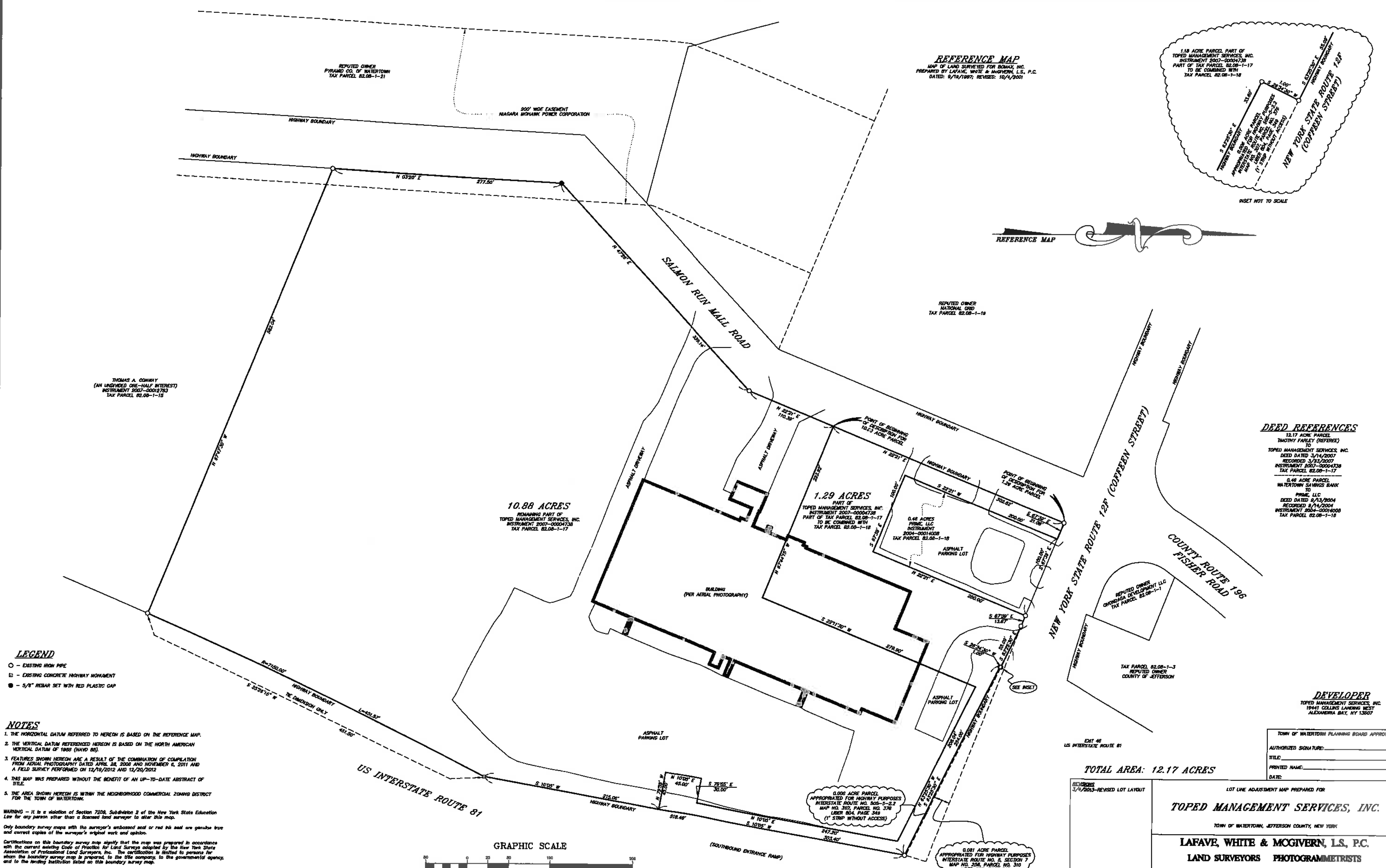
(IN FEET)
1 inch = 50 ft.

SURVEY MAP PREPARED FOR
TOPED MANAGEMENT SERVICES, INC.
&
PRIME, LLC
TOWN OF WATERTOWN, JEFFERSON COUNTY, NEW YORK

LAFAVE, WHITE & MCGIVERN, L.S., P.C.
LAND SURVEYORS PHOTOGRAMMETRISTS
THERESA BOONVILLE ROME
NEW YORK (2012TOPP TOPED-BOMAX DEC MAP.DWG)

JEREMY E. THOMPSON, P.L.S.
N.Y.S. LIC. NO. 050659

DRAWN	CHECKED	DATE	SCALE	FILE	SHEET
JET	DLM	4/24/2013	1"=50'	2012TOPP	1 OF 1


REPUTED OWNER
PYRAMID CO. OF WATERTOWN
TAX PARCEL 82.08-1-21
200' WIDE EASEMENT
NIAGARA MOHAWK POWER CORPORATION
HIGHWAY BOUNDARY
N 03°20' E
277.50'
N 47°26' E
339.14'
SALMON RUN MALL ROAD
REFERENCE MAP
MAP OF LAND SURVEYED FOR BOMAX, INC.
PREPARED BY LAFAVE, WHITE & McGIVERN, L.S., P.C.
DATED: 9/19/1997; REVISED: 10/4/2001
REPUTED OWNER
NATIONAL GRID
TAX PARCEL 82.08-1-19
1.18 ACRE PARCEL PART OF
TOPED MANAGEMENT SERVICES, INC.
INSTRUMENT 2007-00004738
PART OF TAX PARCEL 82.08-1-17
TO BE COMBINED WITH
TAX PARCEL 82.08-1-18
0.006 ACRE PARCEL
APPROPRIATED FOR HIGHWAY PURPOSES
INTERSTATE ROUTE NO. 505-5-2.2
MAP NO. 307, PARCEL NO. 376
LIBER 804, PAGE 349
(1' STRIP WITHOUT ACCESS)
NEW YORK STATE ROUTE 12F
(COFFEEN STREET)
INSET NOT TO SCALE
THOMAS A. CONWAY
(AN UNDIVIDED ONE-HALF INTEREST)
INSTRUMENT 2007-00012783
TAX PARCEL 82.08-1-15
10.88 ACRES
REMAINING PART OF
TOPED MANAGEMENT SERVICES, INC.
INSTRUMENT 2007-00004738
TAX PARCEL 82.08-1-17
1.29 ACRES
PART OF
TOPED MANAGEMENT SERVICES, INC.
INSTRUMENT 2007-00004738
PART OF TAX PARCEL 82.08-1-17
TO BE COMBINED WITH
TAX PARCEL 82.08-1-18
0.46 ACRES
PRIME, LLC
INSTRUMENT
2004-00014008
TAX PARCEL 82.08-1-18
POINT OF BEGINNING OF DESCRIPTION FOR 10.03 ACRE PARCEL
POINT OF BEGINNING OF DESCRIPTION FOR 1.29 ACRE PARCEL
ASPHALT DRIVEWAY
ASPHALT PARKING LOT
BUILDING
(PER AERIAL PHOTOGRAPHY)
S 22°11'30" W
379.90'
DEED REFERENCES
12.17 ACRE PARCEL
TIMOTHY FARLEY (REFEREE)
TO
TOPED MANAGEMENT SERVICES, INC.
DEED DATED 3/14/2007
RECORDED 3/23/2007
INSTRUMENT 2007-00004738
TAX PARCEL 82.08-1-17
0.46 ACRE PARCEL
WATERTOWN SAVINGS BANK
TO
PRIME, LLC
DEED DATED 9/13/2004
RECORDED 9/14/2004
INSTRUMENT 2004-00014008
TAX PARCEL 82.08-1-18
COUNTY ROUTE 196
FISHER ROAD
REPUTED OWNER
ONONDAGA DEVELOPMENT LLC
TAX PARCEL 82.08-1-1
TAX PARCEL 82.08-1-3
REPUTED OWNER
COUNTY OF JEFFERSON
SEE INSET
EXIT 46
US INTERSTATE ROUTE 81
DEVELOPER
TOPED MANAGEMENT SERVICES, INC.
19441 COLLINS LANDING WEST
ALEXANDRIA BAY, NY 13607
LEGEND
– EXISTING IRON PIPE
– EXISTING CONCRETE HIGHWAY MONUMENT
– 5/8" REBAR SET WITH RED PLASTIC CAP
R=7150.00'
L=451.57'
S 25°28'15" W
TIE DIMENSION ONLY
451.50'
US INTERSTATE ROUTE 81
(SOUTHBOUND ENTRANCE RAMP)
0.081 ACRE PARCEL
APPROPRIATED FOR HIGHWAY PURPOSES
INTERSTATE ROUTE NO. 6, SECTION 7
MAP NO. 258, PARCEL NO. 310
LIBER 837, PAGE 215
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
TOTAL AREA: 12.17 ACRES

NOTES

1. THE HORIZONTAL DATUM REFERRED TO HEREON IS BASED ON THE REFERENCE MAP.
2. THE VERTICAL DATUM REFERENCED HEREON IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. FEATURES SHOWN HEREON ARE A RESULT OF THE COMBINATION OF COMPILATION FROM AERIAL PHOTOGRAPHY DATED APRIL 28, 2008 AND NOVEMBER 6, 2011 AND A FIELD SURVEY PERFORMED ON 12/19/2012 AND 12/20/2012
4. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE.
5. THE AREA SHOWN HEREON IS WITHIN THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT FOR THE TOWN OF WATERTOWN.

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The certifications hereon are not transferable.

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TOWN OF WATERTOWN PLANNING BOARD APPROVAL

AUTHORIZED SIGNATURE: ____________

TITLE: ____________

PRINTED NAME: ____________

DATE:

REVISIONS
3/4/2013–REVISED LOT LAYOUT

LOT LINE ADJUSTMENT MAP PREPARED FOR

TOPED MANAGEMENT SERVICES, INC.

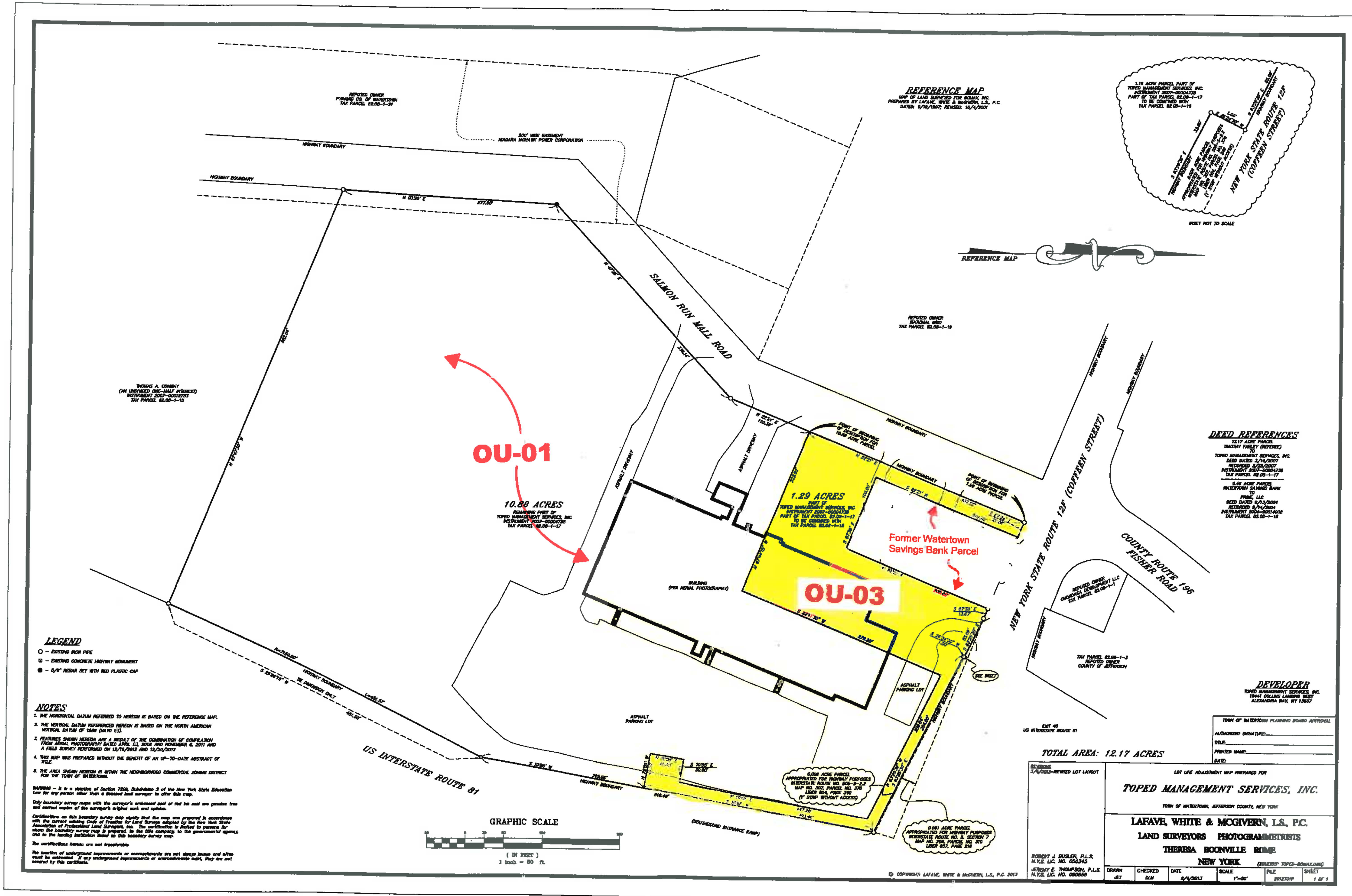
TOWN OF WATERTOWN, JEFFERSON COUNTY, NEW YORK

LAFAVE, WHITE & MCGIVERN, L.S., P.C.
LAND SURVEYORS PHOTOGRAMMETRISTS
THERESA BOONVILLE ROME
NEW YORK
(2012T01P TOPED-BOMAX.DWG)

