MASER
ENGINEERING
110 N. MAIN ST., PMB 127
HORSEHEADS, NY 14845

June 26, 2023

Mr. Brianna Scharf, Project Manager
New York State Department of Environmental Conservation
Remedial Bureau E, Section A
Division of Environmental Remediation
625 Broadway 12th Floor
Albany, New York 12233-7017

RE: NYSDEC Site Number 755015
Clinton West Plaza
609-625 W. Clinton St.
Ithaca, NY 14850

Dear Ms. Scharf:

Enclosed please find the revised second Periodic Review Report for Clinton West/Ithaca West, Site No. 755015. Appended to this letter are the comments and responses which are reflected in the revised report.

If you have any questions or require additional information, please contact me at 607-377-7990 or at maser@maser-ae.com.

Sincerely,

Marc Maser

Marc Maser, P.E.

ec. (All via email)
William Buchalter, VistaGroup
Phillip Migliore, VistaGroup
Ronald S. Kossar, Esq., Representing Ithaca West, LLC
Margaret A. Sheen, Esq., NYSDEC
Sarah Saucier, NYSDEC
Johnathan Robinson, NYSDOH
Nathan Kranes, P.G., TRC

Enc.

Clinton West Plaza
Periodic Review Report No. 2
Comments and Responses
06/26/2023

01/14/2021
Email Comments from:
Brianna Scharf, NYSDEC
Nate Kranes, TRC Companies (DEC Engineering Consultant)

1. Section 1.4 Summary of Current Renovations "The Owner currently has renovations underway at the site…"
    a. Please update this section with work to date, as applicable. The update should include any inspection reports with photographic logs documenting the work completed to date, analytical data collected from excavated soil, and proposed soil reuse or proposed disposal facility information for approval.

       Response: All work completed is now included in this section. Information regarding the soils work can be found in Appendix B.

2. Section 1.4 Summary of Current Renovations "The scope of work will not affect any of the EC's or IC's currently installed on site."
    a. Please delete this statement as the soil cover and asphalt parking are listed as an engineering control (i.e.., soil cover system) for the Site. NYSDEC understands that the approved excavation work will disturb this EC.

       Response: This statement was removed.

3. Section 2.2 "Samples were analyzed by Keystone Environmental Services, an Environmental Laboratory Analytical (ELAP)-certified laboratory for VOCs."
    a. Please clarify this statement. It appears that Alpha Analytical performed the laboratory analysis and Keystone Environmental performed the sampling.

       Response: This was corrected.

4. Section 3.2 "Samples were analyzed by Pace Analytical, an Environmental Laboratory Analytical Program (ELAP)-certified laboratory for VOCs."
    a. Please correct this statement. It appears that Alpha Analytical performed the laboratory analysis.

       Response: This was corrected.

5. Section 4.1 "The same procedure for collecting indoor air samples was followed for the sub-slab soil vapor sample."
    a. Please clarify which sub-slab methodologies were followed for the sub-slab sampling procedure. Were NYSDOH methodologies were followed, (i.e., tracer gas testing/leak testing/etc.)?

       Response: The scope of work to obtain the sub-slab sample is now in Appendix C.

6. Section 4.2 “Samples were analyzed by Pace Analytical…”
    a. Please correct this statement as noted above for comments on Section 2.2 and 3.2

        Response: This was corrected.

7. Section 5.5 Matrix “B” Analysis table
    a. Interpretation of NYSDOH matrices seems incorrect. Section 5.1 Table Indoor Air Sampling Analysis notes concentration of PCE at 2.17 ug/m3 (highest concentration of 2 samples). Section 5.3 Table Sub-Slab Air Sampling notes concentrations of PCE detected at 134 ug/m3. Per Matrix B Soil Vapor/Indoor Air, results land in No Further Action. The report is IDENTIFY SOURCE(S) and RESAMPLE or MITIGATE.

        Response: This was corrected.

8. Please note if the data collected has been independently validated as required in the SMP.

    Response: The data was not independently validated, and this statement is now included at the end of Section 5.5.

9. Please note if a duplicate air sample was collected as required in the SMP.

    Response: A duplicate air sample was not collected, and this statement is now included at the end of Section 5.5.

10. Section 6.2 Comments from Keystone Regarding the SSDS “Per Keystone’s report and follow up email, the existing SSDS does not meet current NYS or ASTM standards for soil vapor remediation standards for the following reasons:”
    a. The Department agrees with the statement included in Keystones report. Please add a section to include recommendations to address the system deficiencies.
    b. Based on the recommendation noted in Keystones report, a workplan should also be submitted to address deficiencies when the unit becomes occupied.

        Response: The scope of work to perform the relocation is now provided in Appendix F. The original Appendix F (Certification) is now Appendix G.

Additional items:

11. Recommend installation of a permanent sub slab vapor probe to avoid annually drilling into the slab.

    Response: This recommendation is now provided in Section 6.3.

12. Please advise on the status on the EQuIS submittal for the air samples.

    Response: Does the lab submit the samples, or can we do this?

03/17/2021
Email Comment from:
Nate Kranes, TRC Companies

I’m not sure if you are aware, but there has been a second revision of the Site Management Plan for Clinton West Plaza, which was drafted in late 2019 and finalized early 2020. The SMP includes both the

overall Site (i.e., off site groundwater) and the onsite O&M, similar to the 2014 SMP. The 2019 SMP changed the reporting frequency from annual reporting to one PRR every three years. This matches your request to change the reporting frequency for your reporting. So this change has already been approved. The next PRR is due in 2023.

The remainder of comments from DOH appear to be related to the Site Wide reporting, and do not apply directly to your reporting.

Response: Noted. This statement is now included in Section 9.0, Final Remarks.

04/15/2021
Email Comment from:
NYS Dept. of Health (c/o Nate Kranes, TRC Companies)

DOH did have one additional item: Since there is an SSDS in place and operational for the Site, your client is no longer required to continue the air sampling. Once the SSDS system is upgraded to NYS or ASTM standards, per the comment below, annual inspections are still required and documentation of any maintenance or repairs should be included, but analytical sampling is no longer necessary.

Response: Noted. This statement is now included in Section 9.0, Final Remarks.

PERIODIC REVIEW REPORT NO. 2

FOR

CLINTON WEST PLAZA
609-625 W. CLINTON ST.
ITHACA, NEW YORK 14850

NYSDEC Site Number: 755015

NOVEMBER 2020

PREPARED FOR:
ITHACA WEST, LLC
626 EAST MAIN STREET
MIDDLETOWN, NEW YORK 10940

PREPARED BY:
MASER ENGINEERING
110 N. MAIN STREET, PMB 127
HORSEHEADS, NEW YORK 14845
(607) 377-7990

Revision #	Submitted Date	Summary of Revision	DEC Approval Date
1	**June 26, 2023**	**Comments from NYSDEC & NYSDOH**	

REVISIONS TO FINAL PERIODIC REVIEW REPORT

TABLE OF CONTENTS

APPENDICES

TABLES

1.0 INTRODUCTION AND BACKGROUND

1.1 INTRODUCTION

This document is required by the executed Order on Consent and Administrative Settlement dated April 22, 2015, Section I. D. "Submission of Final Reports and Periodic Reports, and further, Section I. D. 3. "Site Management." It is performed in accordance with the "On-Site SSDS Operation and Monitoring Work Plan" prepared by Maser Engineering, dated November 2015.

Maser Engineering (MASER) was tasked by Ithaca West, LLC to develop the Periodic Review Report (PRR) to present to the New York State Department of Environmental Conservation (NYSDEC) per the requirement described in the above.

1.2 SITE BACKGROUND:

The 2.49-acre site is commercially developed with an active 36,254 ft^2 shopping plaza that was constructed in 1970 and is currently owned by Ithaca West, LLC. The site is surrounded by residential neighborhoods and a retail property. A laundromat, Clinton West Laundry, was located at 609 West Clinton Street within the Clinton West Plaza, Ithaca, New York, but is no longer operational and the space is vacant. Residential structures are located immediately southwest and east of the property. The site includes large parking areas paved with asphalt.

The Clinton West Plaza site was initially reported as a potential site with contamination after First Niagara Bank of Rochester, New York retained LCS, Inc. (LCS) of Buffalo, New York to conduct an Environmental Transaction Screening, Environmental Site Assessment Report in December 2005 (LCS 2006). The Environmental Site Assessment report concluded that a Phase II investigation was warranted to assess the environmental conditions on-site due to the former operational history of a dry cleaner at the site. LCS completed the Phase II subsurface investigation and supplemental subsurface investigations and determined that soil and groundwater contamination associated with dry cleaning chemicals, notably tetrachloroethene (PCE), existed at the site. PCE is a solvent commonly used in the dry-cleaning process. Based on the findings of the Phase II investigation, the site was listed on the NYSDEC Registry of Inactive Hazardous Waste Disposal Sites in New York State as a Class 2 site (Site No. 755015).

A Sub-Slab Depressurization System (SSDS) was installed to prevent exposure to indoor air impacted with VOCs within the site building. The system serves to reduce the pressure beneath the building slab by venting potentially impacted soil vapor to the outside of the building.

1.4 SITE RECLASSIFICATION:

On July 8, 2019, the NYSDEC issued a letter to the Owner indicating the reclassification of the listed property from Class 2 to Class 4. The letter can be found in Appendix A. The NYSDEC definition of a Class 4 site is:

"This classification is assigned to a site that has been properly closed but that requires continued site management consisting of operation, maintenance and/or monitoring. Class 4 is appropriate for a site where remedial construction actions have been completed for all operable units, but the site has not necessarily been brought into compliance with standards, criteria, or guidance (e.g., a groundwater extraction and treatment system has been installed and is operating properly but groundwater standards have not been achieved yet). The Record of Decision should define the remedial action objectives that need to be achieved during site management. If a Certificate of Completion (CoC) is to be issued for a site, the CoC is issued concurrently with the reclassification."

1.3 SCOPE OF REPORT:

The scope of material required in this report per the SSDS Operation & Monitoring Work Plan is as follows:

- Perform indoor air sampling (two samples) according to Section 3.2 of the O&M Work Plan.
- Perform outdoor air sampling (one sample)
- Obtain a sub-slab soil vapor sample (one sample)
- Develop a maintenance report according to Section 4.0 of the O&M Work Plan.
- Perform a field inspection (Section 5.1) to ensure the following:
    - SSDS is in place, is performing properly and remains effective.
    - The Monitoring Plan is being implemented.
    - Operation and maintenance activities are being conducted properly.
    - The site remedy continues to be protective of public health and the environment and is performing as designed in the Remedial Action Work Plan (Conceptual Pilot Study Design Report) and Final Engineering Report.
- Provide reporting on the above inspection.
- Provide a certification according to Section 5.2

1.4 SUMMARY OF COMPLETED RENOVATIONS:

The Owner finished renovations to Unit 113A and 113B and the site reconstruction to the front of the building. The scope of work for phase one included:

Interior Work:

- Fit out Unit 113A for a tenant, including finishes. A single restroom was installed in this unit.
- Unit 113B remains unoccupied and used as a storage area.

Exterior Work:

- Remove & dispose of the existing steel posts, bollards, and foundations within the courtyard.
- Remove & dispose of the concrete sidewalk & curb along the parking area, sawcut if necessary.
- Install the sidewalk from the parking lot to the building at the side door of Unit 113A.
- Shore the canopy and perform work on the existing canopy posts.
- Remove & dispose of the remaining concrete sidewalks.
- Excavate sub grade soil in the courtyard area to prepare for the parking lot subbase.
- Place and compact the subbase material.
- Place asphalt binder and wearing course.
- Install signs and pavement striping.
- Install accessible infrastructure such as signs, ramps, asphalt markings.
- Install concrete sidewalks.
- Install landscaping.
- Finishes as required.

Soil Disposal: As part of the “Exterior Work” above, sub-soils were removed to install the new parking lot. The following documents are associated with the soil removal and disposal, all of which can be found in Appendix B.

- The management of the soil was summarized in a Change of Use letter, dated 09/22/2020.
- In response to this letter, MASER prepared and submitted a plan to dispose of the soil in accordance with the “Soil Disposal Plan” in the Site Management Plan, dated 01/21/2022.
- Also included in Appendix B is the soil disposal plan approval dated 02/24/2022.

Any future work not presented above will also be relayed to the NYSDEC on a separate letter/report.

2.0 INDOOR AIR SAMPLING

2.1 GENERAL SITE INSPECTION

Prior to collection of indoor air samples, an inspection of general site conditions was performed. The inspection included the following activities:

- Completion of the NYSDOH Indoor Air Quality Questionnaire and Building Inventory included in Indoor Air Sampling and Analysis Guidance (NYSDOH 2006b).
- Documentation of conditions inside.
- Ambient indoor air screening using field equipment (i.e., parts per billion photoionization detector).
- Selection of air sampling locations.

Appendix C includes the completed Structure Sampling Questionnaire and photographic documentation prepared by Keystone Environmental Services.

2.2 INDOOR AIR SAMPLING AND RESULTS

As part of the installation of the SSDS, indoor air sampling is to take place annually as required by the NYSDEC and NYSDOH to monitor effectiveness of the SSDS and potential soil VI. Samples were taken by Keystone Environmental Services and analyzed by Alpha Analytical, an Environmental Laboratory Analytical Program (ELAP)-certified laboratory for VOCs. Alpha Analytical used the U.S. Environmental Protection Agency (EPA) Method, TO-15 SIM.

In accordance with the NYSDOH guidance for evaluating soil VI (2006a), the analysis for the indoor air samples was required to achieve detection limits of 0.25 ppbv for each compound.

Keystone performed the air monitoring from Thursday September 24, 2020, at 9:00 AM (EST) and terminated the tests on Friday September 25, 2020, at 9:00 AM (EST). The full report and results are found in Appendix D.

Indoor Air Sample #1 (IA-1): Alpha Sample ID: L2040601-02

The specific location for this sample is shown in Appendix C. It was placed on the south side of the old dry-cleaning facility. As this space is now two storefronts, this sample was taken on the south storefront.

The compounds listed below are those presented in Table 1 of this report and are used to perform the main analyses. The following compounds are higher than the quantitation limit:

- Carbon Tetrachloride 0.484 $\mu g/m^3$
- Tetrachloroethene 2.17 $\mu g/m^3$

Indoor Air Sample #2 (IA-2): Alpha Sample ID: L2040601-03

The specific location for this sample is shown in Appendix C. It was placed on the north side of the complex, outside of the dry-cleaning area.

The compounds listed below are those presented in Table 1 of this report and are used to perform the main analyses. The following compounds are higher than the quantitation limit:

- Carbon Tetrachloride 0.484 $\mu g/m^3$
- *cis*-1,2-dichloroethene 0.139 $\mu g/m^3$
- Tetrachloroethene 1.28 $\mu g/m^3$

Analysis of the above results can be found in Section 5.0 of this report.

3.0 OUTDOOR AIR SAMPLING

3.1 GENERAL SITE INSPECTION

Prior to collection of outdoor air samples, an inspection of general site conditions was performed. The inspection included the following activities:

- Documentation of conditions outside.
- Ambient outdoor air screening using field equipment (i.e., parts per billion photoionization detector).
- Selection of air sampling locations.

Appendix C includes the completed Structure Sampling Questionnaire and photographic documentation prepared by Keystone Environmental Services.

3.2 OUTDOOR AIR SAMPLING AND RESULTS

As part of the installation of the SSDS, outdoor air sampling is to take place annually as required by the NYSDEC and NYSDOH to monitor effectiveness of the SSDS and potential soil VI. Samples were taken by Keystone Environmental Services and analyzed by Alpha Analytical, an Environmental Laboratory Analytical Program (ELAP)-certified laboratory for VOCs. Alpha used the U.S. Environmental Protection Agency (EPA) Method, TO-15 SIM.

In accordance with the NYSDOH guidance for evaluating soil VI (2006a), the analysis for the indoor air samples was required to achieve detection limits of 0.25 ppbv for each compound.

Keystone performed the air monitoring from Thursday September 24, 2020, at 9:00 AM (EST) and terminated the tests on Friday September 25, 2020, at 9:00 AM (EST). The full report and results are found in Appendix D. A single outside air test was taken, and the location was just outside of the old dry-cleaning facility in the parking lot.

Outdoor Air Sample #1 (OA-1): Alpha Sample ID: L2040601-01

Compounds presented in Table 1 of this report were less than the quantitation limit except for the following:

- Carbon Tetrachloride 0.484 $\mu g/m^3$
- Tetrachloroethene 0.183 $\mu g/m^3$

Analysis of the above results can be found in Section 5.0 of this report.

4.0 SUB-SLAB SOIL VAPOR SAMPLING

4.1 GENERAL SITE INSPECTION

The procedure for collecting sub-slab soil vapor samples was vacuum gauge pressure testing. The step-by-step procedure that was followed can be found in Appendix C. The appendix also includes the completed Structure Sampling Questionnaire and photographic documentation prepared by Keystone Environmental Services.

4.2 SUB-SLAB SAMPLING AND RESULTS

As part of the installation of the SSDS, indoor air sampling is to take place annually as required by the NYSDEC and NYSDOH to monitor effectiveness of the SSDS and potential soil VI. Samples were taken by Keystone Environmental Services and analyzed by Alpha Analytical, an Environmental Laboratory

Analytical Program (ELAP)-certified laboratory for VOCs. Alpha used the U.S. Environmental Protection Agency (EPA) Method, TO-15 SIM.

In accordance with the NYSDOH guidance for evaluating soil VI (2006a), the analysis for the indoor air samples was required to achieve detection limits of 0.25 µg/m^3 for each compound.

Keystone performed the air monitoring from Thursday September 24, 2020, at 9:00 AM (EST) and terminated the tests on Friday September 25, 2020, at 9:00 AM (EST). The full report and results are found in Appendix D.

Sub-Slab Soil Vapor Sample #1 (SS-1): Alpha Sample ID: L2040601-04

Compounds presented in Table 1 of this report were less than the quantitation limit except for the following:

- Tetrachloroethene 134 $\mu g/m^3$
- Trichloroethene 2.43 $\mu g/m^3$

Analysis of the above results can be found in Section 5.0 of this report.

5.0 RESULTS ANALYSIS

The State of New York does not have any standards, criteria, or guidance values for concentrations of volatile chemicals in subsurface vapors (either soil vapor or sub-slab vapor). The NYSDOH has, however, developed several guidelines for chemicals in air, and apply to specific situations. In May 2017, the DOH provided Soil Vapor Intrusion Updates that supersede the original "Guidance for Evaluating Soil Vapor Intrusion in the State of New York."

Per the DOH website, "Based on reviews of toxicity data, risk assessments, and soil vapor intrusion data collected in New York State over the past decade, NYSDOH has assigned eight volatile chemicals to three newly revised and renamed Soil Vapor / Indoor Air Decision Matrices. These assignments and SVI Decision Matrices supersede those provided in the final guidance and in subsequent updates to the guidance (please note: the June 2007 update is no longer posted on this web page). The assignments are summarized in the following table:

Soil Vapor/Indoor Air Matrix	Volatile Chemical
Matrix A	carbon tetrachloride 1,1-dichloroethene *cis*-1,2-dichloroethene trichloroethene
Matrix B	methylene chloride tetrachloroethene 1,1,1-trichloroethane
Matrix C	vinyl chloride

Table No. 1
May 2017 Updates to Soil Vapor/Indoor Air from the NYSDOH Website

Soil Vapor/Indoor Air Matrix A

May 2017

Analytes Assigned:
Trichloroethene (TCE), *cis*-1,2-Dichloroethene (*c*12-DCE), 1,1-Dichloroethene (11-DCE), Carbon Tetrachloride

	INDOOR AIR CONCENTRATION of COMPOUND (mcg/m³)		
SUB-SLAB VAPOR CONCENTRATION of COMPOUND (mcg/m³)	< 0.2	0.2 to < 1	1 and above
< 6	1. No further action	2. No Further Action	3. IDENTIFY SOURCE(S) and RESAMPLE or MITIGATE
6 to < 60	4. No further action	5. MONITOR	6. MITIGATE
60 and above	7. MITIGATE	8. MITIGATE	9. MITIGATE

Table No. 2
Soil Vapor/Indoor Air Matrix A
(NYSDOH)

Soil Vapor/Indoor Air Matrix B

May 2017

Analytes Assigned:
Tetrachloroethene (PCE), 1,1,1-Trichloroethane (111-TCA), Methylene Chloride

	INDOOR AIR CONCENTRATION of COMPOUND (mcg/m³)		
SUB-SLAB VAPOR CONCENTRATION of COMPOUND (mcg/m³)	< 3	3 to < 10	10 and above
< 100	1. No further action	2. No Further Action	3. IDENTIFY SOURCE(S) and RESAMPLE or MITIGATE
100 to < 1,000	4. No further action	5. MONITOR	6. MITIGATE
1,000 and above	7. MITIGATE	8. MITIGATE	9. MITIGATE

Table No. 3
Soil Vapor/Indoor Air Matrix B
(NYSDOH)

5.1 INDOOR AIR SAMPLING ANALYSIS

Matrix	Compound	*February 2011*	*August 2016*	*August 2016*	*August 2017 (IA-1)*	**September 2020 (IA-1)**	**September 2020 (IA-2)**	Matrix Result
Matrix A	Carbon Tetrachloride	*ND*	*ND*	*ND*	*ND*	**0.484**	**0.484**	
	1,1-dichloroethene	*ND*	*ND*	*ND*	*ND*	**ND**	**ND**	
	cis-1,2-dichloroethene	*ND*	*ND*	*ND*	*ND*	**ND**	**0.139**	
	Trichloroethene	*ND*	*<1.07*	*<1.07*	*ND*	**ND**	**ND**	OK
Matrix B	Methylene Chloride	*1.70*	*1.71*	*1.14*	*2.00*	**ND**	**ND**	OK
	Tetrachloroethene	*12.00*	*1.36*	*1.96*	*1.40*	**2.17**	**1.28**	OK
	1,1,1-trichlororethane	*ND*	*ND*	*ND*	*ND*	**ND**	**ND**	
Matrix C	Vinyl Chloride	*ND*	*ND*	*ND*	*ND*	**ND**	**ND**	

Table No. 4

Indoor Air Sample Analyses from 2011 to 2020 (in $\mu g/m^3$)

(ND – Not Detected; - – Not Taken)

5.2 OUTDOOR AIR SAMPLING ANALYSIS

Matrix	Compound	*February 2011*	*August 2016*	*August 2017*	**September 2020**	Matrix Result
Matrix A	Carbon Tetrachloride	*ND*	-	*ND*	**0.484**	-
	1,1-dichloroethene	*ND*	-	*ND*	**ND**	-
	cis-1,2-dichloroethene	*ND*	-	*ND*	**ND**	-
	Trichloroethene	*ND*	-	*ND*	**ND**	OK
Matrix B	Methylene Chloride	*0.81*	-	*0.73*	**ND**	OK
	Tetrachloroethene	*ND*	-	*<1.00*	**0.183**	OK
	1,1,1-trichlororethane	*ND*	-	*ND*	**ND**	-
Matrix C	Vinyl Chloride	*ND*	-	*ND*	**ND**	-

Table No. 5

Outdoor Air Sample Analyses from 2011 to 2020 (in $\mu g/m^3$)

(ND – Not Detected; - – Not Taken)

5.3 SUB-SLAB AIR SAMPLING ANALYSIS

Matrix	Compound	*February 2011*	*August 2016*	*August 2017*	**September 2020**	Matrix Result
Matrix A	Carbon Tetrachloride	-	-	*ND*	**ND**	-
	1,1-dichloroethene	-	-	*ND*	**ND**	-
	cis-1,2-dichloroethene	-	-	*ND*	**ND**	-
	Trichloroethene	-	-	*1.00*	**2.43**	OK
Matrix B	Methylene Chloride	-	-	*70*	**ND**	OK
	Tetrachloroethene	-	-	*810*	**134**	OK
	1,1,1-trichlororethane	-	-	*ND*	**ND**	-
Matrix C	Vinyl Chloride	-	-	*ND*	**ND**	-

Table No. 6

Sub-Slab Soil Vapor Analyses from 2011 to 2020 (in $\mu g/m^3$)

(ND – Not Detected; - – Not Taken)

5.4 MATRIX "A" ANALYSIS

The compounds applicable to Matrix "A" are:

1. Trichloroethene (TCE)
2. cis-1,2-Dichloroethene (c12-DCE)
3. 1,1-Dichloroethene (11-DCE)
4. Carbon Tetrachloride

The sub-slab sample for Trichloroethene is 2.43 $\mu g/m^3$. Using this value, the table below presents the results using Matrix "A:"

Matrix	Compound	**IA Concentration September 2020**	Matrix Result
Matrix A	Carbon Tetrachloride	**0.484**	"No Further Action"
	1,1-dichloroethene	**ND**	"No Further Action"
	cis-1,2-dichloroethene	**0.139**	"No Further Action"
	Trichloroethene	**ND**	"No Further Action"

Table No. 7
Matrix "A" Analysis (in $\mu g/m^3$)
(ND – Not Detected; - – Not Taken)

5.5 MATRIX "B" ANALYSIS

The compounds applicable to Matrix "B" are:

1. Methylene Chloride
2. Tetrachloroethene
3. 1,1,1-trichlororethane

The sub-slab sample for Tetrachloroethene is 134 $\mu g/m^3$. Using this value, the table below presents the results using Matrix "B:"

Matrix	Compound	**High IA Concentration September 2020**	Matrix Result
Matrix B	Methylene Chloride	**ND**	"No Further Action"
	Tetrachloroethene	**2.17**	"No Further Action"
	1,1,1-trichlororethane	**ND**	"No Further Action"

Table No. 8
Matrix "B" Analysis (in $\mu g/m^3$)
(ND – Not Detected; - – Not Taken)

Following the matrices, no further action is required(TCE). Though the site must continue to mitigate, the sub-slab reading of TCE decreased from 810 $\mu g/m^3$ to 134 $\mu g/m^3$ from 2017 to 2020; a decrease of 83.5%, proving the SSDS is working as installed.

The data collected was not independently validated and no duplicate samples were taken, other than one (1) outdoor air sample, (2) indoor air samples, and one (1) sub-slab sample.

6.0 SSDS SYSTEM MONITORING AND FIELD INSPECTION

The following section focuses on the inspection of the installed Sub Slab Depressurization System. This inspection was performed by Marc Maser, P.E., of Maser Engineering on Thursday September 24, 2020, at 9:00 AM (EST). The completed inspection report and photos can be found in Appendix E.

6.1 RESULTS OF FIELD INSPECTION

The existing SSDS is in place, in its original location, is performing properly and remains effective as a method to decrease levels of contamination on the site. The SSDS has been protected during ongoing renovations.

The Monitoring Plan is being implemented and operation and maintenance activities are being conducted properly. The site remedy continues to be protective of public health and the environment and is performing as designed in the Remedial Action Work Plan (Conceptual Pilot Study Design Report) and Final Engineering Report.

An annual inspection will serve to verify that the system components are in working condition and are not compromised in any way. Annual indoor air sampling will serve to verify that the system is effectively mitigating vapor intrusion.

An annual inspection will be performed on the on-site system. The inspection is to include the following:

- Inspect all visible system components, including the system piping, fans, manometer, etc. Note any cracks in piping or other operational issues.
- Inspect slab for cracks, noting location and size of gaps, or where seals have begun to fail.
- Make sure that contact information on the SSDS is up to date.
- Note changes in building use and changes in heating, ventilation, and air conditioning.

6.2 COMMENTS FROM KEYSTONE REGARDING THE SSDS

Per Keystone's report and follow up email, the existing SSDS does not meet current NYS or ASTM standards for soil vapor remediation standards for the following reasons*:*

- The biggest concern is that the fan is installed in an interior conditioned space. All SSDS fans need to be installed at the exterior of the building or inside of the building if the location is outside of an occupied space and above the conditioned space. The current fan is installed at the interior of the conditioned space. This poses risks of leaking contaminated air into the occupied spaces.

- The next issue is the power; fans need to be hard wired in to either a non-switched outlet or a dedicated breaker and not plugged into an outlet. There is risk of it being unplugged by accident.

6.3 RECOMMENDATIONS

From the SSDS comments presented above the recommended scope of work to relocate the SSDS to meet current NYS and ASTM standards for soil vapor remediation standards can be found in Appendix F.

An additional recommendation for the SSDS system is to install a permanent sub-slab vapor probe to avoid drilling into the slab during each sample period. This can be completed during the SSDS relocation work.

7.0 OPERATIONS AND MAINTENANCE WORK PLAN

No maintenance was performed on the SSDS during the past year.

8.0 CERTIFICATION

After the last inspection of the reporting period, a New York State Professional Engineer is required to prepare a certification statement that certifies several conditions. The signed, stamped certification letter can be found in Appendix G.

9.0 FINAL REMARKS

A second revision of the Site Management Plan (SMP) was issued which was drafted in late 2019 and finalized early 2020. The SMP includes both the overall site (i.e., off-site groundwater) and the on-site O&M, like the 2014 SMP. The 2019 SMP changed the reporting frequency from annual reporting to one Periodic Review Report (PRR) every three years. The next PRR is due in October 2023.

Finally, since there is an SSDS in place and operational for the Site, your client is no longer required to continue the air sampling. Once the SSDS system is upgraded to NYS or ASTM standards, annual inspections are still required and documentation of any maintenance or repairs should be included, but analytical sampling is no longer necessary.

APPENDIX A

RECLASSIFICATION
LETTER

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Technical Support
625 Broadway, 11th Floor, Albany, NY 12233-7020
P: (518) 402-9543 I F: (518) 402-9547
www.dec.ny.gov

JUL 08 2019

Ithaca West LLC
626 East Main Street
Middleton, NY 10940

Dear Property Owner:

As mandated by Section 27-1305 of the Environmental Conservation Law (ECL), the New York State Department of Environmental Conservation (DEC) must maintain a Registry of all inactive disposal sites suspected or known to contain hazardous waste. The ECL also mandates that DEC notify the owner of all or any part of each site or area included in the Registry of Inactive Hazardous Waste Disposal Sites as to changes in site classification.

Our records indicate that you are the owner or part owner of the site listed below. Therefore, this letter constitutes notification of change in the classification of such site in the Registry of Inactive Hazardous Waste Disposal Sites in New York State.

DEC Site No.: 755015
Site Name: Clinton West Plaza
Site Address: 609-625 West Clinton Street
Classification change: 2 to 4

The reason for the change is as follows:

Remedial activities completed at the site included in-situ chemical oxidation treatment of groundwater in the southwestern portion of the site. This involved injection of a carbon source to further degrade contamination; and the construction of a cover system comprised of building slabs, concrete, pavement, and 2 feet of clean soil. In addition, sub-slab depressurization systems were installed in one on-site building and one off-site building to mitigate the potential for exposures as a result of soil vapor intrusion.

Enclosed is a copy of DEC's Inactive Hazardous Waste Disposal Site Report form as it appears in the Registry. An explanation of the site classifications is available at http://www.dec.ny.gov/chemical/8663.html. The Law allows the owner and/or operator of a site listed in the Registry to petition the Commissioner of DEC for deletion of such site, modification of site classification, or modification of any information regarding such site, by submitting a written statement setting forth the grounds of the petition.

Such petition may be addressed to:

Honorable Basil Seggos
Commissioner, NYS Department of Environmental Conservation
625 Broadway
Albany, New York 12233-1010

For additional information, please contact David Chiusano, the project manager at david.chiusano@dec.ny.gov or 518-402-9814.

Sincerely,

Kelly A. Lewandowski, P.E.
Chief, Site Control Section

Enclosure

ec w/Enc:
M. Ryan
T. Bennett
J. Quinn
K. Lewandowski
D. Chiusano, Project Manager

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Inactive Hazardous Waste Disposal Report

Site Code	755015				
Site Name	Clinton West Plaza	**Address**	609-625 West Clinton Street		
Classification	04	**City**	Ithaca	**Zip**	14850
Region	7	**County**	Tompkins	**Town**	Ithaca (c)
Latitude	42 degrees, 26 minutes, 10.27 seconds			**Estimated Size**	2.6550
Longitude	-76 degrees, 30 minutes, 21.57 seconds				
Site Type	Dry Cleaner				

Site Description

Location: The Clinton West Plaza site is located at 609-625 West Clinton Street within the Clinton West Plaza, City of Ithaca, Tompkins County, New York.

Site Features: The 2.655 acre site is developed with an active 36,254 square foot shopping plaza that was constructed in 1970 and is currently owned by Clinton West, Ltd. The site is surrounded by residential neighborhoods and a retail property. The site is surrounded by residential neighborhoods and a retail property. The grade at the site is generally flat with an elevation of approximately 390 feet above mean sea level. Six Mile Creek, a NYSDEC Class "C" stream, is approximately 300 feet southwest of the site and flows in a northwest direction, discharging into the Cayuga Inlet.Residential structures are located immediately southwest and east of the property. The site includes large parking areas paved with asphalt.

Current Zoning/Use(s): The area is primarily commercial and residential in nature. The City of Ithaca has zoned some open areas of the site (i.e. parking lot areas) for residential use and has zoned a portion of the site including the plaza building for commercial use.