ROBERT J. BUSLER, P.L.S.
N.Y.S. LIC. NO. 050345

JEREMY E. THOMPSON, P.L.S.
N.Y.S. LIC. NO. 050659

DRAWN	CHECKED	DATE	SCALE	FILE	SHEET
JET	DLM	2/4/2013	1"=50'	2012T01P	1 OF 1



REFERENCE MAP
SALMON RUN MALL ROAD
OU-01
10.88 ACRES
1.29 ACRES
OU-03
Former Watertown Savings Bank Parcel
NEW YORK STATE ROUTE 12F (COFFEEN STREET)
COUNTY ROUTE 196 FISHER ROAD
US INTERSTATE ROUTE 81
DEED REFERENCES
LEGEND
NOTES
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
TOTAL AREA: 12.17 ACRES
DEVELOPER
TOPED MANAGEMENT SERVICES, INC.
LAFAVE, WHITE & MCGIVERN, L.S., P.C.
LAND SURVEYORS PHOTOGRAMMETRISTS
THERESA BOONVILLE ROME
NEW YORK

APPENDIX C

Environmental Easement

Subject to Final Approval by the General Council

Subject to Execution by the Agency

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

THIS INDENTURE made this _____day of _____, 20__, between Owner(s) Toped Management Services, Inc., having an office at c/o 137 Main Ave., Watertown, New York 13601, County of Jefferson, State of New York (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 22222 Salmon Run Mall Road in the Town of Watertown, County of Jefferson and State of New York, known and designated on the tax map of the County Clerk of Jefferson as tax map parcel numbers: Section 82.08 Block 1 Lot 17, being the same as that property conveyed to Grantor by deed dated March 14, 2007 and recorded in the Jefferson County Clerk's Office in Instrument No. 2007-00004738, comprising approximately 1.29 +/- acres, and hereinafter more fully described in the Land Title Survey dated April 24, 2013 prepared by LaFAVE, White & McGivern, L.S., P.C. as certified on May 17, 2013, which will be attached to the Site Management Plan. The property description (the "Controlled Property") 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, 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) If current land use is selected, enter current use.

(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 Jefferson 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 certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) 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;
(2) the owner will continue to allow access to such real property;
(3) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls; and
(4) 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, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

Site Number: 623009 Operable Unit #3
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.

[10/12]

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.

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

Toped Management Services, Inc.:

By: _____

Print Name: Phillip J. Simao

Title: President Date: 5/29/15

Grantor's Acknowledgment

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

On the 29th day of May, in the year 20 __, before me, the undersigned, personally appeared Phillip J. Simao, 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.

Diane Hanan
Notary Public - State of New York

DIANE HANAN
Notary Public, State of New York
No. 8195227
Qualified in Jefferson County
Commission Expires October 20, 20 16

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: _____
Robert W. Schick, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the _____ day of _____, in the year 20__, before me, the undersigned, personally appeared Robert Schick, 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

SCHEDULE "A" PROPERTY DESCRIPTION

All that parcel of land located in the Town of Watertown, County of Jefferson and State of New York, bounded and described as follows:

Beginning at an existing iron pipe at the intersection of the southwest highway boundary of New York State Route 12F with the east highway boundary of Salmon Run Mall Road; and runs thence from the point of beginning, South 67 degrees 39 minutes East, 21.06 feet along the southwest highway boundary of New York State Route 12F to a point at the northwest corner of lands conveyed to Prime, LLC (Instrument 2004-00014008); thence South 22 degrees 21 minutes West, 200.00 feet along the west line of lands of Prime, LLC to a point at the southwest corner thereof; thence South 67 degrees 39 minutes East, 100.00 feet along the south line of lands of Prime, LLC to a point at the southeast corner thereof; thence North 22 degrees 21 minutes East, 200.00 feet along the east line of lands of Prime, LLC to an existing iron pipe in the southwest highway boundary of New York State Route 12F; thence along said highway boundary the four following courses and distances: 1) South 67 degrees 39 minutes East, 13.67 feet to an existing iron pipe; 2) South 63 degrees 25 minutes 30 seconds East, 55.09 feet to an existing iron pipe; South 26 degrees 34 minutes 30 seconds West, 1.00 feet to an existing iron pipe; 4) South 63 degrees 25 minutes 30 seconds East, 254.00 feet to an existing iron pipe at the intersection of the southwest highway boundary of New York State Route 12F with the west highway boundary of Interstate Route 81; thence South 10 degrees 05 minutes West, 303.40 feet along the west highway boundary of Interstate Route 81 to a point; thence North 79 degrees 55 minutes West, 45.00 feet to a point; thence North 10 degrees 05 minutes East, 45.00 feet to a point; thence South 79 degrees 55 minutes East, 30.00 feet to a point; thence North 10 degrees 05 minutes East, 247.20 feet to a point; thence North 63 degrees 25 minutes 30 seconds West, 208.04 feet to a point; thence South 22 degrees 11 minutes 30 seconds West, 279.90 feet to a point; thence North 67 degrees 44 minutes 15 seconds West, 223.92 feet to a point in the east highway boundary of Salmon Run Mall Road; thence North 22 degrees 21 minutes East, 302.82 feet along the east highway boundary of Salmon Run Mall Road to the point of beginning, containing 1.29 acres of land.

The above described parcel being a part of lands conveyed by Timothy Farley, Referee, to Toped Management Services, Inc. by deed dated March 14, 2007 and recorded in the Jefferson County Clerk's Office on March 23, 2007 at Instrument 2007-00004738.

Together with and subject to rights, covenants, easements, restrictions and rights of way of record.

APPENDIX D

Health and Safety Plan

SITE SPECIFIC HEALTH AND SAFETY PLAN

Former Bomax Manufacturing
Site No. 623009
3693 Coffeen Street
Watertown, NY 13601

Prepared for:

Mr. P.J. Simao
Toped Management Services, Inc.
137 Main Ave
Watertown, NY 13601

April 30, 2013

220 Sterling Street
Watertown, New York 13601
T: (315) 788-3900
F: (315) 788-0668
www.gymopc.com

GYMOPC
ARCHITECTURE, ENGINEERING & LAND SURVEYING

TABLE OF CONTENTS

Appendix

1.0 GENERAL

1.1 Health and Safety Policy

1.1.1 Statement of Policy

GYMO Architecture, Engineering & Land Surveying, P.C. (GYMO) is committed to maintaining the health and safety of its employees. It is GYMO's policy to take appropriate measures to protect the health and safety of employees in the performance of their assigned work, giving full regard to evolving industry practices and regulatory requirements. GYMO shall follow operating practices that will safeguard employees, the public and the environment.

1.1.2 Responsibility and Authority

The overall responsibility for employee safety at all of GYMO's operating locations, including job sites, is with the Board of Directors and the Department Managers.

GYMO will provide appropriate professional advice and counsel to help meet the health and safety policies and responsibilities where applicable. Work plans submitted by contractors will be reviewed. Contractors working at the subject site will be required to adhere to contractor supplied work plans and comments provided by GYMO PC and other regulatory agencies as required.

Employees are responsible for following the health and safety plan, complying with the rules and regulations. Employees will work in a safe manner while performing all normal and emergency or unusual activities. Employees are expected to use sound judgment during all activities to promote job safety at all times.

1.1.3 Goals and Objectives

GYMO is committed to the goal of maintaining a safe workplace, with the ultimate goal being no injuries at the workplace. This includes GYMO's corporate offices and all off-site job locations. GYMO believes that accidents are preventable and therefore, everyone will make every effort to prevent accidents and comply with established safety and health laws and regulations.

1.2 Health and Safety Plan Introduction

1.2.1 General

This Health and Safety Plan was developed as a guide to outline polices and procedures as they relate to health and safety at all GYMO facilities and project sites. This Plan also provides guidelines for expected behavior of all employees in regard to health and safety. This Plan specifically outlines the specific health and safety policies related to the Former Bomax Manufacturing Facility, located in Watertown, New York and the work to be performed by GYMO, P.C. (Project Manager/Monitor) and Independent Commercial Contractors (ICC).

1.2.2 Implementation of the Health and Safety Plan

A copy of this Health and Safety Plan will be available and accessible to each employee. All employees assigned to the Former Bomax Manufacturing Facility project are required to review this Plan and certify they understand the policies and procedures described herein prior to accessing the project site.

Any changes that may occur as the project progresses requiring an amendment to this Plan will be documented in an addenda and reviewed with all project employees.

2.0 SITE HISTORY AND DESCRIPTION

2.1 Site History and Description

The property is comprised of two individual tax parcels (82.08-01-16.0, 82.08-01-17.0). The more northerly parcel (parcel 82.08-01-17.0) consists of approximately 5.49 acres. This parcel holds the building and parking areas (subject area). The southerly parcel (parcel 82.08-01-16.0) consists of approximately 6.50 acres. A former leach field was located on this parcel. The majority of this parcel is currently brush and field grass (not considered part of this health and safety plan).

The subject property was initially developed as an electric motor manufacturing facility in 1965. A 57,000 ft² +/- building was constructed on the property. Currently both municipal water and sewer is available, however at the time of the initial development of the site the area was not serviced with a municipal sewer and wastewater collection system. Therefore a 5,000 gallon septic tank and distribution leach field were installed to manage wastes from the facility. These waste mostly included site waste water from production and site sewage. Apparently the waste stream also included some chemical wastes used at the facility during the production of the motors. Specifically, chlorinated solvents and petroleum lubricants were believed to have entered the waste stream through various pathways. It has been reported that the facility was discharging up to 5,000 gallons of liquid waste each day (includes water and sewage discharge). It is unknown what levels of chemical contamination was allowed to enter the waste stream. There was a used oil/solvent collection tank located on site intended to hold waste chemicals.

It is unclear exactly how site contamination was initially identified on site, but in 1990 a consent order was issued by the NYSDEC that required the 1990 record owner abandon the floor drain and septic system including the leach field. Apparently this was initiated due to the discovery of subsurface site contamination (chlorinated solvents) associated with the leach field. The floor drains were one of the suspected pathways for the solvents to enter the leach field.

This Health and Safety Plan has been developed to limit potential exposures and minimize potentially impacted media from migrating off site, as required by NYS DEC correspondence and previous onsite investigations.

2.2 Background Information Sources (Report Titles, Names, Dates)

1. EPA National Priorities List (NPL) Site. Former Bomax Manufacturing facility.
2. DOH Site Investigation Summary Report, Vapor Intrusion Evaluations for NYS Remedial Sites, Bomax Manufacturing Inc. April 2007.

2.3 Site/Incident Description

Affected Area:

Urban	___	Residential	___	Commercial	___
Industrial	X	Rural	___	Remote	___

Status:

Active		Inactive	X	Landfill	___

Type of Incident:

Spill	X	Air Release	___	Fire	___
HW Site	___	Other:	Former Elec. Engine Manf.		