Historical Use(s): The existing structure has been historically utilized as a commercial storefront. Clinton West Laundry, conducted on-site dry cleaning operations from at least 1970 through 2000. Tetrachloroethene (PCE) had been used in the dry cleaning operations as a cleaning solvent. Releases of dry cleaning solvents appear to have occurred during isolated instances of leaks due to dry cleaning equipment failure. A laundromat, Clinton West Laundry, was located at 609 West Clinton Street within the Clinton West Plaza, but is no longer operational, and the space is vacant. The Owner currently has renovations underway at the site which will prepare it for an incoming tenant.

Site Investigations and Remedial Actions: The Clinton West Plaza site was initially reported as a potential site with contamination after First Niagara Bank of Rochester, New York retained LCS, Inc. (LCS) of Buffalo, New York to conduct an Environmental Transaction Screening, Environmental Site Assessment (ESA) Report in December 2005. The ESA report concluded that a Phase II investigation was warranted to assess the environmental conditions on-site due to the former operational history of a dry cleaner at the site. LCS completed the Phase II subsurface investigation and supplemental subsurface investigations and determined that soil and groundwater contamination associated with dry cleaning chemicals, notably tetrachloroethene (PCE) existed at the site. PCE is a solvent commonly used in the dry cleaning process. Based on the findings of the Phase II investigation, the site was listed on the NYSDEC Registry of Inactive Hazardous Waste Disposal Sites in New York State as a Class 2 site (755015) in December 2007.

A remedial investigation (RI) was undertaken to define the nature and extent of any contamination resulting from previous activities at the site. The RI was conducted between March 2008 and March 2009. NYSDEC issued a Record of Decision (ROD) for the Clinton West Plaza site in May 2010. The selected remedy included injection of chemical-oxidants, enhanced anaerobic bioremediation, the installation of a sub-slab vapor mitigation system at the laundry tenant space, cover system over all vegetated areas, implementation of institutional controls in the form of an environmental easement, and development of a Site Management Plan should contamination remain in-place. The subslab vapor mitigation system was installed by the NYSDEC in February 2011.

Remedial activities were completed at the site in February and November 2011. Baseline and post-injection groundwater monitoring was performed from October 2011 through November 2012. The following is a summary of the remedial actions performed at the site:

1. Installation of a sub-slab vapor mitigation system (SSDS) within the Clinton West Laundry tenant space located at 609 West Clinton Street.

2. In-situ chemical oxidation was peformed and applied through a grid network of injection wells to a depth of 25 feet below ground surface to target the primary contaminants of concern in groundwater.

3. Enhanced anaerobic bioremediation was performed and applied by direct injection of a carbon source to further degrade remnant primary contaminants of concern in groundwater.

4. Preparation for execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the site.

5. Development and implementation of a Site Management Plan for long-term management of remaining contamination as required by the Environmental Easement.

Site Geology and Hydrogeology: Overburden at the site consists of fill materials (e.g., wood, ash, cinders, and silty sand with some gravel) to a depth of approximately 2 feet below ground surface (bgs). Native subsurface soils beneath the fill are mixed and contain variable proportions of clay, silt, sand and gravel. Highly organic soils are also present. A low permeability, gray silty clay layer was typically encountered at a depth less than 14 feet bgs.

During the remedial investigation, the subsurface soil was typically found to be fully saturated at a depth of approximately 6 feet bgs. Depth to groundwater measured in the monitoring wells typically ranges from approximately 3 to 5 feet bgs. The groundwater levels at the site are responsive to precipitation events. Depth to groundwater measurements taken during a wet period ranged from approximately 1.5 to 3.5 feet bgs. The direction of groundwater flow at the site is variable. Flow in the northern portion of the site is generally to the northwest, flow in the southern portion of the site is generally to the southwest, and flow in the central portion of the site is generally to the west.

The site topography and surrounding area is relatively flat.

Materials Disposed at Site

OU 01

tetrachloroethene (PCE)	UNKNOWN
trichloroethene (TCE)	UNKNOWN
vinyl chloride	UNKNOWN
cis-1,2-dichloroethene	UNKNOWN

Analytical Data Available for : Groundwater, Soil, Soil Vapor, Indoor Air

Applicable Standards Exceeded for: Groundwater

Assessment of Environmental Problems

Remediation at the site is complete. Engineering controls are in place. An institutional control in the form of an Environmental Easement is being currently pursued by the Department

Prior to remediation, the primary contaminant of concern was tetrachloroethene (PCE)and its breakdown products in the soil vapor and groundwater. In December 2010 the Department installed a soil vapor mitigation system within the laundry tenant space of the Clinton West Plaza building to mitigate the potential for soil vapor intrusion.The groundwater is not used as a source of potable water. Protection of the groundwater resource was addressed as part of the ROD remedy through EISB injection and monitoring.

The site management plan (SMP) was approved by the NYSDEC in June 2014. An Environmental Easement (EE) was placed on the site in May 2016 and filed with the Tompkins County Clerk's Office to address residual contamination at depth that may be encountered during future redevelopment, restricts future use of groundwater at the site, requires maintenance of the engineering controls, prohibits current and future property owners from activities that would affect the remedy performance, and is transferable with a property transaction. The EE for this site was recorded on 05/26/16 in Tompkins County as instrument #2016-05729.

The SMP specifies the methods necessary to ensure compliance with all Engineering and Institutional Controls required by the Environmental Easement for contamination that remains at the site. It provides a detailed description of all procedures required to manage remaining contamination at the site after completion of the remedial action, including: (1) implementation and management of all ECs and ICs; (2) media monitoring; (3) performance of periodic inspections, certification of results, and submittal of Periodic Review Reports; and (4) defining criteria for termination of groundwater treatments.

To address these needs, the SMP includes three plans: (1) an EC/IC 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 treatment.

Assessment of Health Problems

Since the site is covered with a building, asphalt and clean backfill, people will not come into contact with contamination unless they dig below the site cover. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. A sub-slab depressurization system (system that ventilates/removes the air beneath the building) has been installed in the on-site building and one off-site building to prevent the indoor air quality from being affected by the contamination in the soil vapor beneath the building. Sampling indicates that soil vapor intrusion is not a concern for other off-site buildings.

7/8/2019

Owners

Current Owner(s)

ITHACA WEST LLC

626 EAST MAIN STREET

MIDDLETON NY 10940

Previous Owner(s)

Mr. Barton Ingersoll

Clinton West Ltd.

609 West Clinton St.

Ithaca NY 14850

Operators

APPENDIX B

CHANGE OF USE

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau E
625 Broadway, 12th Floor, Albany, NY 12233-7017
P: (518) 402-9813 I F: (518) 402-9819
www.dec.ny.gov

September 22, 2020

Marc Maser, P.E.
Maser Architecture and Engineering
112 N. Main Street
Horseheads, New York 14845

Re: 60-Day Advance Notification of Site Change of Use
NYSDEC Site No. 755015
Clinton West Plaza
609 W. Clinton St.
Ithaca, New York 14850

Dear Mr. Maser,

In response to your September 4, 2020 email request correspondence and Change of Use Notification, the New York State Department of Environmental Conservation (the Department) has reviewed the below-listed documents associated with the Clinton West Plaza (Site No. 755015) located in Ithaca, New York (the Site):

- 60-Day Advance Notification of Site Change of Use form (the Notification);
- Clinton West Plaza EWP Correspondence_2020.09.04;
- ET5221CE-01-06-09 (Preliminary soil testing results);
- ClintonWestPlaza_Phase2_SitePlans_2020.08.27;
- September 4, 2020 summary email including above attachments with estimated soil to be removed, proposed soil management activities, soil sampling and analysis activities, and general work phase timeline;
- September 4, 2020 follow up email including the map with the location of the preliminary soil sample.

After reviewing the proposed Notification and supporting documents, the Department approves the proposed development plans with the following comments:

- Soil shall be sampled in accordance with Table 5.4(e)10 in DER-10. In accordance with DER-10 Table 5.4(e)10, the following samples are required for the estimated 75-100 cubic yards to be removed from the Site:
  - Two discrete grab samples for analysis of the following:
    - TCL Volatile Organic Compounds (VOCs) plus 10 TICs by USEPA Method 8260 – low level
  - One composite sample for analysis of the following:
    - TCL Semivolatile Organic Compounds (SVOCs) by USEPA Method 8270

- Target Analyte List (TAL) Metals and Cyanide by USEPA Method 6010/7471
- TCL Pesticides by USEPA Method 8081
- TCL Herbicides by USEPA Method 8151
- TCL Polychlorinated Biphenyls (PCBs) by USEPA Method 8082
- Total Petroleum Hydrocarbons (TPH) (gasoline and diesel range organics) by USEPA Method 8015
- Toxicity Characteristic Leaching Procedure (TCLP) VOCs, SVOCs, Pesticides, Herbicides, Resource Conservation and Recovery Act (RCRA) Metals, Antimony, Beryllium, Copper, Nickel, Thallium, and Zinc by USEPA SW-846 Methods 7470/1311/6010
- RCRA characteristics (ignitability, corrosivity, and reactivity).

- Department approval of a proposed waste disposal facility is required if soil will be transported off-Site for disposal. A waste acceptance letter from the proposed facility and results of waste characterization sampling must be submitted to the Department for approval. Waste disposal documentation (e.g., fully executed waste manifest) must be submitted to the Department.

As proposed in the Notification, proposed construction activities are scheduled to commence on September 22, 2020. Please notify the Department seven calendar days prior ground intrusive activity is scheduled to begin.

Additionally, the Department, or a Department's representative, may visit the Site during ground intrusive activities to observe the quantity of soil generated and to ensure the soil stockpile is properly covered, as proposed. As indicated above, Department approval is required for off-Site disposal of soil prior to removing the soil from the Site. The Department reserves the right to require additional corrective actions if the soil is re-used or disposed of improperly.

Sincerely,

Brianna Scharf
Project Manager
Remedial Bureau E, Section C
Division of Environmental Remediation

ec:

W. Buchalter – Vista Group
S. Saucier – NYSDEC
B. Scharf – NYSDEC
N. Kranes – TRC

MASER
ENGINEERING

110 N. MAIN ST., SUITE 127
HORSEHEADS, NY 14845
607.377.7990

MASER@MASER-AE.COM
WWW.MASER-AE.COM

January 21, 2022

Ms. Brianna Scharf
Assistant Engineer (Environmental)
NYS Department of Environmental Conservation
Division of Environmental Remediation, Remedial Bureau E, Remedial Section C
625 Broadway
Albany, New York 14233

Mr. Nate Kranes, P.G.
Project Manager/Senior Geologist
TRC
215 Greenfield Parkway, Suite 102
Liverpool, New York 13088

RE: Change of Use
Clinton West Plaza, Ithaca, NY 14850
NYSDEC Site No. 755015

Dear Ms. Scharf and Mr. Kranes:

In response to your September 20, 2020, letter regarding the Change of Use approval, this letter presents responses to your comments in said letter. This letter also references the Community Air Monitoring Plan (CAMP) for the site work that was performed at the Plaza in the fall of 2021.

Project Update:

The bulk of the site work presented in the site plans titled, "Clinton West Plaza Phase 2 Site Plans" dated 2020.08.27 is complete. Soil material excavated for the reconstructed parking lot is temporarily stockpiled on-site laying on a sheet of poly and covered with the same. Photos of the site can be found in Exhibit 1 of this letter. The final top course of asphalt will be placed Spring 2022.

Soil Excavation:

Approximately 500 tons of material is staged on-site ready for disposal, of which includes some asphalt pieces. The estimated amount of soil to be disposed of is 350-400 tons. This figure is approx. 185 - 212 CY at 140 PCF. The original estimation was 75-100 CY.

Three composite samples were obtained by the grab method and the results of the samples can be found in Exhibit 2.

Per the following table from DER-10, NYSDEC Technical Guidance for Site Investigation and Remediation, for the estimated range of 185 – 212 CY, three discrete samples for VOCs were required.

Table 5.4(e)10 Recommended Number of Soil Samples for Soil Imported To or Exported From a Site			
Contaminant	**VOCs**	**SVOCs, Inorganics & PCBs/Pesticides**	
Soil Quantity (cubic yards)	**Discrete Samples**	**Composite**	**Discrete Samples/Composite**
0-50	1	1	3-5 discrete samples from different locations in the fill being provided will comprise a composite sample for analysis
50-100	2	1	
100-200	3	1	
200-300	4	1	
300-400	4	2	
400-500	5	2	
500-800	6	2	
800-1000	7	2	
➢ 1000	Add an additional 2 VOC and 1 composite for each additional 1000 Cubic yards or consult with DER		

Soil Analysis Summary:

After reviewing the lab report and comparing the recorded values with that of Table 375-6.8(a): Unrestricted Use Soil Cleanup Objectives (SCOs) in 6 NYCRR Part 375 – Environmental Remediation Programs, it is summarized that no recorded contaminate exceeds the level for unrestricted use. The measured contaminant levels are summarized in the table below. The table also presents the SCOs and the maximum acceptable values for unrestricted use for the select contaminants.

Category & Contaminant	Soil Cleanup Objectives (SCO) – Unrestricted Use	Result	Minimum Detection Limit (MDL)	Reporting Limit (RL)	Units
Inorganics Total					
Reactive Cyanide	27 ppm (27 mg/kg)	<10.0	10.0	10.0	mg/kg
Reactive Sulfide		<100	100	100	mg/kg
General Parameters					
Percent Solids		93.2	0.500	1.00	% (by wt.)
Ignitability of Solids		<2.2	2.2	2.2	mm/sec
Metals TCLP by AA					
Mercury	0.18 ppm (0.18 mg/L)	<0.00200	0.00100	0.00200	mg/L
Metals TCLP by ICP					
Arsenic	13 ppm (13 mg/L)	<0.200	0.100	0.200	mg/L
Barium	350 ppm (350 mg/L)	0.441	0.0500	0.100	mg/L
Cadmium	2.5 ppm (2.5 mg/L)	<0.0200	0.0100	0.0200	mg/L
Chromium	1 ppm (1 mg/L)	<0.0500	0.0250	0.0500	mg/L
Lead	63 ppm (63 mg/L)	<0.200	0.100	0.200	mg/L
Selenium	3.9 ppm (3.9 mg/L)	<0.350	0.175	0.350	mg/L
Silver	2 ppm (2 mg/L)	<0.100	0.0500	0.100	mg/L
Volatile Organic Compounds (VOCs) TCLP by GCMS					
Benzene	0.06 ppm (60 µg/L)	<50.0	1.25	50.0	µg/L
2-Butanone		<100	25.0	100	µg/L
Carbon tetrachloride	0.76 ppm (760 µg/L)	<50.0	2.50	50.0	µg/L
Chlorobenzene	1.1 ppm (1100 µg/L)	<50.0	1.25	50.0	µg/L
Chloroform	0.37 ppm (370 µg/L)	<50.0	1.25	50.0	µg/L
1,2-Dichloroethane	0.02 ppm (20 µg/L)	<50.0	2.50	50.0	µg/L
1,1-Dichloroethene	0.33 ppm (330 µg/L)	<50.0	5.00	50.0	µg/L
Tetrachloroethene	1.3 ppm (1300 µg/L)	<50.0	2.50	50.0	µg/L
Trichloroethene	0.47 ppm (470 µg/L)	<50.0	2.50	50.0	µg/L
Vinyl chloride	0.02 ppm (20 µg/L)	<100	2.50	100	µg/L
Surrogate: 4-Bromofluorobenzene		123	Limit: 86-115		% Rec

Surrogate: Dibromofluoromethane		99.3	Limit: 86-118		% Rec
Surrogate: 1,2-Dichloroethane-d4		105	Limit: 86-120		% Rec
Surrogate: Toluene-d8		104	Limit: 86-110		% Rec
Herbicides TCLP by GC/ECD					
2,4,5-TP (Silvex)		<2.00	0.500	2.00	µg/L
2,4-D		<20.0	5.00	20.0	µg/L
Surrogate: 2,4-Dichlorophenylacetic		30.4	Limit: 20-144		% Rec
Polychlorinated Biphenyls (PCBs) by GC/ECD					
Aroclor-1016 (PCB-1016)		<16.9	8.45	16.9	µg/kg dry
Aroclor-1221 (PCB-1221)		<16.9	8.45	16.9	µg/kg dry
Aroclor-1232 (PCB-1232)		<16.9	8.45	16.9	µg/kg dry
Aroclor-1242 (PCB-1242)		<16.9	8.45	16.9	µg/kg dry
Aroclor-1248 (PCB-1248)		<16.9	8.45	16.9	µg/kg dry
Aroclor-1254 (PCB-1254)		<16.9	8.45	16.9	µg/kg dry
Aroclor-1260 (PCB-1260)		<16.9	8.45	16.9	µg/kg dry
Surrogate: 2,4,5,6-Tetrachloro-m-xylene		80.3	Limit: 26-138		% Rec
Surrogate: Decachlorobiphenyl (BZ-209)		49.6	Limit: 20-125		% Rec
Pesticides TCLP by GC/ECD					
alpha-Chlordane	0.094 ppm (94 µg/L)	<0.500	0.100	0.500	µg/L
Endrin	0.014 ppm (14 µg/L)	<0.500	0.100	0.500	µg/L
gamma Chlordane		<0.500	0.100	0.500	µg/L
gamma-BHC (Lindane)	0.1 ppm (100 µg/L)	<0.500	0.100	0.500	µg/L
Heptachlor	0.042 ppm (42 µg/L)	<0.500	0.100	0.500	µg/L
Heptachlor epoxide		<0.500	0.100	0.500	µg/L
Methoxychlor		<0.500	0.100	0.500	µg/L
Toxaphene		<10.0	3.00	10.0	µg/L
Surrogate: 2,4,5,6-Tetrachloro-m-xylene		61.8	Limit: 20-130		% Rec
Surrogate: Decachlorobiphenyl (BZ-209)		62.5	Limit: 25-140		% Rec
Semivolatile Organic Compounds TCLP by GCMS					
1,4-Dichlorobenzene	1.8 ppm (1800 µg/L)	<50.0	25.0	50.0	µg/L
2,4-Dinitrotoluene		<50.0	25.0	50.0	µg/L
Hexachlorobenzene	0.33 ppm (330 µg/L)	<50.0	25.0	50.0	µg/L
Hexachlorobutadiene		<50.0	25.0	50.0	µg/L
Hexachloroethane		<50.0	25.0	50.0	µg/L
2-Methylphenol		<50.0	25.0	50.0	µg/L
3-,4-Methylphenol		<50.0	25.0	50.0	µg/L
Nitrobenzene		<50.0	25.0	50.0	µg/L
Pentachlorophenol	0.8 ppm (800 µg/L)	<250	125	250	µg/L
Pyridine		<250	125	250	µg/L
2,4,6-Trichlorophenol		<50.0	25.0	50.0	µg/L
2,4,5-Trichlorophenol		<50.0	25.0	50.0	µg/L
Surrogate: 2-Fluorobiphenyl		83.8	Limit: 43-116		% Rec
Surrogate: 2-Fluorophenol		55.4	Limit: 19-119		% Rec
Surrogate: Nitrobenzene-d5		83.5	Limit: 35-114		% Rec
Surrogate: Phenol-d5		36.5	Limit: 10-120		% Rec
Surrogate: p-Terphenyl-d14		109	Limit: 10-130		% Rec
Surrogate: 2,4,6-Tribromophenol		106	Limit: 22-142		% Rec

Table No. 1

Reported Contaminant Levels Compared to the
SCOs for Unrestricted Use

Proposed Disposal Plan:

The Owner, Ithaca West, LLC and the General Contractor, Adhan Piping Co. Inc., desire to dispose of this material and not re-use it. Contento's (Cortland, NY) is the sub-contractor responsible for removal and transportation of the soil from the site. Casella Waste Systems, Inc. will receive the material at the Ontario County facility in Stanley, NY. Casella's Special Waste Characterization Profile form can be found in Exhibit 3 which is required for the landfill acceptance of the material.

Please let me know if additional information is needed prior to the disposal of this material. If you have any questions regarding this submission, please contact me at (607) 377-7990 or at maser@maser-ae.com.

Sincerely,

Marc Maser, P.E.
Maser Engineering

MM/mm

Ecc: Mr. Bill Buchalter, Owner, Ithaca West, LLC
Mr. Phil Migliore, Owner, Ithaca West, LLC

Enc.

EXHIBIT A

SITE WORK
CONSTRUCTION PHOTOS

PHOTO NO. 1
VIEWING SOUTH AT BUILDING, SUB-BASE EXPOSED, 10/15/2021

PHOTO NO. 2
VIEWING SOUTHEAST AT BUILDING, SUB-BASE EXPOSED, 10/15/2021

PHOTO NO. 3
VIEWING EAST AT BUILDING, SUB-BASE EXPOSED, 10/15/2021

PHOTO NO. 4
VIEWING EAST/NORTHEAST AT BUILDING, SUB-BASE EXPOSED, 10/15/2021

PHOTO NO. 5
VIEWING NORTHEAST AT BUILDING AND W. CLINTON ST., SUB-BASE EXPOSED, 10/15/2021

PHOTO NO. 6
VIEWING NORTH W. CLINTON ST. AND MAIN ENTRANCE, LIMITS OF WORK SHOWN, 10/15/2021

PHOTO NO. 7
VIEWING SOUTH AT BUILDING CANOPY SHOWING NEW CONCRETE WALKWAY AND PROPOSED LIMITS OF PARKING LOT AT STEEL POSTS (BOLLARDS) 10/15/2021

PHOTO NO. 8
VIEWING EAST AT BUILDING SHOWING BINDER COURSE PLACEMENT OF NEW PARKING LOT, 11/05/2021

EXHIBIT B

LAB ANALYSIS OF
SOIL SAMPLES

MICROBAC®

Microbac Laboratories, Inc., New York Division

CERTIFICATE OF ANALYSIS

J1J0670

Project Description

STARS

For:

Bruce Crandall

Contento's

P.O. Box 588

Cortland, NY 13045

Shannon Weeks

Customer Relationship Coordinator

Shannon Weeks

Friday, November 19, 2021

Please find enclosed the analytical results for the samples you submitted to Microbac Laboratories. Review and compilation of your report was completed by Microbac Laboratories, Inc., New York Division. If you have any questions, comments, or require further assistance regarding this report, please contact your service representative listed above.

I certify that all test results meet all of the requirements of the accrediting authority listed within this report. Analytical results are reported on a 'as received' basis unless specified otherwise. Analytical results for solids with units ending in (dry) are reported on a dry weight basis. A statement of uncertainty for each analysis is available upon request. This laboratory report shall not be reproduced, except in full, without the written approval of Microbac Laboratories. The reported results are related only to the samples analyzed as received.

MICROBAC®

Microbac Laboratories, Inc., New York Division

CERTIFICATE OF ANALYSIS

J1J0670

Contento's

Bruce Crandall
P.O. Box 588
Cortland, NY 13045

Project Name: STARS

Project / PO Number: N/A
Received: 10/08/2021
Reported: 11/19/2021

Sample Summary Report

Sample Name	Laboratory ID	Client Matrix	Sample Type	Sample Begin	Sample Taken	Lab Received
3-Composite	J1J0670-01	Solid	Grab		10/08/21 14:20	10/08/21 15:18

CERTIFICATE OF ANALYSIS

J1J0670

Analytical Testing Parameters

Client Sample ID:	3-Composite		
Sample Matrix:	Solid	**Collected By:**	Client
Lab Sample ID:	J1J0670-01	**Collection Date:**	10/08/2021 14:20

Analyses Performed by: Microbac Laboratories Inc., - Marietta, OH

Inorganics Total	Result	MDL	RL	Units	DF	Note	Prepared	Analyzed	Analyst
Method: EPA 7.3.3.2									
Reactive Cyanide	<10.0	10.0	10.0	mg/kg	1	Y1	11/02/21 1414	11/02/21 1430	APH
Method: EPA 7.3.4.2									
Reactive Sulfide	<100	100	100	mg/kg	1	Y1	11/02/21 1144	11/02/21 1208	EPT
Method: EPA 9045D									
pH	**8.8**			S.U.	1	H4	11/02/21 1558	11/02/21 1616	EPT
Method: EPA 9095B									
Free Liquid (Paint Filter Test)	**No Free Liquids**			NA	1		11/02/21 1655	11/02/21 1700	EPT
Method: NA									
Temperature	**20.7**			°C	1		11/02/21 1558	11/02/21 1616	EPT

General Parameters	Result	MDL	RL	Units	DF	Note	Prepared	Analyzed	Analyst
Method: ASTM D2216-10									
Percent Solids	**93.2**	0.500	1.00	% (by wt.)	1	Y	10/29/21 0501	11/01/21 0547	JMH
Method: EPA 1030									
Ignitability of Solids	<2.2	2.2	2.2	mm/sec	1			11/05/21 1345	JDH

Metals TCLP by AA	Result	MDL	RL	Units	DF	Note	Prepared	Analyzed	Analyst
Method: EPA 7470A									
Mercury	<0.00200	0.00100	0.00200	mg/L	1		11/03/21 0458	11/03/21 1413	TMM

Metals TCLP by ICP	Result	MDL	RL	Units	DF	Note	Prepared	Analyzed	Analyst
Method: EPA 6010C									
Arsenic	<0.200	0.100	0.200	mg/L	1		11/02/21 1022	11/02/21 1344	KHL
Barium	**0.441**	0.0500	0.100	mg/L	1		11/02/21 1022	11/02/21 1344	KHL
Cadmium	<0.0200	0.0100	0.0200	mg/L	1		11/02/21 1022	11/02/21 1344	KHL
Chromium	<0.0500	0.0250	0.0500	mg/L	1		11/02/21 1022	11/02/21 1344	KHL
Lead	<0.200	0.100	0.200	mg/L	1		11/02/21 1022	11/02/21 1344	KHL
Selenium	<0.350	0.175	0.350	mg/L	1		11/02/21 1022	11/02/21 1344	KHL
Silver	<0.100	0.0500	0.100	mg/L	1		11/02/21 1022	11/02/21 1344	KHL

Volatile Organic Compounds TCLP by GCMS	Result	MDL	RL	Units	DF	Note	Prepared	Analyzed	Analyst
Method: EPA 8260D									

CERTIFICATE OF ANALYSIS

J1J0670

Client Sample ID:	3-Composite		
Sample Matrix:	Solid	**Collected By:**	Client
Lab Sample ID:	J1J0670-01	**Collection Date:**	10/08/2021 14:20

Volatile Organic Compounds TCLP by GCMS	Result	MDL	RL	Units	DF	Note	Prepared	Analyzed	Analyst
Benzene	<50.0	1.25	50.0	ug/L	10			11/03/21 1838	EEA
2-Butanone	<100	25.0	100	ug/L	10			11/03/21 1838	EEA
Carbon tetrachloride	<50.0	2.50	50.0	ug/L	10			11/03/21 1838	EEA
Chlorobenzene	<50.0	1.25	50.0	ug/L	10			11/03/21 1838	EEA
Chloroform	<50.0	1.25	50.0	ug/L	10			11/03/21 1838	EEA
1,2-Dichloroethane	<50.0	2.50	50.0	ug/L	10			11/03/21 1838	EEA
1,1-Dichloroethene	<50.0	5.00	50.0	ug/L	10			11/03/21 1838	EEA
Tetrachloroethene	<50.0	2.50	50.0	ug/L	10			11/03/21 1838	EEA
Trichloroethene	<50.0	2.50	50.0	ug/L	10			11/03/21 1838	EEA
Vinyl chloride	<100	2.50	100	ug/L	10			11/03/21 1838	EEA
Surrogate: 4-Bromofluorobenzene	123	Limit: 86-115		% Rec	10	S1		11/03/21 1838	EEA
Surrogate: Dibromofluoromethane	99.3	Limit: 86-118		% Rec	10			11/03/21 1838	EEA
Surrogate: 1,2-Dichloroethane-d4	105	Limit: 80-120		% Rec	10			11/03/21 1838	EEA
Surrogate: Toluene-d8	104	Limit: 88-110		% Rec	10			11/03/21 1838	EEA

Herbicides TCLP by GC/ECD	Result	MDL	RL	Units	DF	Note	Prepared	Analyzed	Analyst
Method: EPA 8151A									
2,4,5-TP (Silvex)	<2.00	0.500	2.00	ug/L	1		11/11/21 1630	11/16/21 1230	ECL
2,4-D	<20.0	5.00	20.0	ug/L	1		11/11/21 1630	11/16/21 1230	ECL
Surrogate: 2,4-Dichlorophenylacetic acid	30.4	Limit: 20-144		% Rec	1		11/11/21 1630	11/16/21 1230	ECL

Polychlorinated Biphenyls (PCBs) by GC/ECD	Result	MDL	RL	Units	DF	Note	Prepared	Analyzed	Analyst
Method: EPA 8082A									
Aroclor-1016 (PCB-1016)	<16.9	8.45	16.9	ug/kg dry	1		11/03/21 0945	11/08/21 1841	CAS
Aroclor-1221 (PCB-1221)	<16.9	8.45	16.9	ug/kg dry	1		11/03/21 0945	11/08/21 1841	CAS
Aroclor-1232 (PCB-1232)	<16.9	8.45	16.9	ug/kg dry	1		11/03/21 0945	11/08/21 1841	CAS
Aroclor-1242 (PCB-1242)	<16.9	8.45	16.9	ug/kg dry	1		11/03/21 0945	11/08/21 1841	CAS
Aroclor-1248 (PCB-1248)	<16.9	8.45	16.9	ug/kg dry	1		11/03/21 0945	11/08/21 1841	CAS
Aroclor-1254 (PCB-1254)	<16.9	8.45	16.9	ug/kg dry	1		11/03/21 0945	11/08/21 1841	CAS
Aroclor-1260 (PCB-1260)	<16.9	8.45	16.9	ug/kg dry	1		11/03/21 0945	11/08/21 1841	CAS
Surrogate: 2,4,5,6-Tetrachloro-m-xylene	80.3	Limit: 26-138		% Rec	1		11/03/21 0945	11/08/21 1841	CAS
Surrogate: Decachlorobiphenyl (BZ-209)	49.6	Limit: 20-125		% Rec	1		11/03/21 0945	11/08/21 1841	CAS

Pesticides TCLP by GC/ECD	Result	MDL	RL	Units	DF	Note	Prepared	Analyzed	Analyst
Method: EPA 8081A									
alpha-Chlordane	<0.500	0.100	0.500	ug/L	1		11/03/21 1120	11/05/21 0506	CAS
Endrin	<0.500	0.100	0.500	ug/L	1		11/03/21 1120	11/05/21 0506	CAS
gamma Chlordane	<0.500	0.100	0.500	ug/L	1		11/03/21 1120	11/05/21 0506	CAS

CERTIFICATE OF ANALYSIS

J1J0670

Client Sample ID:	3-Composite		
Sample Matrix:	Solid	**Collected By:**	Client
Lab Sample ID:	J1J0670-01	**Collection Date:**	10/08/2021 14:20

Pesticides TCLP by GC/ECD	Result	MDL	RL	Units	DF	Note	Prepared	Analyzed	Analyst
gamma-BHC (Lindane)	<0.500	0.100	0.500	ug/L	1		11/03/21 1120	11/05/21 0506	CAS
Heptachlor	<0.500	0.100	0.500	ug/L	1		11/03/21 1120	11/05/21 0506	CAS
Heptachlor epoxide	<0.500	0.100	0.500	ug/L	1		11/03/21 1120	11/05/21 0506	CAS
Methoxychlor	<0.500	0.100	0.500	ug/L	1		11/03/21 1120	11/05/21 0506	CAS
Toxaphene	<10.0	3.00	10.0	ug/L	1		11/03/21 1120	11/05/21 0506	CAS
Surrogate: 2,4,5,6-Tetrachloro-m-xylene	61.8		Limit: 20-130	% Rec	1		11/03/21 1120	11/05/21 0506	CAS
Surrogate: Decachlorobiphenyl (BZ-209)	62.5		Limit: 25-140	% Rec	1		11/03/21 1120	11/05/21 0506	CAS

Semivolatile Organic Compounds TCLP by GCMS	Result	MDL	RL	Units	DF	Note	Prepared	Analyzed	Analyst
Method: EPA 8270D									
1,4-Dichlorobenzene	<50.0	25.0	50.0	ug/L	1		11/02/21 1410	11/04/21 2108	SCB
2,4-Dinitrotoluene	<50.0	25.0	50.0	ug/L	1		11/02/21 1410	11/04/21 2108	SCB
Hexachlorobenzene	<50.0	25.0	50.0	ug/L	1		11/02/21 1410	11/04/21 2108	SCB
Hexachlorobutadiene	<50.0	25.0	50.0	ug/L	1		11/02/21 1410	11/04/21 2108	SCB
Hexachloroethane	<50.0	25.0	50.0	ug/L	1		11/02/21 1410	11/04/21 2108	SCB
2-Methylphenol	<50.0	25.0	50.0	ug/L	1		11/02/21 1410	11/04/21 2108	SCB
3-,4-Methylphenol	<50.0	25.0	50.0	ug/L	1		11/02/21 1410	11/04/21 2108	SCB
Nitrobenzene	<50.0	25.0	50.0	ug/L	1		11/02/21 1410	11/04/21 2108	SCB
Pentachlorophenol	<250	125	250	ug/L	1		11/02/21 1410	11/04/21 2108	SCB
Pyridine	<250	125	250	ug/L	1		11/02/21 1410	11/04/21 2108	SCB
2,4,6-Trichlorophenol	<50.0	25.0	50.0	ug/L	1		11/02/21 1410	11/04/21 2108	SCB
2,4,5-Trichlorophenol	<50.0	25.0	50.0	ug/L	1		11/02/21 1410	11/04/21 2108	SCB
Surrogate: 2-Fluorobiphenyl	83.8		Limit: 43-116	% Rec	1		11/02/21 1410	11/04/21 2108	SCB
Surrogate: 2-Fluorophenol	55.4		Limit: 19-119	% Rec	1		11/02/21 1410	11/04/21 2108	SCB
Surrogate: Nitrobenzene-d5	83.5		Limit: 35-114	% Rec	1		11/02/21 1410	11/04/21 2108	SCB
Surrogate: Phenol-d5	36.5		Limit: 10-120	% Rec	1		11/02/21 1410	11/04/21 2108	SCB
Surrogate: p-Terphenyl-d14	109		Limit: 10-130	% Rec	1		11/02/21 1410	11/04/21 2108	SCB
Surrogate: 2,4,6-Tribromophenol	106		Limit: 22-142	% Rec	1		11/02/21 1410	11/04/21 2108	SCB

MICROBAC®

Microbac Laboratories, Inc., New York Division

CERTIFICATE OF ANALYSIS

J1J0670

Definitions

% (by wt.):	Percent by Weight
°C:	Degrees Celsius
H4:	The test was performed outside of the EPA recommended holding time of 15 minutes.
MDL:	Minimum Detection Limit
mg/kg:	Milligrams per Kilogram
mg/L:	Milligrams per Liter
mm/sec:	Millimeter per Second
NA:	Not Applicable
RL:	Reporting Limit
S.U.:	Standard Units
S1:	Surrogate recovery is above acceptance limits.
ug/L:	Micrograms per Liter
ug/mL:	Micrograms per Milliliter
Y:	This analyte is not on the laboratory's current scope of accreditation.
Y1:	Accreditation is not offered by the accrediting body for this analyte.