On-site Storage:

Containers: Yes ___ No X
Describe Condition: _____

Drums: Yes ___ No X Number: _____
Describe Condition: _____

Tanks: Yes ___ No X Number: _____
Describe Condition: _____

2.4 Scope of Work

Work performed by GYMO and ICC at the Former Bomax Manufacturing Facility will include:

Emergency Response	___	Air Sampling	___	Bioassessment	___
Contractor Oversight	X	Treatability Study	___	Soil Gas Sampling	___
Geophysical Survey	___	Well Sampling	___	Flux Chamber Sampling	___
Well Installation	___	Soil Sampling	___	Tank Sampling	___
Drum Sampling	___	Bulk Sampling	X		
Lagoon Sampling	___	Sediment Sampling	___		
Surface Water Sampling	___	Walk-Through Assessment	X		

Specific tasks to be completed by GYMO include:

Task Description	Date of Activity
1. Asbestos Abatement Oversight	
2. Building Demolition Oversight	
3. Air and Particulate Monitoring	
4. Project Record Keeping and NYS DEC Notifications/Reporting	

Specific tasks to be completed by ICC include:

Task Description	Date of Activity
1. Asbestos Abatement	
2. Building Demolition	
3. Site Restoration	

GYMOP
ARCHITECTURE, ENGINEERING & LAND SURVEYING

Former Bomax Manufacturing Facility, Watertown, New York

U.S. Geological Survey Watertown 7.5 Minute Quadrangle Map
County: Jefferson

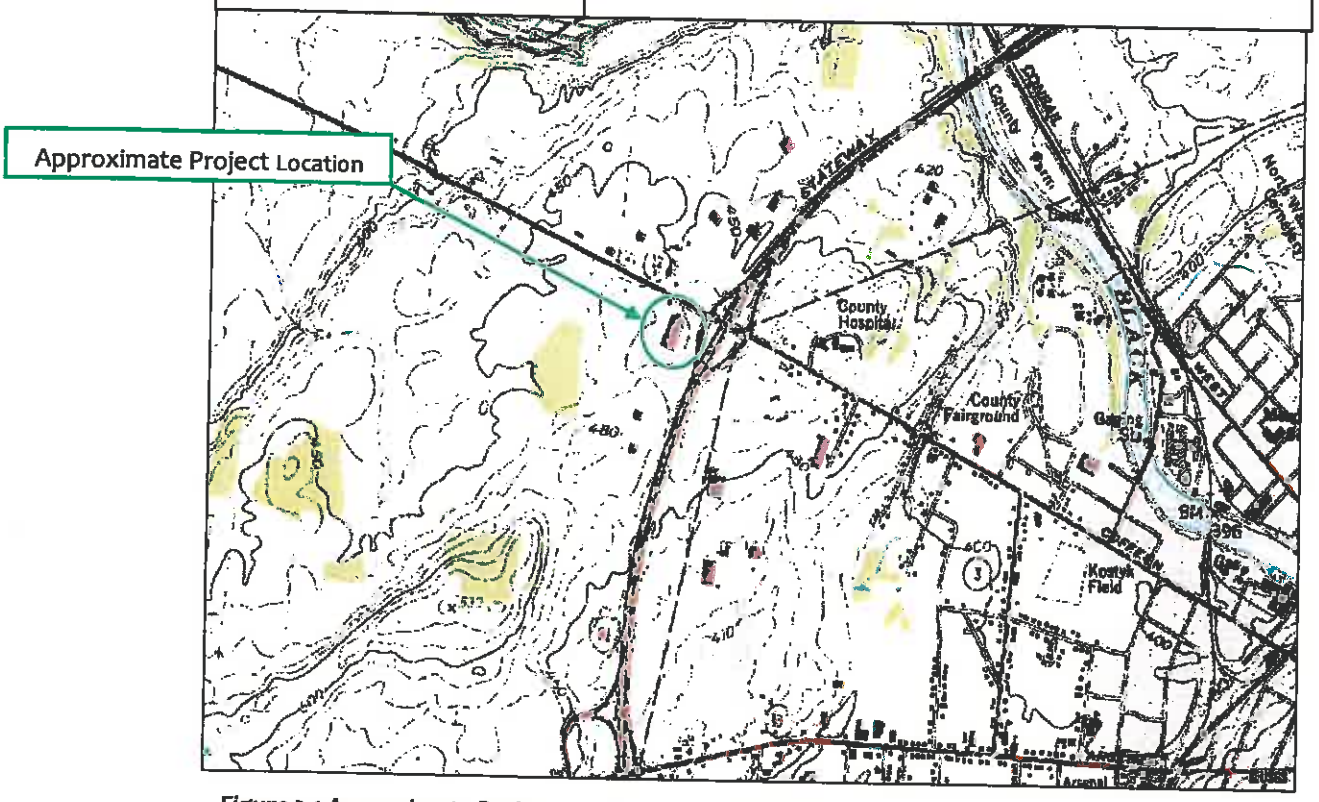


Figure 2-1 Approximate Project Location - U.S. Geological Survey 7.5' Quadrangle Map

3.0 SITE CONTROL

3.1 Site Location Map

The site map included below indicated the approximate site perimeter, entry and exit points and work zones.

Figure 3-1 Site Map illustrating approximate site perimeter, work zones and site access location.

3.2 Site Access Procedures

For the safety of all GYMO personnel, access to this site is restricted to only those site workers assigned to the project by the Environmental Project Monitor and who are cleared to perform work at the site by Independent Commercial Contractors. Workers shall only enter the site as directed and will remain in the work zone in which they have access approval..

3.3 Site Security

Currently the site remains accessible. Precautions will be addressed through the site contractor as approved by GYMO PC and regulating authority.

4.0 SAFETY AND HEALTH RISK ANALYSIS

4.1 Chemical/Exposure Hazards

X Inhalation	X Ingestion	X Skin Contact
____ Biological	____ Explosive	____ Flammable
____ Radioactive	____ Pressure Sensitive	____ Water reactive

4.2 Physical Hazards

X Heat	X Scaffolds	____ Excavations/Trenches
____ Noise	X Weights/Lifting	X Underground Utilities
____ Cold	____ Pressured Air	____ Compressed Gases
____ Boating	X Overhead Hazard	____ Unguarded floor openings/lagoons
X Ladders	X Building Entry	____ Heavy Machinery

____ Confined Space (attach copy of Confined Space Entry Plan)
____ Diving (attach copy of Dive Plan)
____ Other:

4.3 Summary of Chemical and Physical Hazards

The table on the following page provide a summary of chemical and physical hazards that could potentially be encountered by personnel during the performance of each task.

Table 4.3-1 Task Risk Analysis: Chemical Hazards of Concern

Task	Contaminant	Exposure Limits	Source Concentration Onsite	Route of Exposure	Symptoms of Acute Exposure	Monitoring Device (Response Factor)
1-4	Tetrachloro-ethene (PCE)	PEL:100 ppm-TWA PEL: 200 ppm-C PEL: 300 ppm-5min peak TLV:25 ppm-TWA TLV: 100-STEL IDLH:[150 ppm-Carcinogen] **Human Carcinogen (Agency: Class)** **IARC:** Probable; **NTP:** Reasonably Anticipated.	GW: 9,800 ppb (Max) 190 ppb (ave.)	inhalation absorption ingestion skin contact	Exposure to PCE may result in irritation of the eyes, nose and throat; nausea; flushed face and neck; vertigo; dizziness; incoordination; headache; drowsiness; skin redness; and long term liver damage. PCE affects the eyes, skin, respiratory system, liver, kidneys, central nervous system and is associated with liver cancer in animal studies.	PID (0.86), MultiRAE 10.6 eV (0.57 vs. C4H8[IBE] of 1) (reading x 0.57 = PCE)
1-4	Trichloro-ethene (TCE)	PEL:100 ppm-TWA PEL: 200 ppm-C PEL: 300 ppm-5min peak/2hrs TLV:10 ppm-TWA TLV: 25 ppm-STEL IDLH:[1000 ppm-Carcinogen] **Human Carcinogen (Agency: Class)** **IARC:** Probable; **NTP:** Reasonably Anticipated.	GW: < 50 ppb	inhalation absorption ingestion skin contact	Exposure to TCE may result in irritation of the eyes and skin; headache; vertigo; visual disturbances; fatigue; giddiness; tremors; drowsiness; nausea; vomiting; dermatitis; arrhythmia heart beat; abnormal sensation (prickling); and long term liver damage. TCE affects the eyes, skin, respiratory system, heart, liver, and the central nervous system.	PID (0.9) MultiRAE 10.6 eV (0.54 vs. C4H8[IBE] of 1) (reading x 0.54 = TCE)
1-4	Asbestos		Unknown	Inhalation	No known symptoms of acute exposure	Medical surveillance

GW: Groundwater; µg/L: micrograms per liter (parts per billion)
PEL: Permissible Exposure Limit (8-hr Time Weighted Average airborne concentration enforced by the Occupational Safety and Health Administration, see 1910.1000, Final Rule, Tables Z-1, Z-2 and Z-3)
TLV: Threshold Limit Values (8-hr Time Weighted Average airborne concentrations recommended by the American Conference of Governmental Industrial Hygienists, 2011-Threshold Limit Values for Chemical and Physical Agents and Biological Exposure Indices)

IDLH: Immediately Dangerous to Life and Health (Escape values designed to ensure that a Aworker could escape without injury or irreversible health effects ... in the event of the failure of respiratory protection equipment.)
NTP: National Toxicological Program (one group who evaluates and lists carcinogens)
IARC: International Agency for Research on Cancer (one group who evaluates and lists carcinogens)

Table 4.3-2 Task Risk Analysis: Physical Hazards of Concern

PHYSICAL HAZARD	TASK	EXPOSURE CONTROL PROCEDURES
Heat	1-4	▪ Prevention protocol and biological monitoring will be instituted at temperatures exceeding 70F. ▪ Physiological monitoring will be conducted in accordance with the attached Tables 4.3.4 and 4.3.5. ▪ Work/Rest cycles will be instituted based on physiological monitoring ▪ Personnel should consume 16ozs of water prior to beginning work and at intervals (breaks, lunch) throughout the day ▪ Non-caffeinated liquids (water, electrolyte drinks, juice kept at 50-60F) will be maintained on-site throughout the work shift. ▪ Signs of Heat Exhaust and Stroke will be reviewed (Table 4.3.3), employees will monitor fellow field team members for observance of these signs.
Rain	1-4	▪ May increase risk of hypothermia; see hazard preventions listed in the ACold@ Section of this Table. ▪ Rain repellant outer gear should be worn by employees. An additional change of clothing should be maintained for removal and replacement of wet clothing. ▪ Rest breaks shall be taken in a warm, sheltered area (van, trailer, nearby commercial space). ▪ Work areas where water may accumulate and create additional slip/trip/fall hazards should be provided with drainage or barriers. ▪ Employees should maintain and increase awareness of their physical surrounding, particularly when operating or when working around heavy equipment.
Housekeeping	1-4	▪ Provide adequate storage space for site equipment and supplies. ▪ Assign time and responsibilities for daily clean-up prior to departure from site. ▪ Ensure lunch areas are maintained free of empty bottle, containers and paper. Provide trash receptacles with enclosed tops/covers in the designated lunch area and throughout site as necessary. ▪ Do not accumulate flammable or combustible liquids on floors, walls, etc. Spill must be cleaned immediately. ▪ Provide adequate lighting in and around all work areas, passageways, stairs and ladders. Keep all such areas clear of debris, supplies, and any other objects. ▪ Mark and/or secure any object (extension cord) which must traverse a passageway. ▪ Ensure that supplies are stored in neat stockpiles and that access aisles are created and kept clear of stored objects. ▪ Remove combustible materials routinely, do not allow accumulation in areas where flammable and combustible liquids are stored, handled or processed.
Electrical Storms	1-4	▪ At the first sign of lightning cease work, or if weather reports indicated a fast moving storm heading towards the worksite, seek enclosed shelter. Work will not resume outside until 30 minutes after the last sight of lightning.
Cold	1-4	▪ Prevention protocol will be instituted at air temperatures below 40F. ▪ Clothing should include loose layers, masks, woolen scarves and hats in extreme cold weather. Clothing should be kept dry by wearing water and wind resistant layers and footwear. ▪ Rest breaks will be taken in a warm sheltered area (van, trailer, nearby commercial space). ▪ The outer layer of clothing should be removed, and remaining clothing should be loosened. ▪ Where appropriate, wind breaks will be designed and constructed at individual work locations. ▪ Non-caffeinated warm liquids (water, juice, decaffeinated teas) will be maintained on-site throughout the work shift. Dehydration may increase the susceptibility of employees to cold injury due to the change of blood flow to the extremities. ▪ Signs of Frost bite and Hypothermia will be reviewed (attached), employees will monitor fellow field team members for observance of these signs.