Cooler Receipt Log

Cooler ID: Default Cooler Temp: °C

Cooler Inspection Checklist

Ice Present or not required?	Yes	Shipping containers sealed or not required?	Yes
Custody seals intact or not required?	Yes	Chain of Custody (COC) Present?	Yes
COC includes customer information?	Yes	Relinquished and received signature on COC?	Yes
Sample collector identified on COC?	Yes	Sample type identified on COC?	Yes
Correct type of Containers Received	Yes	Correct number of containers listed on COC?	Yes
Containers Intact?	Yes	COC includes requested analyses?	Yes
Enough sample volume for indicated tests received?	Yes	Sample labels match COC (Name, Date & Time?)	Yes
Samples arrived within hold time?	Yes	Correct preservatives on COC or not required?	Yes
Chemical preservations checked or not required?	Yes	Preservation checks meet method requirements?	Yes
VOA vials have zero headspace, or not recd.?	Yes		

Project Requested Certification(s)

Microbac Laboratories Inc., - Marietta, OH 10861	New York State Department of Health
Microbac Laboratories, Inc., New York Division NY Lab ID No.: 10795	New York State Department of Health

Report Comments

Samples were received in proper condition and the reported results conform to applicable accreditation standard unless otherwise noted.

The data and information on this, and other accompanying documents, represents only the sample(s) analyzed. This report is incomplete unless all pages indicated in the footnote are present and an authorized signature is included. ***The services were provided under and subject to Microbac's standard terms and conditions which can be located and reviewed at <https://www.microbac.com/standard-terms-conditions>.***

Reviewed and Approved By:

Shannon Weeks

Shannon Weeks
Customer Relationship Coordinator
Reported: 11/19/2021 09:53

MICROBAC

3821 Buck Dr.	4359 Linglestown Rd.	428 Route 315 Hwy	2369 Elmira St., Suite C
Cortland, NY 13045	Harrisburg, PA 17112	Pittston, PA 18640	Sayre, PA 18840
607.753.3403 (CRT)	717.651.9700 (HBG)	570.348.0775 (PTN)	570.888.0169 (SAY)

CHAIN OF CUSTODY RECORD

Number

Instructions on back

Lab Report Address

Client Name: Contentos

Address: 119 1/2 Poudletown St

City, State, Zip: Cortland, NY

Contact: GERRY

Telephone No.: 607-753-8136

Report Email:

Send Report via: [ ] Mail [ ] Fax [ ] E-mail

Invoice Address

Client Name:

Address:

City, State, Zip:

Contact:

Telephone No.:

Invoice Email:

Send Invoice via: [ ] Mail [ ] Fax [ ] E-mail

Turnaround Time

[ ] Routine (5-7 bus. days)
[ ] RUSH* (notify lab)

Report Type

[ ] Results Only

[ ] Level 1 [ ] Level 2 [ ] Level 3 [ ] Level 4

[ ] EDD

TO BE COMPLETED BY INITIAL RECEIVING MICROBAC:

Temperature Upon Receipt (°C): —

Thermometer ID: N/A

Receiving Lab: CRT HBG PTN SAY

Holding Time:

Samples Received on Ice? Yes No N/A

Custody Seals Intact? Yes No N/A

Project: Location: PO No.

Compliance Monitoring? [ ] Yes [ ] No
If Yes: Agency/Program:

Sampled by (PRINT): Sampler Signature: Sampler Telephone No.:

* Matrix Types: Drinking Water (DW), Groundwater (GW), Surface/Storm Water (SW), Wastewater (WW), Recreational Water (RC), Soil/Solid (S), Sludge (SL), Oil (O), Wipe (W), Other (specify)

** Preservative Types: HNO3(1), H2SO4(2), HCl(3), NaOH(4), Sodium Thiosulfate(5), Ammonium Chloride(6), Ammonium Sulfate(7), EDA(8), Hexane(9), Methanol(10), Sodium Bisulfate(11), Sodium Sulfite(12), Zinc Acetate(13), Unpreserved (U), Other (specify)

REQUESTED ANALYSIS

Lab ID	Client Sample ID	Date Collected	Time Collected	No. of Containers	Matrix *	Grab / Composite	Preservative **	Additional Notes
	3-Composite	10-8-21	14:20					SEE Attached

CONTENTO
PM: Shannon Weeks

J 1 J 0 6 7 0

Possible Hazard Identification [ ] Hazardous [ ] Non-Hazardous [ ] Radioactive

Sample Disposition [ ] Dispose as appropriate [ ] Return [ ] Archive

Comments:

	Date/Time		Date/Time
Relinquished By (signature)		Received By (signature)	
Relinquished By (signature)		Received By (signature)	10/8/21 1518
Relinquished By (signature)	Date/Time	Received By (signature)	Date/Time

*** If Initial and Final Receiving Microbac are the same, check "Same as Above" in Final Receiving Box.

*** *TO BE COMPLETED BY FINAL RECEIVING MICROBAC:*

Temperature Upon Receipt (°C): Same as Above [ ]

Thermometer ID:

Receiving Lab: CRT PTN

Samples Received on Ice? Yes No N/A

APPENDIX C

CASELLA SPECIAL WASTE
CHARACTERIZATION PROFILE FORM

Special Waste Characterization Profile

I. Requested Facility *Choose all that apply*

- ☐ **Massachusetts:** Southbridge (Southbridge, MA)
- ☐ **Maine:** Hawk Ridge (Unity, ME)
- ☐ **Maine:** Juniper Ridge (Old Town, ME)
- ☐ **New Hampshire:** NCES (Bethlehem, NH)
- ☐ **Pennsylvania:** McKean (Mt. Jewett, PA)
- ☐ **Vermont:** NEWSVT (Coventry, VT)
- ☐ **New York:** Chemung County (Lowman, NY)
- ☐ **New York:** Clinton County (Morrisonville, NY)
- ☐ **New York:** Grasslands (Chateaugay, NY)
- ☐ **New York:** Hyland (Angelica, NY)
- ☒ **New York:** Ontario County (Stanley, NY)
- ☐ **Other:** _____

II. Generator

Name: Ithaca West, LLC
Mailing Address: 626 East Main St.
City: Middletown State: NY ZIP Code: 10940
Contact Name: Mr. Bill Buchalter Title: Owner
Phone: 845-343-7966 Fax: _____ Email: billb@vistagroup.net

III. Bill To Customer ☐ *Same as Generator above*

Company Name: Contento's
Billing Address: P.O. Box 588
City: Cortland State: NY ZIP Code: 13045
Contact Name: Melissa Dugan Title: Account Manager
Phone: 607-753-8136 Fax: 607-753-8047 Email: AP@contentosny.com

IV. Consultant/Representative

Company Name: Maser Engineering
Contact Name: Marc Maser, P.E. Title: Owner
Phone: 607-377-7990 Fax: _____ Email: maser@maser-ae.com

V. Delivery and Quantity ☐ ***One-Time Event*** *or* ☐ ***On-Going (Annually)***

Amount to Be Delivered (Estimated): 500 ☒ Tons ☐ Cubic Yards ☐ Other: _____
Density of Waste (Approximate): _____ Pounds/Cubic Yard
Delivery Vehicle: ☒ Roll-off ☐ Packer Truck ☒ Tractor Trailer ☐ Vac Truck ☐ Other: _____
Hauler Name: Contento's
Mailing Address: P.O. Box 588 Phone: 607-753-8136
Transporter Permit #: 7A-632 (for State of Disposal)
Previous Disposal Facility (Name): _____
Application Was Submitted to/Approved by Another Disposal Facility (Name): _____

VI. Waste Stream Information

Common Waste Name: Contaminated Soil
Location or Address of Waste Generation Site: 625 West Clinton Street
City: Ithaca State: NY ZIP Code: 14850 County: Tompkins
Site Type: ☐ Industrial/Manufacturing ☒ Commercial ☐ Residential
☐ Institutional ☐ Municipal ☐ Other: _____

a. Waste Generation Process ☐ *Check if detailed Process Description is attached as a separate document*

Describe the site and waste generating process. Please be as detailed as possible. Include a process flow diagram if available.

vacant commercial building, former dry cleaner

b. Waste Description ☐ *Check if detailed Waste Description is attached as a separate document*

Describe the source of contaminants and materials used to generate the waste. Please be as specific and detailed as possible.

possible solvants from cleaning operation

Describe all hazardous or nuisance properties associated with the waste:

Describe any special handling or disposal procedures:

Material will be packaged and labeled according to federal and state guidelines.

Consistency at 70°F: ■ Solid; ☐ Semi-Solid; ☐ Sludge; ☐ Liquid; ☐ Powder; ☐ Other _____

Ignitable (per 40 CFR 261.21): ☐ Yes ■ No

Reactive (per 40 CFR 261.23): ☐ Yes ■ No

Free Liquids: ☐ Yes ■ No

% Solids: 100

Odor: None

pH Range: 8.8

Is the waste an EPA listed hazardous waste under 40 CFR 261? ☐ Yes ■ No

Is the waste non-hazardous waste from a CERCLA site? ☐ Yes ■ No

Is the waste considered hazardous in the state of origin or the state of disposal? ☐ Yes ■ No

Is the waste a treated hazardous waste, a de-listed hazardous waste or subject to land disposal restrictions (LDR) under 40 CFR 268, Subpart D? ☐ Yes ■ No

c. Analytical Data

*At a minimum, full RCRA waste characterization analysis is required (§ 40 CFR 261) unless the applicant provides acceptable justification for submittal of less comprehensive data. The **generator** is responsible for proper waste characterization.*

Is representative waste characterization analysis attached?

■ Yes → Please complete Appendix A of profile form.

☐ No → Please provide detailed explanation supporting the use of generator knowledge in lieu of analysis:

VII. Generator Certification

I hereby certify that (1) I am the duly authorized representative of the generator; (2) all information submitted on this form and on supplemental materials is true and accurate; (3) the information provided herein, including any supplemental information, such as laboratory analytical, SDS, etc., accurately describes the waste stream to be delivered to the facility and that all known or suspected hazards have been disclosed; (4) Casella can contact the laboratory directly to discuss our attached waste stream. I understand that once the waste stream is approved by Casella based on this information, any deviation in the source, composition, constituents or characteristics of the waste stream from the information described herein, may render the waste stream unacceptable for disposal, at the sole discretion of Casella. I further understand that any deviation from the information contained herein will require immediate notification to the disposal facility and cessation of disposal.

Signature (Generator): _____

Name (Print): _____ Company: _____

Title: _____ Date: _____

Appendix A

Additional Waste Stream Information

It is the Generator's responsibility to properly characterize the waste and demonstrate it is classified as non-hazardous by State and Federal regulations.

1. Samples

Samples collected and analyzed for waste characterization should be done in accordance with the EPA SW-846 Guidance Document and most recent approved EPA Method(s) for solid wastes.

Number of Samples: 3 Grab to 1 Composite

Sample Source: ____ Boring(s) ____ Test Pit(s) ____ Stockpiles(s) ____ Core ____ Container

Soil/remediation projects must include a site map indicating area of excavation and sample locations.

2. Analysis

Please indicate all chemical analysis provided to support waste characterization. All testing must be performed by a laboratory certified in the State the waste is to be disposed in, where applicable.

Laboratory Name: Microbac Laboratory Accreditation #: A2LA ISO 17025

Applicable Laboratory Report ID #'s: J1J0670

Minimum Requirements

- ☒ TCLP RCRA 8 Metals
- ☐ TCLP Volatile Organic Compounds (VOCs)
- ☒ TCLP Semi-Volatile Organic Compounds (SVOCs)
- ☒ TCLP Herbicides
- ☒ TCLP Pesticides
- ☒ Reactive Sulfide
- ☒ Reactive Cyanide
- ☒ Total PCBs
- ☒ % Solids (Moisture Content)
- ☒ Free Liquids (Paint Filter)
- ☒ Corrosivity by pH
- ☒ Ignitability / Flashpoint

Additional Requirements

- ☐ Total TPH [1]
- ☐ Total PAH's [1]
- ☐ Total Organic Halogens (TOX)
- ☐ Total BTEX
- ☐ TCLP Copper [2]
- ☐ TCLP Nickel [2]
- ☐ TCLP Zinc [2]
- ☐ TCLP Vanadium [3]
- ☐ Total Sulfur/Sulfate
- ☐ TCLP PCBs
- ☐ Total Dioxins & Furans

Total Analysis AND Water Leaching Procedure (ASTM) Method D3987

- ☐ COD [2]
- ☐ Total Solids [2]
- ☐ Total Volatile Solids [2]
- ☐ Oil and Grease or Petroleum Hydrocarbons [2]
- ☐ Ammonia-Nitrogen [2]

Other

- ☐ Radiological analysis: U-238, RA-226, RA-228, TH-232, and K-40 by EPA test procedure 901.1 dry weight analysis expressed in pCi/g.
- ☐ Gamma field scans on the material and expressed in uR/hr or uRem/hr.
- ☐ Safety Data Sheets (SDS)
- ☐ Other_____

3. Generator Knowledge Statement

If the chemical analysis provided does not meet the minimum requirements, please provide an analysis waiver request with justification based on generator's knowledge of the process generating the waste.

SUSPECTED CONTAMINATED SOIL TCE, DRY CLEANERS

1 VT only
2 PA only
3 ME only

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau E
625 Broadway, 12th Floor, Albany, NY 12233-7017
P: (518) 402-9813 I F: (518) 402-9819
www.dec.ny.gov

February 24, 2022

Marc Maser, P.E.
Maser Architecture and Engineering
112 N. Main Street
Horseheads, New York 14845

Re: Change of Use/Soil Disposal Plan
Clinton West Plaza, Ithaca, NY 13850
NYSDEC Site No. 755015

Dear Mr. Maser,

In response to your January 21, 2022 email the New York State Department of Environmental Conservation (the Department) has reviewed the details of the proposed soil disposal plan associated with the Clinton West Plaza (Site No. 755015) located in Ithaca, New York (the Site).

After reviewing the excavation summary, soil analytical summary, proposed soil disposal plan, and the special waste characterization profile form, the Department approves the proposed plans to dispose of the soil at an off-site facility with the following comments:

- Waste disposal documentation (e.g., fully executed waste manifest) must be submitted to the Department following the removal of the soil.

Additionally, the Department, or a Department's representative, may visit the Site during the soil removal activities to observe the quantity of soil removed, and to document the final condition of the Site after the soil is removed. The Department reserves the right to require additional corrective actions of the soil is re-used or disposed of improperly.