Heavy Manual Lifting /Moving	1-4	▪ Inspect each object for presence of splinters, slivers, sharp edges, protruding parts, cracks, loose joints, and chemical/biological surface contamination. Eliminate or use P.P.E. to control contact accordingly. ▪ Test weight of object; unless involved in weight training, recommended safe lifts for men and women are 50 and 35 pounds respectively. If object weight exceeds the values listed above or the individual=s personal limits use mechanical lift equipment or assistance from a 2nd individual. ▪ Inspect proposed path to ensure; obstructions removed from path, clearance appropriate for object dimensions, awareness of changes in grade and/or stairs/ladders, negotiable conditions of path surface. ▪ Lift should progress as follows: 1. Place one foot slightly in front of the other 2. Squat (knees bent) as close to object as possible 3. Grasp one of the top corners away from the body, and the opposite corner closest to the body. 4. Tilt the object slightly away from the body, tilt torso forward at the hips, keep the back straight and tuck in the chin. 5. Test to ensure that object is loose from the floor and will lift without snagging. 6. Straighten the legs, keeping the backbone straight, pull the object into the body and stand up slowly and evenly without jerking or twisting. 7. If turning or a change in direction is required, turn with feet (not torso) and step in the direction of travel. 8. Reverse sequence when setting object on surface, being sure not to trap hands between object and surface.
Heavy Equipment Operation		▪ Machinery and mechanized equipment will only be operated by a competent qualified individual. ▪ Equipment will be inspected daily; tests will be made at the start of each shift to ensure that the braking and operating systems are in proper working condition. ▪ Seats and seatbelts will be available to and in use by all operators and passengers. ▪ Stationary machinery and equipment will be placed on a firm foundation and secured (outriggers) prior to operation. ▪ Mechanized equipment will be shut down prior to and during fueling operations ▪ Communication will be maintained with operator prior to approaching and while working adjacent to all heavy equipment. Communication between operator and ground personnel using either radios or hand signals. Communication methods shall be determined prior to beginning work activities. ▪ Barriers or blockades will be placed around the bodies of articulating equipment. ▪ Individuals will not walk or otherwise travel beneath a load (bucket, etc.) ▪ Hard hats shall be worn when working adjacent to heavy equipment.
Rough Terrain	1-4	▪ May include uneven surfaces; changes in grade; and excessive ground cover or vegetation. This also increases risk for vehicle and foot passage. ▪ Clear vegetation in heavy traffic (vehicle, foot) areas, where possible. ▪ Mark excessively rough areas and minimize travel to and through such areas. Plan equipment placement and activities accordingly. ▪ Wear ankle high (or higher) steel-toe/shank work boots. ▪ Discuss slip/trip/fall hazards associated with daily tasks at pre-work job planning and safety meetings.

Neighborhood	1-4	▪ Hazards associated with neighborhoods arise as a result of; socio-economic factors; client/resident relationship; client/labors relationship; physical design factors (lighting, secured barriers, remote location); value of equipment and materials; benefits of sample tampering. ▪ Ensure adequate site security provided for on-going activities. Site security may be provided by client, or may need to be contracted by SERAS personnel. Enforcement of security functions should be assigned to properly trained and authorized individuals. ▪ Avoid verbal and physical confrontation. ▪ Ensure SERAS personnel work in teams or groups when accessing and conducting activities in sensitive locations. Establish a communication procedure for obtaining on and off site assistance. ▪ Provide adequate communication devices (mobile phones or radios) for teams working in sensitive locations. ▪ Provide visible security precautions (fencing, Akeep out@ signs). Provide locked storage facilities on-site; construct adequate barriers for equipment or sampling devises which will remain unattended at off-site or unsecured site locations. ▪ Use discretion in discussion related to site work when conversing off-site and off-hours.
Biological (insect, tick, poisonous plants)	1-4	▪ Hazards include: bites from snakes; infected wild animals; rodents; insects; ticks and contact with poisonous plants. ▪ Snakes: use care when reaching into or moving objects, be familiar with habits and habitats of snake indigenous to area, wear ankle high or higher steel-toe/shank boots, clear grass/overgrown areas if possible. ▪ Wild animals: avoid contact with wild/stray animals, be weary of nocturnal animals seen during the day, eliminate food sources and nesting sites, store trash/garbage in metal/thick plastic lidded containers, cut grass/under brush where possible. ▪ Insects: Be aware of insect born disease outbreaks in area of travel, insect repellant, Long sleeves/pants. ▪ Ticks: same as those for insect, tuck pant leg into socks and boots, conduct tick checks during breaks and at end of shift, wear light colored clothing, remove and save tick immediately. ▪ Plants: Wear long sleeves/pants, use barrier creams if highly sensitive, do not contact plants which resemble poison ivy (3-leaves, pointed leaf), oak (3-leaves, rounded leaf), or sumac (paired leaves, white fruit). ▪ Blood borne Pathogen hazards and controls are identified in Lockheed Martin=s Exposure Control Plan, training is conducted annually.
Utilities		▪ Hazards include both overhead and underground utilities which may be impacted when conducting intrusive activities (i.e. Geoprobe sampling, drilling). Impact may result in the release of electrical energy, high pressure water, high pressure air/steam, natural gas, or sewage. The SERAS SHSC is the responsible on-site individual and must ensure that each of the following addressed: ▪ Locate and mark all underground utilities through inspection and identification by the appropriate utility representative. ▪ Assume all lines are live until shut-off is verified by an appropriate utility representative. Do not assume that abandonment of a facility site has resulted in the shut-off of utility supply. ▪ Inspect buildings adjacent to area of planned activity to identify clues which indicate the potential for underground and aboveground utility service (i.e. natural gas valves, underground tunnels, water valves or metering pits, compressed air or gas lines) ▪ In the event that a utility representative will not mark utilities within the site fence line, identify the utility feed location and observe visual cues identified above. Intrusive work must be conducted in a slowly and carefully, especially during the first 3-4 feet (depth at which most utilities will be located) ▪ Maintain 20 ft clearance between any live utility lines and elevated work platforms, ladders, scaffolds, man-lifts and drill or vehicle superstructures until. Shut-off or insulation blanketing is required if job duration exceeds one day, and is always required if 20ft clearance cannot be maintained.

Vehicular Travel	1-4	▪ All drivers must be appropriately licensed when operating a vehicle. ▪ All traffic rules and regulations, and all traffic control signs and devices should be followed. ▪ Drivers of rental or unfamiliar vehicles should become familiar with all controls before operating the vehicle. ▪ Drivers should operate vehicles defensively, exercise special care when operating on unfamiliar roads or during inclement weather, and should yield to pedestrians. ▪ Trucks should be backed under the direction of a signal person when operator cannot view rear area clearly. ▪ Seat belts should be provided and used by each individual in the vehicle. ▪ Personnel must not ride on outside or back of vehicles. ▪ Materials should be loaded within limits of vehicle weight capacity, should be secured, and should not protrude from rear of truck. ▪ Personnel may not remain in or on vehicles being loaded by excavating equipment unless cab is adequately protected against impact. ▪ Maintain road flares, fire extinguishers, first aid kits, and other safety equipment where necessary.

Table 4.3-3 Temperature Extremes: Signs of Excessive Exposure

Temperature Extremes	Sign/Symptom of Excessive Exposure
Heat Exhaustion	State of weakness or exhaustion caused by the loss of fluids form the body: Pale, clammy, moist skin; profuse perspiration and extreme weakness; body temperature may be normal; weak/rapid pulse; shallow breath. **Treatment:** Remove individual to cool, air-conditioned, or temperature controlled area; loosen clothing; place in head-low position; provide rest. Have patient drink 1-2 cups of water immediately, and every 20 minutes until symptoms subside.
Heat Stroke	Acute, dangerous reaction to heat stress caused by failure of body's heat regulating mechanisms resulting in a rapid rise in body temperature, brain damage, and death: red, hot, dry skin; confusion; extremely high body temperature; rapid respiratory and pulse rate; unconsciousness or coma. **Treatment:** Remove from heat source and cool victim rapidly by soaking victim in cool (NOT COLD) water; sponge body with cool water to reduce temperature to safe level (<102F) Monitor vital signs, obtain immediate medical help.
Heat Cramps	Acute painful spasms of voluntary muscles caused by inadequate electrolyte intake: muscle spasms, most notably the abdomen and extremities. **Treatment:** Remove victim to cool area and loosen clothing.
Cold-Frostbite	Local freezing of tissue resulting when heat loss from an extremity is faster than heat replacement by the circulating blood. Frost bite occurs in stages; incipient (sudden blanching or whitening of skin); superficial (waxy or white skin which is firm to the touch, underlying tissue is resilient); and deep (cold, pale or darkened skin which is solid). **Treatment:** Move individual to warm environment, warm affected area by placing next to warm skin (avoid fires, hot water, external heaters) provide warm non-caffeinated drinks. After re-warming affected area evaluate, bandage (if necessary) and do not allow blisters to be broken. Do not rub frostbitten area, obtain medical care as necessary.
Cold-Hypothermia	Occurs when a heat loss in excess of heat gain results in a core body temperature drop. Most cases develop in air temperatures between 30-50F when compounded with water immersion or soaking and windy conditions. Symptoms include: uncontrolled fits of shivering; vague, slow, slurred speech; irrational actions; memory lapses; incoherence; fumbling hands, frequent stumbling, lurching gait; apathy, listlessness, and sleepiness; glassy stare; slow pulse and respiration. **Treatment:** Move individual to warm environment, remove any wet clothing, provide additional heat sources (warm blanket, bath, body contact); provide warm non-caffeinated fluids, candy and

	sweetened food, obtain medical assistance.

Table 4.3-4 Percent Sunshine Factors

PERCENT SUNSHINE FACTORS HEAT STRESS PREVENTION AND MONITORING		
Percent Sunshine (%)*	Sunshine Factor	Adjusted Temperature Calculation@
100	1	Air Temp + 13(1) = **Adjusted Temp**
50	0.5	Air Temp + 13(0.5) = **Adjusted Temp**
0	0	Air Temp + 13(0) = **Adjusted Temp**

**Linear Scale, any estimated percent sunshine divided by 100 will provide the corresponding Sunshine.*
@Calculation: Air Temperature (in degrees F) + 13(Sunshine Factor)=Adjusted Temperature.

Table 4.3-5 Physiological Monitoring Schedules

PHYSIOLOGICAL MONITORING SCHEDULE HEAT STRESS PREVENTION AND MONITORING		
Adjusted Temperature (Table 3.3.4)	Monitoring Schedule **Level D** (Permeable Clothing)	Monitoring Schedule **Level C, B or A** (Impermeable Clothing)
90 °F or above	After each 45 minutes of work	After each 15 minutes of work
87.5°F-90°F	After each 60 minutes of work	After each 30 minutes of work
82.5°F-87.5°F	After each 90 minutes of work	After each 60 minutes of work
77.5°F-82.5°F	After each 120 minutes of work	After each 90 minutes of work
72.5°F-77.5°F	After each 150 minutes of work	After each 120 minutes of work

Physiological monitoring should include **oral temperatures** and/or **pulse rates**. Physiological monitoring should be conducted at the beginning of each rest period, the frequency of which is specified above.

Oral Temperature Criteria: An oral temperature in excess of 99.6 degrees (or 1 degree above individual's baseline) will require that the next work period be reduced by 33%. This shall continue until the body temperature is maintained below 99.6 degrees (or 1 degree above baseline).

Pulse Rate Criteria: Heart rate should be measured by the radial pulse for 30 seconds. If the heart rate exceeds 110 beats/minute at the beginning of the rest period the next work period should be reduced by 33%.

4.4 EXCAVATION

PURPOSE

This section contains practices and procedures to protect employees from hazards associated with excavations and trenching in compliance with OSHA Excavation Standard Subpart P, 29 CFR 1926.650.

SCOPE AND APPLICABILITY

The provisions of the Excavation Program apply to all work conducted on OU-03 of the Bomax Site. This program shall apply to all open excavations made in the earth's surface. Excavations include trenches except for those trenches created by the tillage of fields.

POLICY

It is the policy of GYMO PC to take every reasonable precaution to provide a work environment free from recognized hazards for its employees in accordance with the General Duty Clause of the OSHA act (Public Law 91-596 Section 5(a)(1) and in accordance with specific OSHA standards.

Appropriate safety equipment (e.g. shoring, shielding, equipment, etc.) shall be used when such equipment is necessary to protect the health and safety of the employee(s). A competent person shall be placed in charge of all excavations.

4.1.1 SPECIFIC EXCAVATION REQUIREMENTS

Competent Person and Training Requirements

A competent person shall be at the excavation site while excavation activities are being performed. For employees, who will be performing work in and around an excavation, under the supervision of the competent person, it is understood that the competent person has the authority to stop work and take corrective action to eliminate hazards that exist or might exist

Responsible Party

Based on the varying types of excavations that will be performed it is anticipated that control and responsibility for each excavation will need to be established on a per project basis.

Staging and Surface Encumbrances

When leaving an excavation open and unattended measures shall be taken to prevent unauthorized access. When an excavation is unattended and in excess of one (2) foot in depth construction fencing is required surrounding the excavation. Fencing is required for depressions left by the removal of trees unless the depression is backfilled at once. Any surface encumbrances, or impediments, that are located in a position that could create a hazard to employees in or around the excavation shall be removed or supported to

safeguard employees. All soil and rock removed during the excavation shall be placed at least two (2) feet from the edge of the excavation.