If you have any questions, or need additional forms, please contact me at 518-402-5987 or e-mail: brianna.scharf@dec.ny.gov.

Sincerely,

Brianna Scharf
Project Manager

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Remedial Bureau E, Section C
Division of Environmental Remediation

ec: *All via e-mail*
W. Buchalter – Vista Group
Sarah Saucier, NYSDEC
Johnathan Robinson, NYSDOH
Nathan Kranes, P.G., TRC

APPENDIX C

FIELD INSPECTION REPORT

Structure Sampling Questionnaire and Building Inventory

New York State Department of Environmental Conservation

Site Name: Clinton West Plaza | Site Code: 755015 | Operable Unit: Yes

Building Code: N/A | Building Name: Clinton West Plaza

Address: 609 West Clinton Street- Building 13-A , 13-B | Apt/Suite No:

City: Ithaca | State: NY | Zip: 14850 | County: Tompkins

Contact Information

Preparer's Name: Christian Tarnowski | Phone No: 607-770-9098

Preparer's Affiliation: Keystone Environmental Services | Company Code: KES

Purpose of Investigation: | Date of Inspection: Sep 23, 2020

Contact Name: Mr. Marc Maser | Affiliation: MANAGER

Phone No: 607-377-7990 | Alt. Phone No: -- | Email: maser@maser.engineer

Number of Occupants (total): Vacant | Number of Children: 0

☐ Occupant Interviewed? ☐ Owner Occupied? ☐ Owner Interviewed?

Owner Name (if different): Unknown | Owner Phone: n/a

Owner Mailing Address: n/a

Building Details

Bldg Type (Res/Com/Ind/Mixed): COMMERCIAL/MIXED | Bldg Size (S/M/L): LARGE

If Commercial or Industrial Facility, Select Operations: OFFICE/PROF BUILDING

If Residential Select Structure Type:

Number of Floors: 1 | Approx. Year Construction: | ☒ Building Insulated? ☐ Attached Garage?

Describe Overall Building 'Tightness' and Airflows(e.g., results of smoke tests):

Foundation Description

Foundation Type: NO BASEMENT/SLAB | Foundation Depth (bgs): 0 | Unit: FEET

Foundation Floor Material: POURED CONCRETE | Foundation Floor Thickness: 6

Foundation Wall Material: CONCRETE BLOCK | Foundation Wall Thickness: 12 | Unit: INCHES

☒ Floor penetrations? Describe Floor Penetrations: Floor drain. Portion of concrete slab open-plumbing

☒ Wall penetrations? Describe Wall Penetrations: Utilities, Soil Vapor System

Basement is: | Basement is: | ☒ Sumps/Drains? Water In Sump?: N/A

Describe Foundation Condition (cracks, seepage, etc.) : Areas of cracking and deteriorating

☐ Radon Mitigation System Installed? ☒ VOC Mitigation System Installed? ☒ Mitigation System On?

Heating/Cooling/Ventilation Systems

Heating System: FORCED AIR | Heat Fuel Type: GAS | ☒ Central A/C Present?

Vented Appliances

Water Heater Fuel Type: GAS | Clothes Dryer Fuel Type: NO CLOTHES DRYER

Water Htr Vent Location: OUTSIDE | Dryer Vent Location: NONE

Structure Sampling Questionnaire and Building Inventory

New York State Department of Environmental Conservation

PRODUCT INVENTORY

Building Name: Clinton West Plaza Bldg Code: N/A Date: Sep 23, 2020

Bldg Address: 609 West Clinton Street- Building 13-A , 13-B Apt/Suite No:

Bldg City/State/Zip: Ithaca NY, 14850

Make and Model of PID: MiniRAE3000, PGM-7320 Date of Calibration: Sep 21, 2020

Location	Product Name/Description	Size (oz)	Condition *	Chemical Ingredients	PID Reading	COC Y/N?
BLD 13-A	Background Air	NA	NA	NA	.2 PPM	☐
BLD 13-B	Background Air	NA	NA	NA	0 PPM	☐
						☐
						☐
						☐
						☐
						☐
						☐
						☐
						☐
						☐
						☐
						☐
						☐
						☐
						☐

* Describe the condition of the product containers as **Unopened (UO)**, **Used (U)**, or **Deteriorated (D)**

** Photographs of the **front and back** of product containers can replace the handwritten list of chemical ingredients. However, the photographs must be of good quality and ingredient labels must be legible.

Product Inventory Complete? Yes Were there any elevated PID readings taken on site? No ☐ Products with COC?

Structure Sampling Questionnaire and Building Inventory

New York State Department of Environmental Conservation

Site Name: Clinton West Plaza Site Code: 755015 Operable Unit: Yes

Building Code: N/A Building Name: Clinton West Plaza

Address: 609 West Clinton Street- Building 13-A , 13-B Apt/Suite No:

City: Ithaca State: NY Zip: 14850 County: Tompkins

Factors Affecting Indoor Air Quailty

Frequency Basement/Lowest Level is Occupied?: ALMOST NEVER Floor Material: CEMENT

☐ Inhabited? ☐ HVAC System On? ☐ Bathroom Exhaust Fan? ☐ Kitchen Exhaust Fan?

Alternate Heat Source: NONE ☐ Is there smoking in the building?

☒ Air Fresheners? Description/Location of Air Freshener: N/A Vacant

☒ Cleaning Products Used Recently?: Description of Cleaning Products: N/A Vacant

☒ Cosmetic Products Used Recently?: Description of Cosmetic Products: N/A Vacant

☒ New Carpet or Furniture? Location of New Carpet/Furniture: N/A Vacant

☒ Recent Dry Cleaning? Location of Recently Dry Cleaned Fabrics: N/A Vacant

☒ Recent Painting/Staining? Location of New Painting: N/A Vacant

☒ Solvent or Chemical Odors? Describe Odors (if any): N/A Vacant

☒ Do Any Occupants Use Solvents At Work? If So, List Solvents Used: N/A Vacant

☒ Recent Pesticide/Rodenticide? Description of Last Use: N/A Vacant

Describe Any Household Activities (chemical use,/storage, unvented appliances, hobbies, etc.) That May Affect Indoor Air Quality:

The sampling site was vacant. The building was under renovation and had some paint container storage.

An existing soil vapor remediation system is installed at the south portion of the structure (BLD 13-B). The system is installed incorrectly and does not meet NYSDOH or ASTM Standards for soil vapor remediation systems. See Photos

☒ Any Prior Testing For Radon? If So, When?: unknown

☒ Any Prior Testing For VOCs? If So, When?: Aug 28, 2017

Sampling Conditions

Weather Conditions: PARTLY CLOUDY Outdoor Temperature: 50-70 °F

Current Building Use: OFFICE/PROF BUILDING Barometric Pressure: 29.96 in(hg)

Product Inventory Complete? Yes ☐ Building Questionnaire Completed?

Structure Sampling Questionnaire and Building Inventory

New York State Department of Environmental Conservation

Building Code: N/A Address: 609 West Clinton Street Ithaca, NY 14850

Sampling Information

Sampler Name(s): Christian Tarnowski Sampler Company Code: KES

Sample Collection Date: 9/23/20 - 9/24/2020 Date Samples Sent To Lab: Sep 25, 2020

Sample Chain of Custody Number: Outdoor Air Sample Location ID: OA-1

SUMMA Canister Information

Sample ID:	OA-1	IA-1	IA-2	SS-1	
Location Code:	OA-1	IA-1	IA-2	SS-1	
Location Type:	OUTDOOR	FIRST FLOOR	FIRST FLOOR	SUBSLAB	
Canister ID:	1221	749	862	1349	
Regulator ID:	1341	1443	1448	1340	
Matrix:	Ambient Outdoor	Indoor Air	Indoor Air	Subslab Soil	
Sampling Method:	SUMMA AIR SAMPLI	SUMMA AIR SA	SUMMA AIR SA	SUMMA AIR SA	

Sampling Area Info

Slab Thickness (inches):				4"-6"	
Sub-Slab Material:				DIRT	
Sub-Slab Moisture:				DRY	
Seal Type:				CLAY	
Seal Adequate?:	☐	☐	☐	☒	☐

Sample Times and Vacuum Readings

Sample Start Date/Time:	9/23/20 10:20	9/23 10:05	9/23 10:10	9/23 10:15	
Vacuum Gauge Start:	-28.9	-29.8	-30	-29.7	
Sample End Date/Time:	9/24/20 9:10	9/24 8:52	9/24 9:00	9/24 9:07	
Vacuum Gauge End:	-9.3	-5.7	-8.7	-10.7	
Sample Duration (hrs):	22.5	22.47	22.5	22.52	
Vacuum Gauge Unit:	in(hg)	in(hg)	in(hg)	in(hg)	

Sample QA/QC Readings

Vapor Port Purge:	☐	☐	☐	☐	☐
Purge PID Reading:				n/a	
Purge PID Unit:					
Tracer Test Pass:	☐	☐	☐	☐	☐

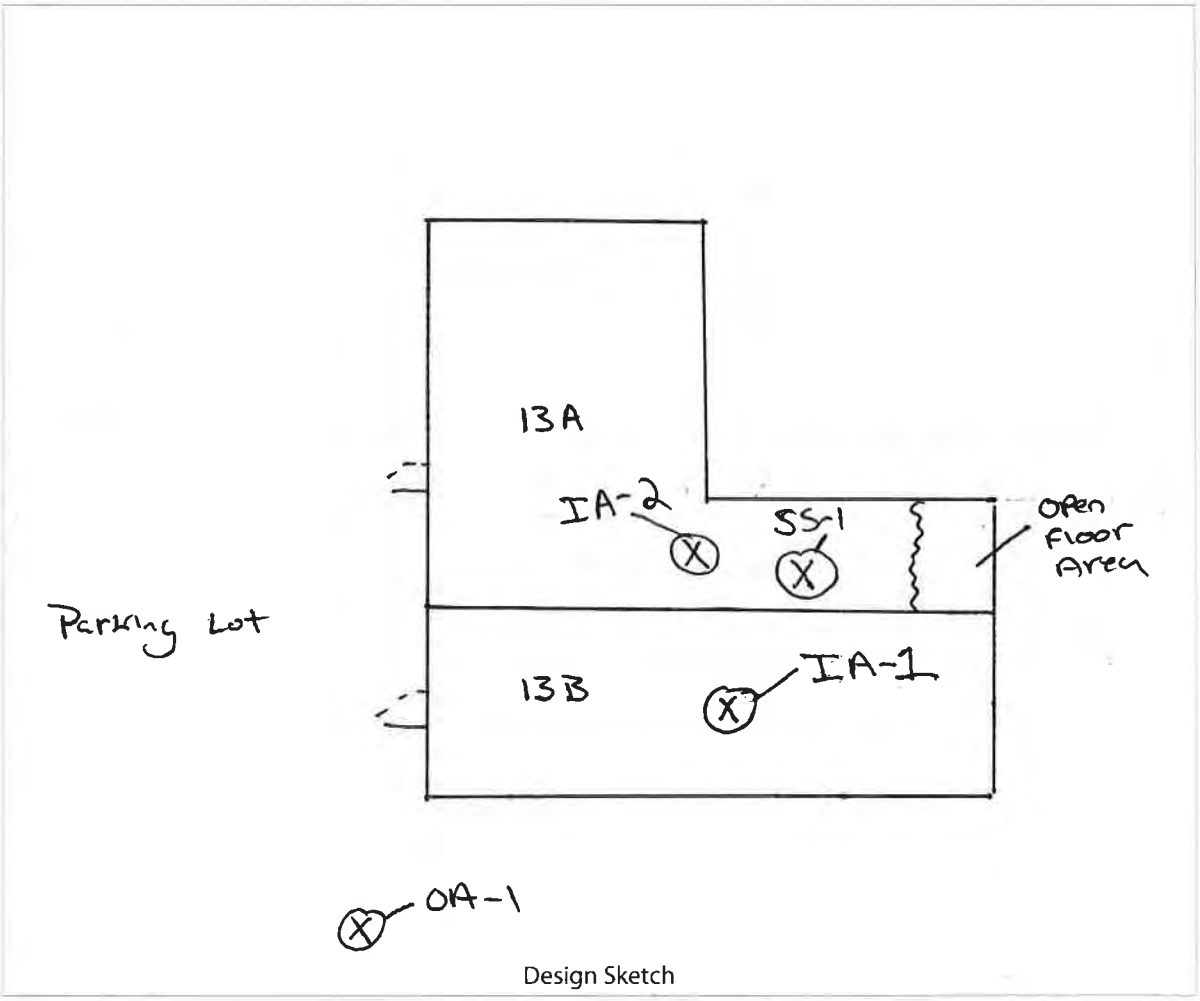
Sample start and end times should be entered using the following format: MM/DD/YYYY HH:MM

Structure Sampling Questionnaire and Building Inventory
New York State Department of Environmental Conservation

LOWEST BUILDING LEVEL LAYOUT SKETCH

Please click the box with the blue border below to upload a sketch of the lowest building level. The sketch should be in a standard image format (.jpg, .png, .tiff)

Clear Image



Design Sketch

Design Sketch Guidelines and Recommended Symbology

- Identify and label the locations of all sub-slab, indoor air, and outdoor air samples on the layout sketch
- Measure the distance of all sample locations from identifiable features, and include on the layout sketch
- Identify room use (bedroom, living room, den, kitchen, etc.) on the layout sket
- Identify the locations of the following features on the layout sketch, using the appropriate symbols:

B or F	Boiler or Furnace	o	Other floor or wall penetrations (label appropriately)
HW	Hot Water Heater	**xxxxxxx**	Perimeter Drains (draw inside or outside outer walls as appropriate)
FP	Fireplaces	**######**	Areas of broken-up concrete
WS	Wood Stoves	⊗ SS-1	Location & label of sub-slab samples
W/D	Washer / Dryer	⊗ IA-1	Location & label of indoor air samples
S	Sumps	⊗ OA-1	Location & label of outdoor air samples
@	Floor Drains	● PFET-1	Location and label of any pressure field test holes.

KEYSTONE
ENVIRONMENTAL SERVICES

PHOTO LOG
TO-15 Sampling
Clinton West Plaza
KES Project # 0567.22820

Photo No.	1
Date	9/23/2020

Location:
609 West Clinton St
Ithaca, NY 14850

Subject:
View of the project work site.

Photo No.	2
Date	9/23/2020

Location:
609 West Clinton St
Ithaca, NY 14850

Subject:
View of sub slab sampling (SS-1). Building 13-A

KEYSTONE ENVIRONMENTAL SERVICES

PHOTO LOG

TO-15 Sampling
Clinton West Plaza
KES Project # 0567.22820

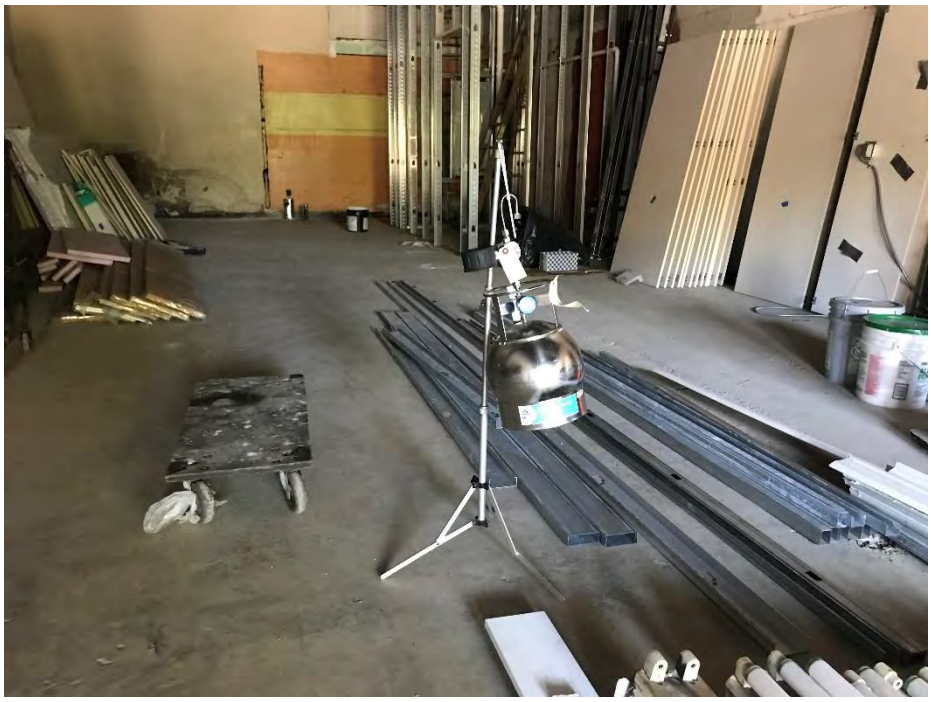


Photo No.	3
Date	9/23/2020
Location: 609 West Clinton St Ithaca, NY 14850	
Subject: View of indoor air sampling (IA-1). Building 13-B	

Photo No.	4
Date	9/23/2020
Location: 609 West Clinton St Ithaca, NY 14850	
Subject: View of indoor air sampling (IA-2). Building 13-A	

KEYSTONE ENVIRONMENTAL SERVICES

PHOTO LOG

TO-15 Sampling
Clinton West Plaza
KES Project # 0567.22820

Photo No.	5
Date	9/23/2020

Location:
609 West Clinton St
Ithaca, NY 14850

Subject:
View of outdoor air sampling (OA-1).

Photo No.	6
Date	9/23/2020

Location:
609 West Clinton St
Ithaca, NY 14850

Subject:
View of stored paint products showing no reading on the PID.

KEYSTONE ENVIRONMENTAL SERVICES

PHOTO LOG

TO-15 Sampling
Clinton West Plaza
KES Project # 0567.22820

Photo No.	7
Date	9/23/2020

Location:
609 West Clinton St
Ithaca, NY 14850

Subject:
PID screening of stored paint products.

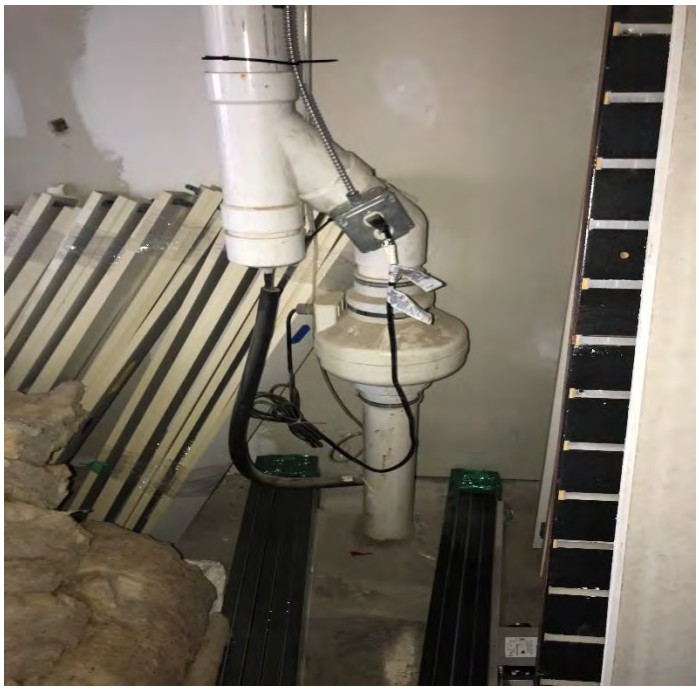


Photo No.	8
Date	9/23/2020

Location:
609 West Clinton St
Ithaca, NY 14850

Subject:
View of the existing SSDS. Please note that the SSDS does not meet current NYS or ASTM standards the installation of active soil depressurization systems.

Sub-Slab Sample Collection Procedure

1. Visually assess the condition of the floor. Select an area for sampling that is out of the line of traffic and away from major cracks and other floor penetrations (sumps, pipes, etc.). Refer to historical sample forms for ideal sample locations.

2. Drill a ⅜-in. diameter hole completely through the concrete floor slab using an electric hammer drill.

3. Sweep concrete dust away from the drill hole and wipe the floor with a dampened towel. Concrete dust can be cleaned up with a vacuum equipped with a high efficiency particulate air filter only after the sample tubing is properly sealed and sample collection has begun.

4. Insert the Teflon-lined polyethylene tubing (¼-in. inside diameter × ⅜-in. outside diameter, approximately 3-ft long) into the hole drilled in the floor, extending no further than 2 in. below the bottom of the floor slab.

5. Pour the melted beeswax around the tubing at the floor penetration, packing it in tightly around the tubing.

6. Attach a syringe to the sample tube and purge approximately 100 mL of air/vapor. The syringe will be capped, and the air released outside the building to not interfere with the indoor air sample collection.

7. Place a canister on the floor adjacent to the sample tube. The canister will be a 6-L canister (provided by an independent laboratory) with a vacuum gauge and flow controller. The canister must be certified clean in accordance with EPA Method TO-15 and under a vacuum pressure of no more than -30 in. of mercury in HG. Flow controllers must be set for a 24-hour collection period.

8. Record the serial number of the canister and associated regulator on the chain-of custody form and field notebook/sample form. Assign sample identification on the canister identification tag and record this on the chain-of-custody form and field notebook/sample form. For the property owner's privacy, do not use a sample identifier containing the name of the property owner or the address of the property.

9. Record the gauge pressure; the vacuum gauge pressure must read -25 in Hg or less, or the canister cannot be used.

10. Record the start time on the chain-of-custody form and on the field record of air sampling and take a digital photograph of canister setup and the surrounding area.

To complete the sample collection:

1. Close the canister valve and record the stop time on the chain-of-custody form and in the field notebook/sample form.

2. Record the final gauge pressure and disconnect the sample tubing and the pressure gauge/flow controller from the canister, if applicable.

3. Install the plug on the canister inlet fitting and place the sample container in the original box.
4. Complete the sample collection log with the appropriate information and log each sample on the chain-of-custody form.

5. Remove the temporary subsurface probe and properly seal the hole in the slab with hydraulic cement.

Field QC samples will include duplicates and trip blanks. Field duplicates will be collected at the rate of 1 duplicate per 20 original samples (20 percent). Field duplicates will be collected by installing an in-line stainless steel “tee,” which will essentially split the flow coming from the sample tubing penetrating the floor to two canisters set up adjacent to each other and each collecting vapors at identical flow rates.

APPENDIX D

LAB REPORTS

ANALYTICAL REPORT

Lab Number:	L2040601
Client:	Keystone Environmental Services 58 Exchange Street Binghamton, NY 13901
ATTN:	Christian Tarnowski
Phone:	(607) 770-9098
Project Name:	CLINTON WEST PLAZA
Project Number:	567.22820
Report Date:	10/02/20

Certifications & Approvals: MA (M-MA030), NH NELAP (2062), CT (PH-0141), DoD (L2474), FL (E87814), IL (200081), LA (85084), ME (MA00030), MD (350), NJ (MA015), NY (11627), NC (685), OH (CL106), PA (68-02089), RI (LAO00299), TX (T104704419), VT (VT-0015), VA (460194), WA (C954), US Army Corps of Engineers, USDA (Permit #P330-17-00150), USFWS (Permit #206964).

320 Forbes Boulevard, Mansfield, MA 02048-1806
508-822-9300 (Fax) 508-822-3288 800-624-9220 - www.alphalab.com

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820

Lab Number: L2040601
Report Date: 10/02/20

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2040601-01	OA-1	AIR	609-625 W CLINTON STREET	09/24/20 09:16	09/25/20
L2040601-02	IA-1	AIR	609-625 W CLINTON STREET	09/24/20 08:52	09/25/20
L2040601-03	IA-2	AIR	609-625 W CLINTON STREET	09/24/20 09:00	09/25/20
L2040601-04	SS-1	SOIL_VAPOR	609-625 W CLINTON STREET	09/24/20 09:07	09/25/20

Project Name:	CLINTON WEST PLAZA	**Lab Number:**	L2040601
Project Number:	567.22820	**Report Date:**	10/02/20

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments, solids and tissues are reported on a dry weight basis unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Alpha Project Manager and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name:	CLINTON WEST PLAZA	**Lab Number:**	L2040601
Project Number:	567.22820	**Report Date:**	10/02/20

Case Narrative (continued)

Volatile Organics in Air

Canisters were released from the laboratory on September 14, 2020. The canister certification results are provided as an addendum.

L2040601-03 and -04: The samples were re-analyzed on dilution in order to quantify the results within the calibration range. The result(s) should be considered estimated, and are qualified with an E flag, for any compound(s) that exceeded the calibration range in the initial analysis. The re-analysis was performed only for the compound(s) that exceeded the calibration range.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Christopher J. Anderson

Title: Technical Director/Representative Date: 10/02/20

AIR

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-01
Client ID: OA-1
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 09:16
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15
Analytical Date: 09/30/20 17:07
Analyst: RY

	ppbV			ug/m3				
Parameter	Results	RL	MDL	Results	RL	MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
Dichlorodifluoromethane	0.475	0.200	--	2.35	0.989	--		1
Chloromethane	0.371	0.200	--	0.766	0.413	--		1
Freon-114	ND	0.200	--	ND	1.40	--		1
1,3-Butadiene	ND	0.200	--	ND	0.442	--		1
Bromomethane	ND	0.200	--	ND	0.777	--		1
Chloroethane	ND	0.200	--	ND	0.528	--		1
Ethanol	ND	5.00	--	ND	9.42	--		1
Vinyl bromide	ND	0.200	--	ND	0.874	--		1
Acetone	2.85	1.00	--	6.77	2.38	--		1
Trichlorofluoromethane	ND	0.200	--	ND	1.12	--		1
Isopropanol	ND	0.500	--	ND	1.23	--		1
Tertiary butyl Alcohol	ND	0.500	--	ND	1.52	--		1
Methylene chloride	ND	0.500	--	ND	1.74	--		1
3-Chloropropene	ND	0.200	--	ND	0.626	--		1
Carbon disulfide	ND	0.200	--	ND	0.623	--		1
Freon-113	ND	0.200	--	ND	1.53	--		1
trans-1,2-Dichloroethene	ND	0.200	--	ND	0.793	--		1
1,1-Dichloroethane	ND	0.200	--	ND	0.809	--		1
Methyl tert butyl ether	ND	0.200	--	ND	0.721	--		1
2-Butanone	ND	0.500	--	ND	1.47	--		1
Ethyl Acetate	ND	0.500	--	ND	1.80	--		1
Chloroform	ND	0.200	--	ND	0.977	--		1
Tetrahydrofuran	ND	0.500	--	ND	1.47	--		1

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-01
Client ID: OA-1
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 09:16
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
1,2-Dichloroethane	ND	0.200	--	ND	0.809	--		1
n-Hexane	ND	0.200	--	ND	0.705	--		1
Benzene	ND	0.200	--	ND	0.639	--		1
Cyclohexane	ND	0.200	--	ND	0.688	--		1
1,2-Dichloropropane	ND	0.200	--	ND	0.924	--		1
Bromodichloromethane	ND	0.200	--	ND	1.34	--		1
1,4-Dioxane	ND	0.200	--	ND	0.721	--		1
2,2,4-Trimethylpentane	ND	0.200	--	ND	0.934	--		1
Heptane	ND	0.200	--	ND	0.820	--		1
cis-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
4-Methyl-2-pentanone	ND	0.500	--	ND	2.05	--		1
trans-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
1,1,2-Trichloroethane	ND	0.200	--	ND	1.09	--		1
Toluene	0.226	0.200	--	0.852	0.754	--		1
2-Hexanone	ND	0.200	--	ND	0.820	--		1
Dibromochloromethane	ND	0.200	--	ND	1.70	--		1
1,2-Dibromoethane	ND	0.200	--	ND	1.54	--		1
Chlorobenzene	ND	0.200	--	ND	0.921	--		1
Ethylbenzene	ND	0.200	--	ND	0.869	--		1
p/m-Xylene	ND	0.400	--	ND	1.74	--		1
Bromoform	ND	0.200	--	ND	2.07	--		1
Styrene	ND	0.200	--	ND	0.852	--		1
1,1,2,2-Tetrachloroethane	ND	0.200	--	ND	1.37	--		1
o-Xylene	ND	0.200	--	ND	0.869	--		1
4-Ethyltoluene	ND	0.200	--	ND	0.983	--		1
1,3,5-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-01
Client ID: OA-1
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 09:16
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
1,2,4-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1
Benzyl chloride	ND	0.200	--	ND	1.04	--		1
1,3-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,4-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,2-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,2,4-Trichlorobenzene	ND	0.200	--	ND	1.48	--		1
Hexachlorobutadiene	ND	0.200	--	ND	2.13	--		1

Internal Standard	% Recovery	Qualifier	Acceptance Criteria
1,4-Difluorobenzene	83		60-140
Bromochloromethane	87		60-140
chlorobenzene-d5	85		60-140

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-01
Client ID: OA-1
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 09:16
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15-SIM
Analytical Date: 09/30/20 17:07
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Vinyl chloride	ND	0.020	--	ND	0.051	--		1
1,1-Dichloroethene	ND	0.020	--	ND	0.079	--		1
cis-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
1,1,1-Trichloroethane	ND	0.020	--	ND	0.109	--		1
Carbon tetrachloride	0.077	0.020	--	0.484	0.126	--		1
Trichloroethene	ND	0.020	--	ND	0.107	--		1
Tetrachloroethene	0.027	0.020	--	0.183	0.136	--		1

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-difluorobenzene	81		60-140
bromochloromethane	86		60-140
chlorobenzene-d5	85		60-140

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-02
Client ID: IA-1
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 08:52
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15
Analytical Date: 09/30/20 21:43
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air - Mansfield Lab								
Dichlorodifluoromethane	0.505	0.200	--	2.50	0.989	--		1
Chloromethane	0.403	0.200	--	0.832	0.413	--		1
Freon-114	ND	0.200	--	ND	1.40	--		1
1,3-Butadiene	ND	0.200	--	ND	0.442	--		1
Bromomethane	ND	0.200	--	ND	0.777	--		1
Chloroethane	ND	0.200	--	ND	0.528	--		1
Ethanol	6.24	5.00	--	11.8	9.42	--		1
Vinyl bromide	ND	0.200	--	ND	0.874	--		1
Acetone	28.1	1.00	--	66.8	2.38	--		1
Trichlorofluoromethane	0.494	0.200	--	2.78	1.12	--		1
Isopropanol	1.06	0.500	--	2.61	1.23	--		1
Tertiary butyl Alcohol	ND	0.500	--	ND	1.52	--		1
Methylene chloride	ND	0.500	--	ND	1.74	--		1
3-Chloropropene	ND	0.200	--	ND	0.626	--		1
Carbon disulfide	ND	0.200	--	ND	0.623	--		1
Freon-113	ND	0.200	--	ND	1.53	--		1
trans-1,2-Dichloroethene	9.55	0.200	--	37.9	0.793	--		1
1,1-Dichloroethane	ND	0.200	--	ND	0.809	--		1
Methyl tert butyl ether	ND	0.200	--	ND	0.721	--		1
2-Butanone	20.5	0.500	--	60.5	1.47	--		1
Ethyl Acetate	ND	0.500	--	ND	1.80	--		1
Chloroform	ND	0.200	--	ND	0.977	--		1
Tetrahydrofuran	27.1	0.500	--	79.9	1.47	--		1

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-02
Client ID: IA-1
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 08:52
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
1,2-Dichloroethane	ND	0.200	--	ND	0.809	--		1
n-Hexane	ND	0.200	--	ND	0.705	--		1
Benzene	ND	0.200	--	ND	0.639	--		1
Cyclohexane	ND	0.200	--	ND	0.688	--		1
1,2-Dichloropropane	ND	0.200	--	ND	0.924	--		1
Bromodichloromethane	ND	0.200	--	ND	1.34	--		1
1,4-Dioxane	ND	0.200	--	ND	0.721	--		1
2,2,4-Trimethylpentane	ND	0.200	--	ND	0.934	--		1
Heptane	ND	0.200	--	ND	0.820	--		1
cis-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
4-Methyl-2-pentanone	ND	0.500	--	ND	2.05	--		1
trans-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
1,1,2-Trichloroethane	ND	0.200	--	ND	1.09	--		1
Toluene	0.526	0.200	--	1.98	0.754	--		1
2-Hexanone	ND	0.200	--	ND	0.820	--		1
Dibromochloromethane	ND	0.200	--	ND	1.70	--		1
1,2-Dibromoethane	ND	0.200	--	ND	1.54	--		1
Chlorobenzene	ND	0.200	--	ND	0.921	--		1
Ethylbenzene	ND	0.200	--	ND	0.869	--		1
p/m-Xylene	ND	0.400	--	ND	1.74	--		1
Bromoform	ND	0.200	--	ND	2.07	--		1
Styrene	0.203	0.200	--	0.864	0.852	--		1
1,1,2,2-Tetrachloroethane	ND	0.200	--	ND	1.37	--		1
o-Xylene	ND	0.200	--	ND	0.869	--		1
4-Ethyltoluene	ND	0.200	--	ND	0.983	--		1
1,3,5-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-02
Client ID: IA-1
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 08:52
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
1,2,4-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1
Benzyl chloride	ND	0.200	--	ND	1.04	--		1
1,3-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,4-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,2-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,2,4-Trichlorobenzene	ND	0.200	--	ND	1.48	--		1
Hexachlorobutadiene	ND	0.200	--	ND	2.13	--		1