Utility Locating

It is requited that all utilities in the vicinity of the excavation will be marked or located prior to the disturbance of soil or ground cover. The location of the utilities should be performed by designated utility locators (Dig Safe New York).

When excavation operations approach the estimated location of underground installations, clearance must be maintained between the underground utility, as marked, and the cutting edge or point of mechanized equipment. The clearance must not be less than two (2) feet on either side of the outer limits of the utility and not less than five (5) feet for natural gas lines). However, if the clearance is less than two (2) feet, exposure of the utility may be accomplished only by the use of hand excavation, air cutting, or vacuum excavation. Any utilities exposed during excavation activities shall be properly supported to prevent movement of the utility line.

Access and Egress

A stairway, ladder, ramp, or other safe means of egress shall be located in trench excavations that are four (4) feet in depth or greater. Safe means of egress should be provided so that no more than 25 feet of lateral travel is necessary for employees to reach the egress. If a ladder is used for access or egress it must be secure and extend at least 36 inches above the landing.

Structural ramps that are used solely by employees shall be designed by a competent person, while ramps that are used for access or egress of equipment shall be designed by a competent person qualified in structural design.

Exposure to Vehicular Traffic and Falling Loads

Employees exposed to public vehicular traffic shall wear ANSI Class II safety vests. Additionally, employees should don hard hats when working in an excavation and should not be under loads handled by lifting or digging equipment.

Hazardous Atmospheres

When potential or existing oxygen deficient or hazardous atmospheres exist, atmospheric monitoring should be performed using confined space monitors. At a minimum, monitoring shall be performed for percent oxygen content, lower explosive limit (LEL), carbon monoxide, and hydrogen sulfide. Atmospheric monitoring should be performed prior to employee entry and continuously during employee entry into an excavation with a potential for an oxygen deficient or hazardous atmosphere. Safe entry conditions are defined as an oxygen content between 19.5-23.5%, a lower explosive limit < 10%, carbon monoxide < 25 parts per million (ppm), and hydrogen sulfide < 1 ppm. If an additional specific atmospheric contaminant exists or has the potential to exist, monitoring for that contaminant shall be performed.

If an oxygen deficient or hazardous atmosphere exists, measures shall be taken to prevent employee exposure. Measures that can possibly be taken include providing

forced ventilation and, if necessary, the use of appropriate respiratory protection equipment.

Hazards from Water Accumulation

Employees shall not work in excavations in which there is accumulated or accumulating water unless appropriate precautions have been taken to protect employees from hazards presented by water. The necessary precautions may vary based on the project, but it is anticipated that precautions should include support or shield systems to protect from cave-ins, water removal to control the level of accumulating water, or the use of a safety harness and lifeline.

If water removal equipment is utilized to control accumulating water it should be monitored by a competent person. If excavation work interrupts the natural drainage of surface water, diversion ditches, dikes, or other suitable means shall be used to prevent surface water from entering the excavation and to provide adequate drainage of the area adjacent to the excavation.

Stability of Adjacent Structures

Where the stability of adjoining buildings, walls, or other structures is endangered by excavation operations, support systems such as shoring, bracing, or underpinning shall be provided to ensure the stability of such structures for the protection of employees. Excavation below the level of the base or footing of any foundation or retaining wall that could reasonably be expected to pose a hazard to employees shall not be permitted except when:

1) A support system, such as underpinning is provided to ensure the safety of employees and the stability of the structure; or
2) The excavation is in stable rock; or
3) A registered professional engineer has approved the determination that the structure is sufficiently removed from the excavation so as to be unaffected by the excavation activity; or
4) A registered professional engineer has approved the determination that such excavation work will not pose a hazard to employees.

Sidewalks, pavement, and ancillary structures shall also not be undermined unless a support system or other method of protection is provided to protect employees from the collapse of such structures.

Protection of Employees in Excavations

All earthen materials and equipment shall be kept at least two (2) feet from the edge of an excavation to prevent materials or equipment from falling or rolling into excavations. Protection shall also be afforded to prevent loose rock or soil from falling and rolling from an excavation face onto an employee. Measures that can be taken to prevent such events are scaling to remove loose material, installation of protective barricades on the face to stop and contain material, or other means that provide equivalent protection.

Employees are not permitted to work on the faces of sloped or benched excavations at levels above other employees except when employees at lower levels are protected from the hazard or falling, rolling, or sliding material and equipment.

Each employee shall be protected from cave-ins by adequate protective systems, which will be discussed below.

Inspections

A competent person shall perform daily inspections before work begins and as needed throughout the shift. The inspections shall include the excavations, the adjacent areas, and the protective systems. They also shall include the identification of problems with the excavation that could result in a cave-in or to identify indications of failure with the protective systems. The inspection shall also include an evaluation of the potential for a hazardous atmosphere to develop.

Fall Protection

Walkways shall be provided when employees or equipment are required or permitted to cross over an excavation. Guardrails which comply with 1926.502(b) shall be provided where walkways are six (6) feet or more above lower levels.

Use of Support Systems, Shield Systems, & Other Protective Systems

Trench boxes and hydraulic shoring shall be used according to the manufacturer's tabulated data, and shall be in accordance with all specifications, recommendations and limitations issued or made by the manufacturer. At least one copy of the tabulated data shall be maintained at the job site. When a shield (trench box) is used, work shall not be permitted outside the shield. If it is necessary to use timber shoring, it shall be used according to tabulated data. Timber shoring in a trench greater than 20 feet in depth shall be designed by a registered professional engineer.

Materials and Equipment

Materials and equipment used for protective systems shall be free from damage or defects that may impair their proper function. A competent person shall examine materials or equipment that is used for protective systems. If the materials or equipment are found to be damaged or defective they shall be removed from service and not put back into service until it is evaluated and approved by a registered professional engineer.

Materials and equipment used for protective systems shall be used and maintained in a manner that is consistent with the recommendations of the manufacturer, and in a manner so as to prevent employee exposure to hazards.

Shield Systems

A Shield system shall be installed in a manner that will restrict lateral or other hazardous movement and shall not be subject to loads exceeding its capability. Employees shall be protected from the hazard of cave-ins when entering or exiting the areas protected by

shields. Employees shall not be allowed in shields when they are being installed, removed, or moved vertically.

5.0 PERSONNEL TRAINING REQUIREMENTS

Consistent with OSHA's regulation covering Hazardous Waste Operations and Emergency Response (29 CFR 1910.120), all site personnel will be trained in accordance with the requirements. At a minimum, all personnel will be trained to recognize the hazards on-site, the provisions of this HASP, and personnel responsible for safety at this site.

The following topics will be discussed by the GYMO Safety Designee prior to commencement of on-site activities:

X Site Hazards

X Emergency Procedures

X Table 4.3

___ Other:

Forms have been provided in section 8 of this HASP for documentation of these required meetings. Contractor is required to maintain copies for his records.

6.0 PERSONAL PROTECTIVE EQUIPMENT

Personal protective equipment (PPE) will be used at this site to protect employees from potential hazards. This includes hazards associated with, but not limited to, entry operations and routine site tasks and operations.

With employee safety being the number one priority, site health hazards will be eliminated or reduced to the greatest extent possible through administrative and/or engineering controls and safe work practices. Where hazards are still present, a combination of administrative and/or engineering controls, work practices and PPE will be used to protect employees.

6.1 PPE Selection Criteria

PPE shall be selected and used to protect site workers from the hazards and potential hazards they are likely to encounter as identified during the site characterization. PPE selection shall be based upon many factors. Initial PPE ensembles shall be selected based on the anticipated route(s) of entry and potential hazards encountered. Materials providing the greatest duration of protection shall be used. When necessary, multiple layers of protection shall be used to accommodate the range of hazards that may be encountered. All PPE shall be properly fitted. PPE selection criteria shall also include 1) level of PPE required (Level A, B, C or D); and 2) PPE components. Other factors that influence the PPE selection criteria include the specific work mission and duration.

6.2 Minimum Standards for Personal Protective Equipment

The Environmental Protection Agency (EPA) has divided the protective equipment used to protect workers from contact with known or anticipated chemical hazards into four categories. Level A is the highest level of protection and Level D is the lowest.

6.2.1 Level A

Level A protection should be worn when the highest level of respiratory, skin, eye and mucous membrane protection is needed. Personal protective equipment includes (* denotes optional PPE):

- Positive pressure (pressure demand), self contained breathing apparatus (NIOSH approved), or positive pressure supplied air respirator with escape SCBA.
- Fully encapsulating chemical protective suit.
- Gloves, inner, chemical resistant.
- Gloves, outer, chemical resistant.
- Boots, chemical resistant, steel toe and shank; depending on suit boot construction, worn over or under suit boot.
- Underwear, cotton, long-john type.
- Hard hat (under suit)*
- Coveralls (under suit)*

- Two-way radio communications (intrinsically safe/non-sparking)*

6.2.2 Level B

Level B protection should be selected when the highest level of respiratory protection is needed, but a lesser level of skin and eye protection is needed. Level B is the minimum level recommended on initial site entries until the hazards have been further identified and defined by monitoring, sampling and other reliable methods of analysis, and equipment corresponding to those findings utilized. Level B PPE includes (* denotes optional PPE):

- Positive pressure (pressure demand), self contained breathing apparatus (NIOSH approved), or positive pressure supplied air respirator with escape SCBA.
- Chemical resistant clothing (overalls and long-sleeved jacket, coveralls, hooded two-piece chemical splash suit, disposable chemical resistant coveralls).
- Coveralls (under splash suit)*
- Gloves, outer, chemical resistant.
- Gloves, inner, chemical resistant.
- Boots, outer, chemical resistant, steel toe and shank.
- Boot covers, chemical resistant (disposable)*
- Two-way radio communications (intrinsically safe)*
- Hard hat*
- Face shield*

6.2.3 Level C

Level C protection should be selected when the type of airborne substance is known, concentration measured, criteria for using air purifying respirators met and skin and eye exposure is unlikely. Periodic monitoring of the air must be performed. Level C PPE includes (* denotes optional PPE):

- Full-face or half-mask, air-purifying respirator (NIOSH approved).
- Chemical resistant clothing (one piece coverall, hooded two piece chemical splash suit, chemical resistant hood and apron, disposable chemical resistant coveralls).
- Gloves, outer, chemical resistant.
- Gloves, inner, chemical resistant.

- Boots, steel toe and shank, chemical resistant.
- Boot covers, chemical resistant*
- Cloth coveralls (inside chemical protective clothing)*
- Two-way radio communications (intrinsically safe)*
- Hard hat*
- Escape mask*
- Face shield*

6.2.4 Level D

Level D is primarily a work uniform and is used for nuisance contamination only. It requires only coveralls and safety shoes/boots. Other PEE is based upon the specific situation (types of gloves, etc.). It should not be worn on any site where respiratory or skin hazards exist.

The type of environment and the overall level of protection should be reevaluated periodically as the amount of information about the site increase and as workers are required to perform different tasks. PPE should be upgraded to a higher level if there is a known or suspected presence of dermal hazards; there is an occurrence or likely occurrence of gas or vapor emission; a change in work task that will increase contact or potential contact with hazardous materials or at the request of the individual performing the task. PPE can be downgraded if new information is presented indicating that the situation is less hazardous than was originally thought; there is a change in the site conditions that decreases the hazard; or there is a change in the work task that will reduce contact with hazardous materials.

6.3 General Clothing and Personal Protective Equipment Guidelines

6.3.1 Clothing

All field personnel are required to dress appropriately for the job they are performing, this typically includes jeans, and appropriate or supplied t-shirt. Loose, torn or ragged clothing should not be worn.

6.3.2 Shoes

Safety shoes must be worn by all field personnel that could be exposed to foot injuries or while performing tasks where the risk of foot injury is present (lifting heavy objects, etc.).

6.3.3 Head

Hard hats must be worn in all designated areas or whenever a head hazard is present. This requires that hard hats be used when operating or working around heavy equipment, working near excavation or as required by the site.

6.3.4 Eyes

Safety glasses are required when working around operations exposing workers to eye injuries.

6.3.5 Hands

Gloves shall be worn whenever handling objects or substances that could cut, tear or burn the hands. Gloves should **NOT** be worn while operating cutting tools.

6.3.6 High Visibility Apparel

High visibility apparel, meeting ANSI 107 Class II Standards, is required for all persons (employees, customers, contractors and visitors) while outside their vehicle. Employees working on or within 10 feet adjacent to State, County or local roads must also wear high visibility apparel.

6.4 Sampling Personnel Personal Protective Equipment Guidelines

All personnel collecting bulk surface, soli and or water samples at the site will be required to comply with Level D PPE requirements, in addition to wearing disposable nitrile gloves when collecting and handling samples. Gloves will be discarded and disposed of after each use. Sampling procedures are described in the following section. Additionally, a respirator may be required during certain sampling activities.

7.0 EMERGENCY RESPONSE PLAN

7.1 General

In the event of an emergency on-site, workers are to contact the appropriate response agency immediately, which can be done by dialing 9-1-1 from any available phone. Workers are reminded that 911 calls originating from cell phones will direct the call to the New York State Police. The dispatch center will then connect the caller to the appropriate agency.

Once the proper authorities have been notified, the Project Manager should be notified of the emergency and action taken. The Project Manager will then notify all other involved project personnel. The Project Manager must be notified of all accidents and emergencies that occur on-site, even if the accident or emergency does not require immediate medical attention.

7.2 Emergency Medical Treatment and First Aid

All employees shall have basic knowledge of first aid and how to respond to an emergency situation. All employees working on-site will have available a first aid kit stocked with supplies to provide care and treatment of minor injuries. The first aid kit will be located where it can be easily retrieved in the event of a minor injury. Minor injuries include scrapes, cuts, bruises, etc. which do not require emergency medical treatment. Employees may provide initial first aid, if necessary, prior to the arrival of emergency medical teams.

Emergency medical treatment must be sought for any injury or accident that requires treatment beyond the employee's knowledge and ability. Employees must not hesitate in responding to such an emergency and must immediately call 9-1-1 and follow the dispatcher's instructions.

7.3 Reporting Injuries

Any employee who sustains an injury while on-duty must immediately report any injury to his/her Project Manager. The employee must then report immediately to the proper facility for treatment. Should any employee receive medical treatment from a physician, such treatment and the name of the physician shall be reported to their Project Manager.

All employees must report near misses to the Project Manager.

7.4 Emergency Contact Information

The following are the emergency contact numbers for the project site. The emergency contact information will be distributed to all workers accessing the site.

Emergency:	
Fire	911
Ambulance	911
NYSDEC Spill Hotline	1 (800) 457-7362
Project Manager:	
Mr. Jason Preston	(315) 788-3900 Office
GYMO, PC	(315) 681-8737 Cell

The nearest hospital to the project site is Samaritan Medical Center, located at 830 Washington Street, Watertown, New York. The route from the project site to the hospital is identified in Figure 7.4-1.

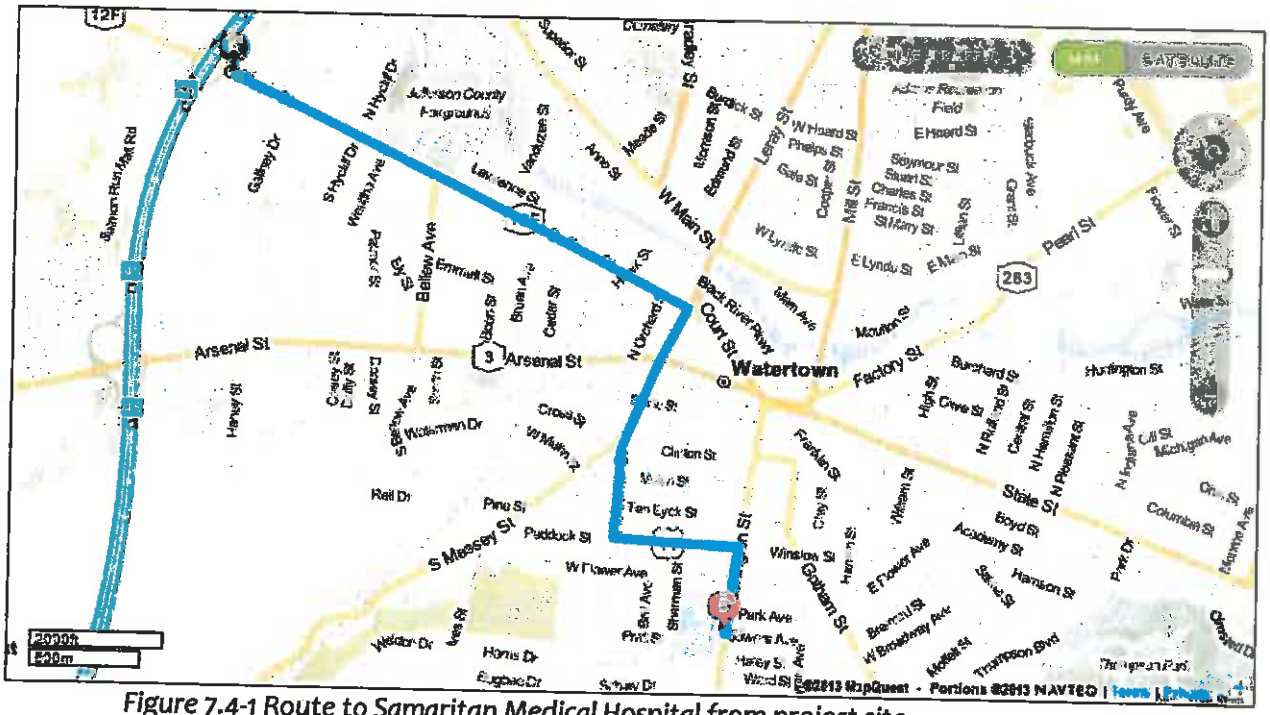


Figure 7.4-1 Route to Samaritan Medical Hospital from project site

Directions to Watertown Area Hospital:

1. Head southeast on Coffeen Street toward College Hts.
2. Turn right on North Massey Street.
3. Slight left onto Holcomb Street
4. Turn left onto Paddock Street
5. Turn right onto Washington Street
6. Destination is on the right.

8.0 ORDERS

8.1 Standing Orders

Standing Orders for Exclusion Zone

- No smoking, eating, or drinking in this zone.
- No horse play.
- No matches or lighters in this zone.
- Check-in on entrance to this zone.
- Check-out on exit from this zone.
- Implement the communications system.
- Line of sight must be in position when appropriate.
- Wear the appropriate level of protection as defined in the HASP.

Standing Orders for Contamination Reduction Zone

- No smoking, eating, or drinking in this zone.
- No horse play.
- No matches or lighters in this zone.
- Wear the appropriate level of protection.

8.2 Additional Orders

- All workers who enter contaminated areas will don proper health and safety equipment as required by current regulations. ICC (contractor) will provide all necessary Health and Safety equipment (NIOSH-OSHA approved) according to the program outlined previously in this Health and Safety Plan.
- GYMO and ICC personnel working at the site must have completed a baseline medical examination within a year prior to beginning work on the site. The exam will demonstrate the worker's ability to perform the work required in the protective equipment specified, and the absence of conditions that make the worker especially susceptible to toxic effects. The contents of the exam will be determined by GYMO's medical consultant (board certified occupation health physician is preferred) based on the hazards present on the site. Documentation of the worker's fitness is required ***PRIOR*** to the start of work (Subcontractor Employee Certification Form).
- ICC's field personnel should be individuals in good physical condition and without prior serious health problems that may be aggravated by the performance of this work. A medical certificate is required for all site workers prior to the start of work. ICC will be responsible for the cost of the medical exam. GYMO PC reserves the right to request, at any time,

replacement of any individual employed or retained by ICC who cannot function under stressful working conditions. No additional compensation shall be due to ICC for delays or expenses incurred by ICC or additional personnel training as a result of such request.

- GYMO will provide a Site Safety Manager. This Manager will monitor air contaminant levels to assure that personal protection is adequate, and observe contractor safety performance. Consistent with the EPA Standard Operating Safety Guides, the following policies will be required for all site work:

  - Eating, drinking, chewing gum or tobacco, taking medication and smoking are prohibited in the working or decontamination zones.
  - Whenever anything, including a person, travels from a contaminated area to a clean area, surface contamination will be effectively removed by washing, rinsing, steaming or other effective method. Sampling and drilling equipment will be decontaminated between sampling locations.
  - Upon leaving the working zone, hands and face must be thoroughly washed. Any protective outer clothing is to be removed and left at a designated area prior to entering a clean area.
  - All site personnel must review and sign GYMO's Site Health and Safety Plan prior to working on the site.
  - Any accidents or injuries occurring during the duration of this contract involving ICC's employees employed for work on this project shall immediately be reported to the GYMO's Site Health and Safety Manager. GYMO may require injured persons to be examined by medical personnel. All injured personnel must submit a return to work approval signed by a physician.
  - No flames or open fires will be permitted on the site.

9.0 SCOPE OF WORK AND MONITORING ACTIVITIES

9.1 Contractor Supplied Safety Plans

Contractor provided work and safety plans have been included with this HASP by ICC located in Appendix A. Two (2) safety work plans are included for pre-demolition asbestos abatement and post abatement partial building demolition and site reconstruction.

9.2 Consultant Supplied Monitoring Plans

Monitoring for pre-demolition site activities will be conducted as per NYS DOL Industrial Code Rule 56. Site monitoring as required by NYS DOH and DER-10 (Technical Guidance for Site Investigation and remediation) Has been included in Appendix B. Generally processes outlined in both the Fugitive Dust and Particulate Monitoring Program and NYSDOH Generic Community Air Monitoring Program will be followed.

9.3 Safety Meeting Documentation and Related Forms

Forms have been provided in Appendix C to be completed throughout the projects. These forms are to be utilized for record keeping and for compliance with OSHA Rules and Regulations.

APPENDIX A

Contractor Supplied Work Plans

APPENDIX B

Consultant Supplied Monitoring Plans

APPENDIX C

Safety Meeting Documentation and Related Forms

APPENDIX E

Community Air Monitoring Program (CAMP)

COMMUNITY AIR MONITORING PLAN (CAMP)

Volatile organic compounds (VOCs) and particulate levels will be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis. Upwind concentrations shall be measured at the start of each workday, mid-day and end of day to establish background conditions. Additional up-wind analysis will be completed upon substantial wind direction change.

Equipment utilized includes a MiniREA 2000 portable Handheld VOC Monitor and Lighthouse Handheld 3016 IAQ Particle Counter. Specifications each unit has been included in Appendix E. The equipment will be calibrated daily as per manufactures directions. Calibrations will be recorded and included in the datalog. Sampling datalog will be recorded and calculated on a 15-minute running average. The recorded datalogs for VOCs and Particulates will be available for State DEC and DOH personnel to review.

VOC Monitoring, Response Levels, and Actions

1. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities will be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities will resume with continued monitoring.

2. In the event total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities will stop and source of vapors shall be identified Corrective actions will be taken to abate emissions. Monitoring will remain continuous. After these steps, work activities will resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities will be shutdown.

4. All 15-minute readings will be datalogged and recorded and will be available for State (DEC and NYSDOH) personnel to review. Any instantaneous readings used for decision purposes shall be recorded.

Particulate Monitoring, Response Levels, and Actions

1. If downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques will be employed. Work will continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m3 above the upwind level and provided that no visible dust is migrating from the work area.

2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m3 above the upwind level, work will be stopped and a re-evaluation of activities initiated. Work will only resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m3 of the upwind level and in preventing visible dust migration.

3. All readings will be datalogged, recorded and available for State (DEC and NYSDOH) and County Health personnel to review.

Air Monitoring Methodology

Upon arrival to the site, manufacture recommended calibration shall be completed. Calibration will be logged. Upon calibration completion, up-wind air levels shall be recorded on one 15 minute interval. Wind and weather conditions shall also be recorded to better categorize the site conditions. Once up-wind results have been documented, the testing equipment shall be re-located to a down-wind location. Monitoring equipment shall be placed on a portable table, at a minimum of 36" above grade. Analysis will run for two (2) cycles of 15 minutes (Datalogged measurements will be recorded every minute). When the cycles are completed, equipment shall be moved to second specified down-wind locations and another two (2) cycles completed. This activity shall repeat throughout the course of the work day. Up-wind monitoring shall only be conducted at the beginning of the work shift, midday and prior to leaving the site, unless otherwise required.

Analytes Measured and instrumentation to be utilized

Based upon investigations conducted to date, the primary contaminants of concern at the Former Bomax Manufacturing Site are chlorinated volatile organic compounds (CVOCs) including tetrachloroethene, 1,1,1-trichloroethene, 1,2-dichloroethene, and vinyl chloride. Equipment utilized includes a MiniREA 2000 portable Handheld VOC Monitor and Lighthouse Handheld 3016 IAQ Particle Counter. Specifications for both units have been included in Appendix E.

This section should provide all details of the Community Air Monitoring Plan. Guidance can be obtained in Appendix 1A of DER-10, Generic Community Air Monitoring Plan. At a minimum, this section must include:

- Details of the perimeter air monitoring program;
- Action levels to be used;
- Methods for air monitoring;
- Analytes measured and instrumentation to be used;
- A figure of the location(s) of all air monitoring instrumentation. A figure showing specific locations must be presented for monitoring stations based on generally prevailing wind conditions, with a note that the exact locations to be monitored on

a given day will be established based on the daily wind direction.

The following text should be included somewhere in this section:

A figure showing the location of air sampling stations based on generally prevailing wind conditions is shown in Appendix E. 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. If a sensitive receptor, such as a school, day care or residential area is adjacent to the site, a fixed monitoring station should be located at that site perimeter, regardless of wind direction, and discussed in the text.

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

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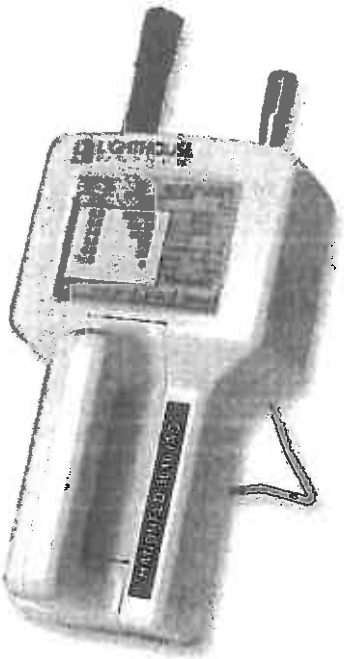


HANDHELD 3016 IAQ PARTICLE COUNTER

Ergonomically designed and lightweight, the Lighthouse **HANDHELD 3016 IAQ** is the newest, most advanced handheld particle counter on the market, featuring Mass Concentration Mode that approximates density in µg / m^3.

Offering 6 channels of simultaneous particle counting, the **HANDHELD 3016 IAQ** displays both cumulative and differential particle count data as well as Temperature/ Relative Humidity data on its easy to read 3.8" (9.65 cm) touch screen. A removable battery maximizes the **HANDHELD's** uptime. Data is easily downloaded using the Lighthouse Data Transfer Software.

The **HANDHELD** will monitor particulate levels accurately and reliably, even in those "hard-to-reach" areas where two-handed operation is unsafe.

Designed and built by
Lighthouse - a name you can trust.

Lighthouse is an ISO 9001:2000 Registered company.

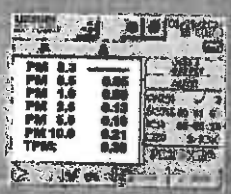
www.golighthouse.com

Features:

- ★ **0.3** - 10 µm Size Range
- ★ **0.1** CFM (2.83 LPM) Flow Rate
- ★ View 6 Particle Sizes Simultaneously
- ★ Approximate Mass Concentration in µg / m^3
- ★ 3.8" (9.25 cm) Touch Screen Interface
- ★ Removable / Rechargeable Li-Ion Battery
- ★ Large Memory for Storing Data (3,000 samples)
- ★ Concentration Limit - 4,000,000/ft^3
- ★ Temperature/Relative Humidity Probe Included
- ★ 200 User Defined Alphanumeric Location Labels
- ★ Easily Configurable Interface with Zoom Capability
- ★ On Screen Data Buffer Viewing
- ★ Molded Handle Allows One-handed Sampling
- ★ Internal Audible Alarm
- ★ Ergonomically Designed
- ★ Lightweight
- ★ Data Easily Downloaded to Computer

Benefits:

- ★ 2 Year Warranty
- ★ User Friendly Interface
- ★ International Support
- ★ Low Cost of Ownership



LIGHTHOUSE
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Specifications:

Size Range:	0.3 - 10.0 µm
Channel Sizes:	Standard: 0.3, 0.5, 1.0, 2.5, 5.0, 10.0 µm
Flow Rate:	0.1 CFM (2.83 LPM)
Counting Efficiency:	50% @ 0.3 µm; 100% for particles > 0.45 µm (per JIS)
Laser Source:	Laser Diode
Zero Count Level:	<1 count / 5 minutes (per JIS)
Concentration Limits:	4,000,000 Particles / ft^3 @ 5% Coincidence Loss
Calibration:	NIST Traceable
Count Modes:	Automatic, Manual, Beep, Concentration, Cumulative/Differential, Mass Concentration
Data Storage	3,000 Sample Records, Rotating Buffer (includes particle and environmental data, plus location and time)
Communication Modes:	RS-232 via RJ-45 to PC or Printer
Supporting Software:	LMS XChange
Environmental Sensors:	Temperature/Relative Humidity Probe: 32-122°F(0-50°C) ±1°F (0.5°C), 15-90% ± 2% RH
Touch Screen Display:	3.8" (9.65 cm), Monochrome, 320x240
Alarms:	Internal, Adjustable Alarm Buzzer. Alarms on Counts, Low Battery, Sensor Failure
Sample Inlet:	Isokinetic Sampling Probe
Sample Output:	Internally Filtered to HEPA Standards (>99.997% @ 0.3 µm)
Vacuum Source:	Internal Pump, Automatic Flow Control
Enclosure:	High Impact Injection Molded Plastic
Power:	100-240 V. 50-60 Hz
Battery:	Li-Ion, Removable & Rechargeable
Dimensions:	8.75" (l) x 5.0" (w) x 2.5" (h) [22.23 x 12.7 x 6.35 cm]
Weight:	2.2 lb (1kg)

Environmental Conditions:

Operating:	50°F to 104°F (10°C to 40°C) / 20% to 95% non-condensing
Storage:	14°F to 122°F (-10°C to 50°C) / Up to 95% non-condensing

Accessories:

Included:	Operating Manual on CD, Removable Battery, Isokinetic Sample Probe (direct mount), Purge Filter, Temperature/Relative Humidity Probe, Power Supply, Power Cord, LMS XChange Software
Optional:	Carrying Case, Isokinetic Sample Probe (with 6 ft tubing for extending Isokinetic Sampling Input), Removable /Rechargeable Li-Ion Battery, External Battery Charger w/ AC & Car Adapter, Thermal Printer and Cable

Manufactured by:
LIGHTHOUSE
WORLDWIDE SOLUTIONS
www.golighthouse.com
info@golighthouse.com
Tel: 800 945 5905
+1 410 326 0500 (Outside of USA)

CE

Distributed by:

MiniRAE 2000

Portable Handheld VOC Monitor

The rugged MiniRAE 2000 is the smallest pumped handheld volatile organic compound (VOC) monitor on the market. Its Photoionization Detector's (PID) extended range of 0 to 10,000 ppm makes it an ideal instrument for applications from environmental site surveying to HazMat/ Homeland Security.

AutoRAE Compatible

Wireless

Key Features

- **Proven PID technology** The patented sensor provides a 3-second response up to 10,000 ppm and sets a new standard for resistance to moisture and dirt.
- **Wireless communication enabled and certified**
- **Self-cleaning lamp and sensor** The patented self-cleaning lamp and sensor minimize the need for maintenance and calibration.
- **The MiniRAE 2000 lamp and sensor can be taken apart in seconds for easy maintenance without tools!**
- **Measure more chemicals than with any other PID.** With over 100 Correction Factors built into the MiniRAE 2000 memory and the largest printed list of Correction Factors in the world (300+), RAE Systems offers the ability to accurately measure more ionizable chemicals than any other PID. When a gas is selected from the MiniRAE 2000's library, the alarm points are automatically loaded into the meter.
- **User friendly** screens make it easy to use for simple applications and flexible enough for sophisticated operations.
- **Drop-in battery** When work schedules require putting in more than the 10 hours supplied by the standard NiMH battery, the drop-in alkaline pack supplied with every MiniRAE 2000 lets you finish the job.
- **Rugged Rubber Boot** The standard rubber boot helps assure that the MiniRAE 2000 survives the bumps and knocks of tough field use.
- **Strong, built-in sample pump** draws up to 100 feet (30 m) horizontally or vertically.
- **Tough, flexible inlet probe**
- **Large keys** operable with 3 layers of gloves.
- **Easy-to-read display** with backlight.
- **Stores up to 267 hours of data** at one-minute intervals for downloading to PC.
- **3-year 10.6 eV lamp warranty**

Applications

HazMat/Homeland Security

- Initial PPE (personal protective equipment) assessment
- Leak detection
- Safety perimeter establishment and maintenance
- Spill delineation
- Decontamination
- Remediation

Industrial Hygiene/Safety

- Confined Space Entry (CSE)
- Indoor Air Quality (IAQ)
- Worker exposure studies

Environmental

- Soil and water headspace analysis
- Leaking underground storage tanks
- Perimeter fenceline monitoring
- Fugitive emissions (EPA Method 21)
- Vapor recovery breakthrough
- Landfill monitoring

MiniRAE 2000

Specifications*

Detector Specifications

Size	8.2" L x 3.0" W x 2.0" H (21.8 x 7.62 x 5.0 cm)
Weight	20 oz with battery pack (553 g) w/o rubber boot
Sensor	Photoionization sensor with standard 10.6 eV or optional 9.8 eV or 11.7 eV UV lamp
Battery	• Rechargeable, external, field-replaceable Nickel-Metal-Hydride (NiMH) battery pack • Alkaline battery holder (for 4 AA batteries)
Operating Period	10 hours continuous operation
Display	Large LCD, backlight activated manually, by alarms or by darkness
Keypad	1 operation and 2 programming keys
Direct Readout	• VOCs as ppm by volume • High and low values • STEL and TWA (in hygiene mode) • Battery and shut down voltage
Alarms	90 dB buzzer and flashing red LED to indicate exceeded preset limits: • High: 3 beeps and flashes per second • Low: 2 beeps and flashes per second • STEL and TWA: 1 beep and flash per second • Alarms automatic reset or latching with manual override • Optional plug-in pen size vibration alarm • User adjustable alarm limits
Calibration	Two-point field calibration of zero and standard reference gas. Calibration memory of 8 calibration gases, alarm limits, span values and calibration date
Datalogging	267 hours (at one-minute intervals) with date/time. Header information includes monitor serial number, user ID, site ID, date and time
Sampling Pump	• Internal, integrated flow rate of 400 cc/min • Sample from 100' (30 m) horizontally or vertically
Low Flow Alarm	Auto shut-off pump at low flow condition
Communication	Download data and upload instrument set-up from PC through RS-232 link to serial port. Wireless communication enabled and certified (requires RAELink2 and ProRAE Remote to use)
Temperature	14° F to 104° F (-10° C to 40° C)
Humidity	0% to 95% relative humidity (non-condensing)
EM/RFI	Highly resistant to EMI /RFI. Compliant with EMC Directive 89/336/EEC
IP-rating	IP-55: protected against dust, protected against low-pressure jets of water from all directions
Hazardous Area Approval	• **US and Canada:** UL and cUL, Classified for use in Class I, Division 1, Groups A, B, C and D hazardous locations • **Europe:** ATEX II IG EEx ia IIC T4
Attachment	Durable bright yellow rubber boot w/belt clip & wrist strap
Warranty	Lifetime on non-consumable components (per RAE Systems Standard Warranty), 3 years for 10.6.V PID lamp, 1 year for pump and battery

*Specifications are subject to change

**Performance based on isobutylene calibration

Default Sensor Settings**

Gas Monitor (ppm)	Range (ppm)	Resolution	Response Time (T90)
VOCs	0 to 99.9 ppm	0.1 ppm	< 3 sec
	100 to 10,000 ppm	1 ppm	< 3 sec

MiniRAE 2000 and Accessories

Monitor only includes:

- RAE Systems UV lamp: 10.6 eV, 9.8 eV or 11.7 eV as specified
- ProRAE Suite software package for Windows® 98, NT, 2000 and XP
- Computer interface cable
- 5-inch Flex-I-Probe
- External filter
- Rubber boot with belt clip
- Alkaline battery adapter
- Tool kit
- Lamp cleaning kit
- Nickel-Metal-Hydride (NiMH) battery
- 120/230 V AC/DC wall adapter (if specified)
- Operation and maintenance manual

Monitor with accessories kit adds:

- Hard transport case with pre-cut foam padding
- 5 porous metal filters and O-rings
- Organic vapor zeroing adapter
- Gas outlet port and tubing

Optional calibration kit adds:

- 10 ppm isobutylene calibration gas, 34L
- Calibration regulator and flow controller

Optional Guaranteed Cost of Ownership Program:

- 4-year repair and replacement guarantee
- Annual maintenance service

DISTRIBUTED BY:

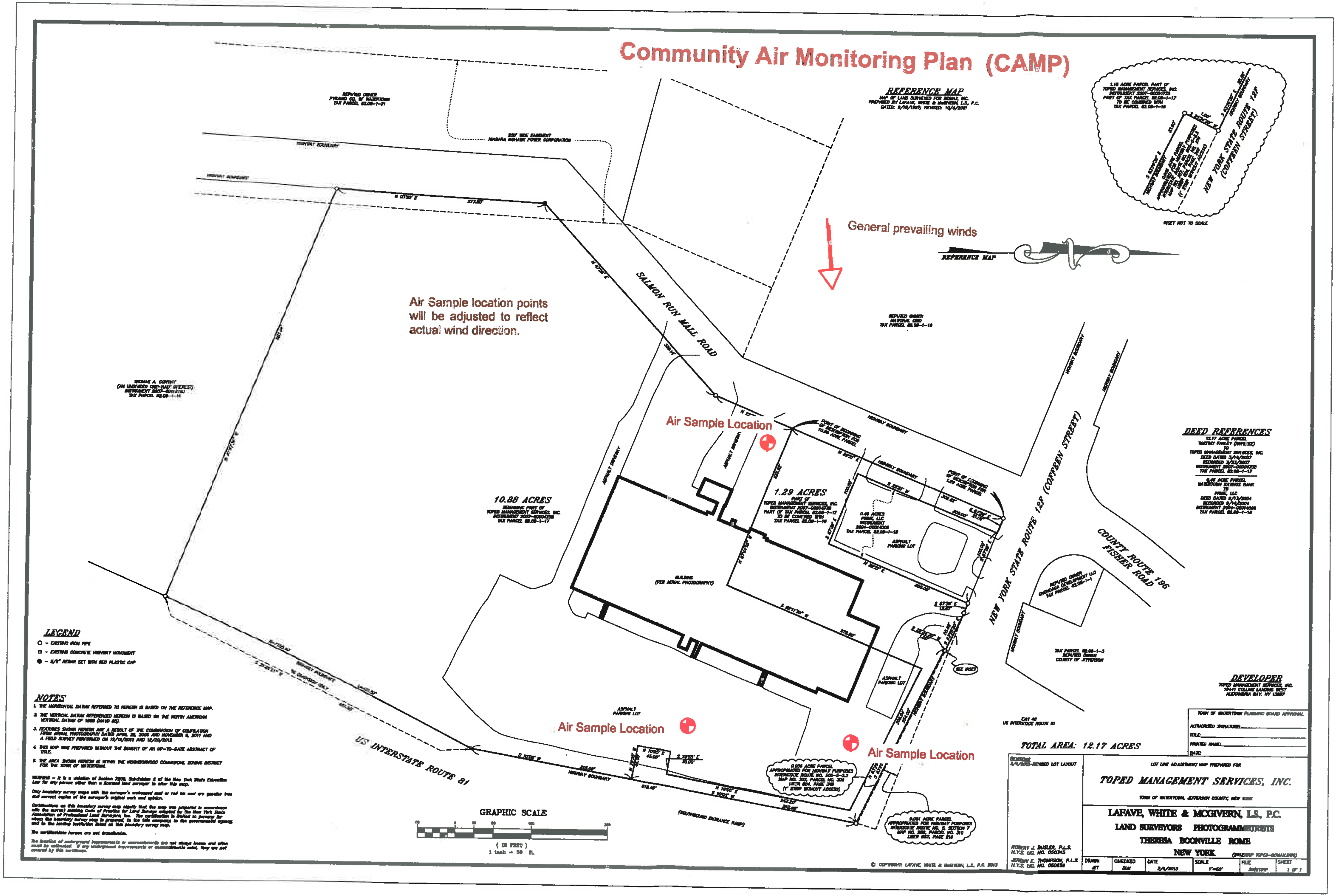
ver12_04.07

RAE Systems Inc.
3775 North First Street
San Jose, CA 95134 USA
raesales@raesystems.com

USA/Canada 1-877-723-2878
Europe/Russia +45 8652 5155
Middle East/Australia 971 50 429 1385
China 8610 58858788
Asia +852 2669 0828

www.raesystems.com

RAE SYSTEMS


Community Air Monitoring Plan (CAMP)
REFERENCE MAP
MAP OF LAND SURVEYED FOR BOMAX, INC.
PREPARED BY LAFAVE, WHITE & McGIVERN, L.S., P.C.
DATED: 9/18/1997; REVISED: 10/4/2001
General prevailing winds
Air Sample location points will be adjusted to reflect actual wind direction.
Air Sample Location
Air Sample Location
Air Sample Location
REPUTED OWNER
PYRAMID CO. OF WATERTOWN
TAX PARCEL 82.08-1-21
200' WIDE EASEMENT
NIAGARA MOHAWK POWER CORPORATION
HIGHWAY BOUNDARY
SALMON RUN MALL ROAD
REPUTED OWNER
NATIONAL GRID
TAX PARCEL 82.08-1-19
THOMAS A. CONWAY
(AN UNDIVIDED ONE-HALF INTEREST)
TAX PARCEL 82.08-1-15
10.88 ACRES
REMAINING PART OF
TOPED MANAGEMENT SERVICES, INC.
INSTRUMENT 2007-00004738
TAX PARCEL 82.08-1-17
1.29 ACRES
PART OF
TOPED MANAGEMENT SERVICES, INC.
INSTRUMENT 2007-00004738
PART OF TAX PARCEL 82.08-1-17
TO BE COMBINED WITH
TAX PARCEL 82.08-1-18
0.46 ACRES
PRIME, LLC
INSTRUMENT
2004-00014008
TAX PARCEL 82.08-1-18
BUILDING
(PER AERIAL PHOTOGRAPHY)
ASPHALT DRIVEWAY
ASPHALT PARKING LOT
NEW YORK STATE ROUTE 12F (COFFEEN STREET)
COUNTY ROUTE 196
FISHER ROAD
US INTERSTATE ROUTE 81
(SOUTHBOUND ENTRANCE RAMP)
EXIT 46
US INTERSTATE ROUTE 81
TAX PARCEL 82.08-1-3
REPUTED OWNER
COUNTY OF JEFFERSON
SEE INSET
INSET NOT TO SCALE
LEGEND
○ – EXISTING IRON PIPE
⊟ – EXISTING CONCRETE HIGHWAY MONUMENT
● – 5/8" REBAR SET WITH RED PLASTIC CAP
NOTES
1. THE HORIZONTAL DATUM REFERRED TO HEREON IS BASED ON THE REFERENCE MAP.
2. THE VERTICAL DATUM REFERENCED HEREON IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. FEATURES SHOWN HEREON ARE A RESULT OF THE COMBINATION OF COMPILATION FROM AERIAL PHOTOGRAPHY DATED APRIL 28, 2006 AND NOVEMBER 6, 2011 AND A FIELD SURVEY PERFORMED ON 12/18/2012 AND 12/20/2012
4. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE.
5. THE AREA SHOWN HEREON IS WITHIN THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT FOR THE TOWN OF WATERTOWN.
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
DEED REFERENCES
12.17 ACRE PARCEL
TIMOTHY FARLEY (REFEREE)
TO
TOPED MANAGEMENT SERVICES, INC
DEED DATED 3/14/2007
RECORDED 3/23/2007
INSTRUMENT 2007-00004738
TAX PARCEL 82.08-1-17
0.46 ACRE PARCEL
WATERTOWN SAVINGS BANK
TO
PRIME, LLC
DEED DATED 8/13/2004
RECORDED 8/14/2004
INSTRUMENT 2004-00014008
TAX PARCEL 82.08-1-18
DEVELOPER
TOPED MANAGEMENT SERVICES, INC
19441 COLLINS LANDING WEST
ALEXANDRIA BAY, NY 13607
TOWN OF WATERTOWN PLANNING BOARD APPROVAL
AUTHORIZED SIGNATURE:
TITLE:
PRINTED NAME:
DATE:
TOTAL AREA: 12.17 ACRES
REVISIONS
3/4/2013-REVISED LOT LAYOUT
LOT LINE ADJUSTMENT MAP PREPARED FOR
TOPED MANAGEMENT SERVICES, INC.
TOWN OF WATERTOWN, JEFFERSON COUNTY, NEW YORK
LAFAVE, WHITE & MCGIVERN, L.S., P.C.
LAND SURVEYORS PHOTOGRAMMETRISTS
THERESA BOONVILLE ROME
NEW YORK
ROBERT J. BUSLER, P.L.S.
N.Y.S. LIC. NO. 050345
JEREMY E. THOMPSON, P.L.S.
N.Y.S. LIC. NO. 050656
DRAWN JET
CHECKED DLM
DATE 2/4/2013
SCALE 1"=50'
SHEET 1 OF 1
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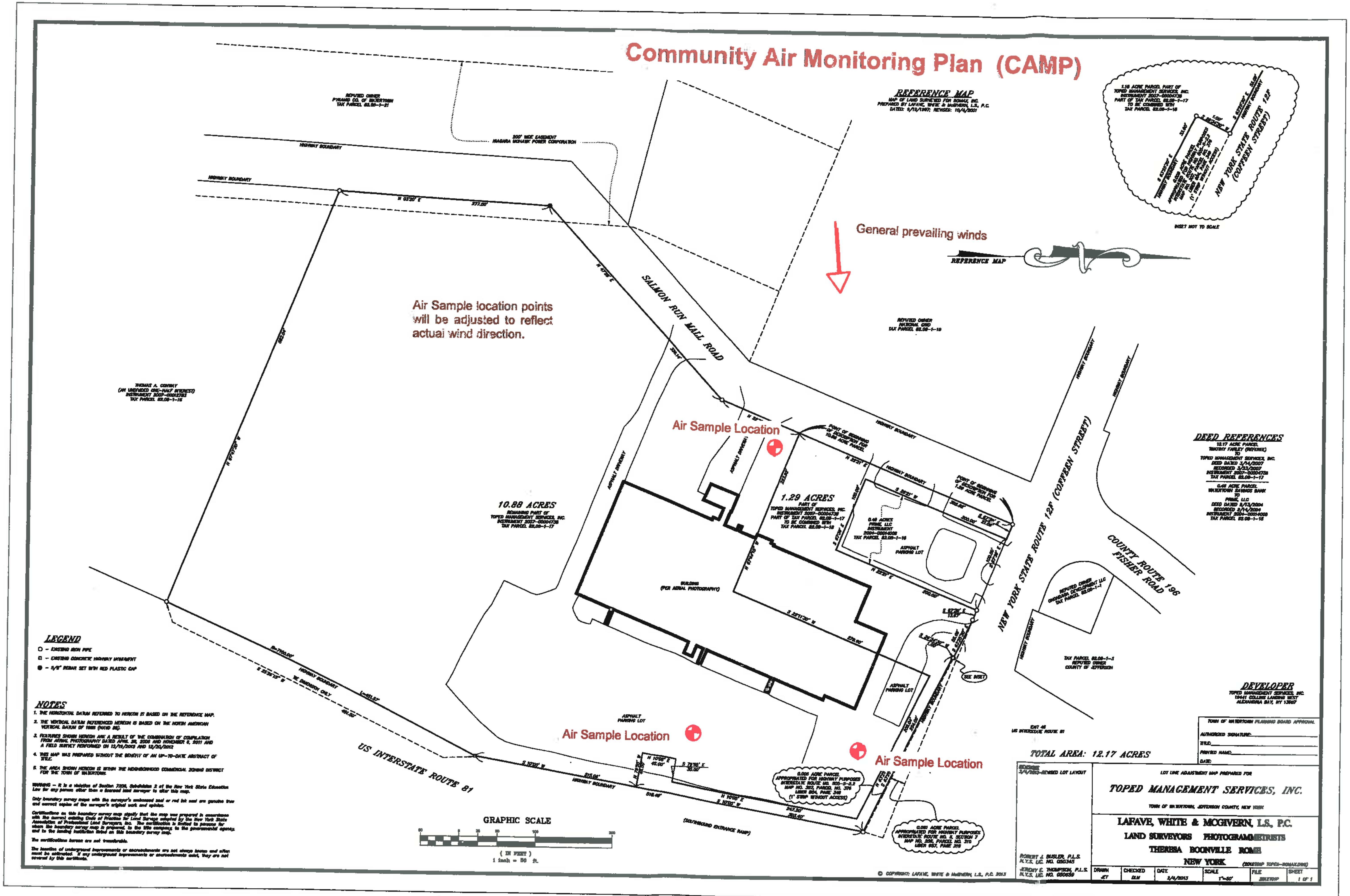

Community Air Monitoring Plan (CAMP)
REFERENCE MAP
General prevailing winds
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Air Sample Location
Air Sample Location
Air Sample Location
SALMON RUN MALL ROAD
10.88 ACRES
1.29 ACRES
NEW YORK STATE ROUTE 12F (COFFEEN STREET)
COUNTY ROUTE 196 FISHER ROAD
US INTERSTATE ROUTE 81
DEED REFERENCES
DEVELOPER
LEGEND
NOTES
GRAPHIC SCALE
TOTAL AREA: 12.17 ACRES
TOPED MANAGEMENT SERVICES, INC.
LAFAVE, WHITE & MCGIVERN, L.S., P.C.
LAND SURVEYORS PHOTOGRAMMETRISTS
THERESA BOONVILLE ROME
NEW YORK