Internal Standard	% Recovery	Qualifier	Acceptance Criteria
1,4-Difluorobenzene	73		60-140
Bromochloromethane	84		60-140
chlorobenzene-d5	77		60-140

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-02
Client ID: IA-1
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 08:52
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15-SIM
Analytical Date: 09/30/20 21:43
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Vinyl chloride	ND	0.020	--	ND	0.051	--		1
1,1-Dichloroethene	ND	0.020	--	ND	0.079	--		1
cis-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
1,1,1-Trichloroethane	ND	0.020	--	ND	0.109	--		1
Carbon tetrachloride	0.077	0.020	--	0.484	0.126	--		1
Trichloroethene	ND	0.020	--	ND	0.107	--		1
Tetrachloroethene	0.320	0.020	--	2.17	0.136	--		1

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-difluorobenzene	71		60-140
bromochloromethane	83		60-140
chlorobenzene-d5	76		60-140

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-03
Client ID: IA-2
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 09:00
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15
Analytical Date: 09/30/20 23:02
Analyst: RY

	ppbV			ug/m3				
Parameter	Results	RL	MDL	Results	RL	MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
Dichlorodifluoromethane	0.494	0.200	--	2.44	0.989	--		1
Chloromethane	0.429	0.200	--	0.886	0.413	--		1
Freon-114	ND	0.200	--	ND	1.40	--		1
1,3-Butadiene	ND	0.200	--	ND	0.442	--		1
Bromomethane	ND	0.200	--	ND	0.777	--		1
Chloroethane	1.42	0.200	--	3.75	0.528	--		1
Ethanol	24.5	5.00	--	46.2	9.42	--		1
Vinyl bromide	ND	0.200	--	ND	0.874	--		1
Acetone	15.2	1.00	--	36.1	2.38	--		1
Trichlorofluoromethane	1.34	0.200	--	7.53	1.12	--		1
Isopropanol	0.946	0.500	--	2.33	1.23	--		1
Tertiary butyl Alcohol	ND	0.500	--	ND	1.52	--		1
Methylene chloride	ND	0.500	--	ND	1.74	--		1
3-Chloropropene	ND	0.200	--	ND	0.626	--		1
Carbon disulfide	ND	0.200	--	ND	0.623	--		1
Freon-113	ND	0.200	--	ND	1.53	--		1
trans-1,2-Dichloroethene	127	0.200	--	504	0.793	--	E	1
1,1-Dichloroethane	ND	0.200	--	ND	0.809	--		1
Methyl tert butyl ether	ND	0.200	--	ND	0.721	--		1
2-Butanone	8.82	0.500	--	26.0	1.47	--		1
Ethyl Acetate	ND	0.500	--	ND	1.80	--		1
Chloroform	ND	0.200	--	ND	0.977	--		1
Tetrahydrofuran	12.3	0.500	--	36.3	1.47	--		1

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-03
Client ID: IA-2
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 09:00
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air - Mansfield Lab								
1,2-Dichloroethane	ND	0.200	--	ND	0.809	--		1
n-Hexane	0.230	0.200	--	0.811	0.705	--		1
Benzene	0.270	0.200	--	0.863	0.639	--		1
Cyclohexane	ND	0.200	--	ND	0.688	--		1
1,2-Dichloropropane	ND	0.200	--	ND	0.924	--		1
Bromodichloromethane	ND	0.200	--	ND	1.34	--		1
1,4-Dioxane	0.217	0.200	--	0.782	0.721	--		1
2,2,4-Trimethylpentane	ND	0.200	--	ND	0.934	--		1
Heptane	ND	0.200	--	ND	0.820	--		1
cis-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
4-Methyl-2-pentanone	ND	0.500	--	ND	2.05	--		1
trans-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
1,1,2-Trichloroethane	ND	0.200	--	ND	1.09	--		1
Toluene	0.377	0.200	--	1.42	0.754	--		1
2-Hexanone	ND	0.200	--	ND	0.820	--		1
Dibromochloromethane	ND	0.200	--	ND	1.70	--		1
1,2-Dibromoethane	ND	0.200	--	ND	1.54	--		1
Chlorobenzene	ND	0.200	--	ND	0.921	--		1
Ethylbenzene	0.630	0.200	--	2.74	0.869	--		1
p/m-Xylene	2.33	0.400	--	10.1	1.74	--		1
Bromoform	ND	0.200	--	ND	2.07	--		1
Styrene	0.575	0.200	--	2.45	0.852	--		1
1,1,2,2-Tetrachloroethane	ND	0.200	--	ND	1.37	--		1
o-Xylene	0.766	0.200	--	3.33	0.869	--		1
4-Ethyltoluene	ND	0.200	--	ND	0.983	--		1
1,3,5-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-03
Client ID: IA-2
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 09:00
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
1,2,4-Trimethylbenzene	0.533	0.200	--	2.62	0.983	--		1
Benzyl chloride	ND	0.200	--	ND	1.04	--		1
1,3-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,4-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,2-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,2,4-Trichlorobenzene	ND	0.200	--	ND	1.48	--		1
Hexachlorobutadiene	ND	0.200	--	ND	2.13	--		1

Internal Standard	% Recovery	Qualifier	Acceptance Criteria
1,4-Difluorobenzene	74		60-140
Bromochloromethane	86		60-140
chlorobenzene-d5	82		60-140

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-03
Client ID: IA-2
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 09:00
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15-SIM
Analytical Date: 09/30/20 23:02
Analyst: RY

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Vinyl chloride	ND	0.020	--	ND	0.051	--		1
1,1-Dichloroethene	ND	0.020	--	ND	0.079	--		1
cis-1,2-Dichloroethene	0.035	0.020	--	0.139	0.079	--		1
1,1,1-Trichloroethane	ND	0.020	--	ND	0.109	--		1
Carbon tetrachloride	0.077	0.020	--	0.484	0.126	--		1
Trichloroethene	ND	0.020	--	ND	0.107	--		1
Tetrachloroethene	0.189	0.020	--	1.28	0.136	--		1

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-difluorobenzene	73		60-140
bromochloromethane	84		60-140
chlorobenzene-d5	82		60-140

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-03 D
Client ID: IA-2
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 09:00
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15
Analytical Date: 10/02/20 09:42
Analyst: EW

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air - Mansfield Lab								
trans-1,2-Dichloroethene	157	0.500	--	622	1.98	--		2.5

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-Difluorobenzene	94		60-140
Bromochloromethane	117		60-140
chlorobenzene-d5	97		60-140

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-04
Client ID: SS-1
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 09:07
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:
Matrix: Soil_Vapor
Anaytical Method: 48,TO-15
Analytical Date: 09/30/20 23:43
Analyst: RY

	ppbV			ug/m3				
Parameter	Results	RL	MDL	Results	RL	MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
Dichlorodifluoromethane	0.497	0.200	--	2.46	0.989	--		1
Chloromethane	ND	0.200	--	ND	0.413	--		1
Freon-114	ND	0.200	--	ND	1.40	--		1
Vinyl chloride	ND	0.200	--	ND	0.511	--		1
1,3-Butadiene	ND	0.200	--	ND	0.442	--		1
Bromomethane	ND	0.200	--	ND	0.777	--		1
Chloroethane	0.666	0.200	--	1.76	0.528	--		1
Ethanol	ND	5.00	--	ND	9.42	--		1
Vinyl bromide	ND	0.200	--	ND	0.874	--		1
Acetone	1.85	1.00	--	4.39	2.38	--		1
Trichlorofluoromethane	1.64	0.200	--	9.22	1.12	--		1
Isopropanol	ND	0.500	--	ND	1.23	--		1
1,1-Dichloroethene	ND	0.200	--	ND	0.793	--		1
Tertiary butyl Alcohol	ND	0.500	--	ND	1.52	--		1
Methylene chloride	ND	0.500	--	ND	1.74	--		1
3-Chloropropene	ND	0.200	--	ND	0.626	--		1
Carbon disulfide	ND	0.200	--	ND	0.623	--		1
Freon-113	ND	0.200	--	ND	1.53	--		1
trans-1,2-Dichloroethene	105	0.200	--	416	0.793	--	E	1
1,1-Dichloroethane	ND	0.200	--	ND	0.809	--		1
Methyl tert butyl ether	ND	0.200	--	ND	0.721	--		1
2-Butanone	ND	0.500	--	ND	1.47	--		1
cis-1,2-Dichloroethene	ND	0.200	--	ND	0.793	--		1

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-04
Client ID: SS-1
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 09:07
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
Ethyl Acetate	ND	0.500	--	ND	1.80	--		1
Chloroform	ND	0.200	--	ND	0.977	--		1
Tetrahydrofuran	ND	0.500	--	ND	1.47	--		1
1,2-Dichloroethane	ND	0.200	--	ND	0.809	--		1
n-Hexane	0.396	0.200	--	1.40	0.705	--		1
1,1,1-Trichloroethane	ND	0.200	--	ND	1.09	--		1
Benzene	ND	0.200	--	ND	0.639	--		1
Carbon tetrachloride	ND	0.200	--	ND	1.26	--		1
Cyclohexane	ND	0.200	--	ND	0.688	--		1
1,2-Dichloropropane	ND	0.200	--	ND	0.924	--		1
Bromodichloromethane	ND	0.200	--	ND	1.34	--		1
1,4-Dioxane	ND	0.200	--	ND	0.721	--		1
Trichloroethene	0.453	0.200	--	2.43	1.07	--		1
2,2,4-Trimethylpentane	ND	0.200	--	ND	0.934	--		1
Heptane	ND	0.200	--	ND	0.820	--		1
cis-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
4-Methyl-2-pentanone	ND	0.500	--	ND	2.05	--		1
trans-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
1,1,2-Trichloroethane	ND	0.200	--	ND	1.09	--		1
Toluene	0.254	0.200	--	0.957	0.754	--		1
2-Hexanone	ND	0.200	--	ND	0.820	--		1
Dibromochloromethane	ND	0.200	--	ND	1.70	--		1
1,2-Dibromoethane	ND	0.200	--	ND	1.54	--		1
Tetrachloroethene	19.7	0.200	--	134	1.36	--		1
Chlorobenzene	ND	0.200	--	ND	0.921	--		1
Ethylbenzene	ND	0.200	--	ND	0.869	--		1

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-04
Client ID: SS-1
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 09:07
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
p/m-Xylene	ND	0.400	--	ND	1.74	--		1
Bromoform	ND	0.200	--	ND	2.07	--		1
Styrene	ND	0.200	--	ND	0.852	--		1
1,1,2,2-Tetrachloroethane	ND	0.200	--	ND	1.37	--		1
o-Xylene	ND	0.200	--	ND	0.869	--		1
4-Ethyltoluene	ND	0.200	--	ND	0.983	--		1
1,3,5-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1
1,2,4-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1
Benzyl chloride	ND	0.200	--	ND	1.04	--		1
1,3-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,4-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,2-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,2,4-Trichlorobenzene	ND	0.200	--	ND	1.48	--		1
Hexachlorobutadiene	ND	0.200	--	ND	2.13	--		1

Internal Standard	% Recovery	Qualifier	Acceptance Criteria
1,4-Difluorobenzene	74		60-140
Bromochloromethane	85		60-140
chlorobenzene-d5	77		60-140

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

SAMPLE RESULTS

Lab ID: L2040601-04 D
Client ID: SS-1
Sample Location: 609-625 W CLINTON STREET

Date Collected: 09/24/20 09:07
Date Received: 09/25/20
Field Prep: Not Specified

Sample Depth:
Matrix: Soil_Vapor
Anaytical Method: 48,TO-15
Analytical Date: 10/02/20 10:20
Analyst: __

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air - Mansfield Lab								
trans-1,2-Dichloroethene	126	0.400	--	500	1.59	--		2

Internal Standard	**% Recovery**	**Qualifier**	**Acceptance Criteria**
1,4-Difluorobenzene	92		60-140
Bromochloromethane	114		60-140
chlorobenzene-d5	94		60-140

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

Method Blank Analysis
Batch Quality Control

Analytical Method: 48,TO-15
Analytical Date: 09/30/20 15:15

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab for sample(s): 01-04 Batch: WG1416506-4								
Dichlorodifluoromethane	ND	0.200	--	ND	0.989	--		1
Chloromethane	ND	0.200	--	ND	0.413	--		1
Freon-114	ND	0.200	--	ND	1.40	--		1
Vinyl chloride	ND	0.200	--	ND	0.511	--		1
1,3-Butadiene	ND	0.200	--	ND	0.442	--		1
Bromomethane	ND	0.200	--	ND	0.777	--		1
Chloroethane	ND	0.200	--	ND	0.528	--		1
Ethanol	ND	5.00	--	ND	9.42	--		1
Vinyl bromide	ND	0.200	--	ND	0.874	--		1
Acetone	ND	1.00	--	ND	2.38	--		1
Trichlorofluoromethane	ND	0.200	--	ND	1.12	--		1
Isopropanol	ND	0.500	--	ND	1.23	--		1
1,1-Dichloroethene	ND	0.200	--	ND	0.793	--		1
Tertiary butyl Alcohol	ND	0.500	--	ND	1.52	--		1
Methylene chloride	ND	0.500	--	ND	1.74	--		1
3-Chloropropene	ND	0.200	--	ND	0.626	--		1
Carbon disulfide	ND	0.200	--	ND	0.623	--		1
Freon-113	ND	0.200	--	ND	1.53	--		1
trans-1,2-Dichloroethene	ND	0.200	--	ND	0.793	--		1
1,1-Dichloroethane	ND	0.200	--	ND	0.809	--		1
Methyl tert butyl ether	ND	0.200	--	ND	0.721	--		1
2-Butanone	ND	0.500	--	ND	1.47	--		1
cis-1,2-Dichloroethene	ND	0.200	--	ND	0.793	--		1
Ethyl Acetate	ND	0.500	--	ND	1.80	--		1
Chloroform	ND	0.200	--	ND	0.977	--		1

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

Method Blank Analysis
Batch Quality Control

Analytical Method: 48,TO-15
Analytical Date: 09/30/20 15:15

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab for sample(s): 01-04 Batch: WG1416506-4								
Tetrahydrofuran	ND	0.500	--	ND	1.47	--		1
1,2-Dichloroethane	ND	0.200	--	ND	0.809	--		1
n-Hexane	ND	0.200	--	ND	0.705	--		1
1,1,1-Trichloroethane	ND	0.200	--	ND	1.09	--		1
Benzene	ND	0.200	--	ND	0.639	--		1
Carbon tetrachloride	ND	0.200	--	ND	1.26	--		1
Cyclohexane	ND	0.200	--	ND	0.688	--		1
1,2-Dichloropropane	ND	0.200	--	ND	0.924	--		1
Bromodichloromethane	ND	0.200	--	ND	1.34	--		1
1,4-Dioxane	ND	0.200	--	ND	0.721	--		1
Trichloroethene	ND	0.200	--	ND	1.07	--		1
2,2,4-Trimethylpentane	ND	0.200	--	ND	0.934	--		1
Heptane	ND	0.200	--	ND	0.820	--		1
cis-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
4-Methyl-2-pentanone	ND	0.500	--	ND	2.05	--		1
trans-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
1,1,2-Trichloroethane	ND	0.200	--	ND	1.09	--		1
Toluene	ND	0.200	--	ND	0.754	--		1
2-Hexanone	ND	0.200	--	ND	0.820	--		1
Dibromochloromethane	ND	0.200	--	ND	1.70	--		1
1,2-Dibromoethane	ND	0.200	--	ND	1.54	--		1
Tetrachloroethene	ND	0.200	--	ND	1.36	--		1
Chlorobenzene	ND	0.200	--	ND	0.921	--		1
Ethylbenzene	ND	0.200	--	ND	0.869	--		1
p/m-Xylene	ND	0.400	--	ND	1.74	--		1

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

Method Blank Analysis
Batch Quality Control

Analytical Method: 48,TO-15
Analytical Date: 09/30/20 15:15

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab for sample(s): 01-04 Batch: WG1416506-4								
Bromoform	ND	0.200	--	ND	2.07	--		1
Styrene	ND	0.200	--	ND	0.852	--		1
1,1,2,2-Tetrachloroethane	ND	0.200	--	ND	1.37	--		1
o-Xylene	ND	0.200	--	ND	0.869	--		1
4-Ethyltoluene	ND	0.200	--	ND	0.983	--		1
1,3,5-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1
1,2,4-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1
Benzyl chloride	ND	0.200	--	ND	1.04	--		1
1,3-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,4-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,2-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,2,4-Trichlorobenzene	ND	0.200	--	ND	1.48	--		1
Hexachlorobutadiene	ND	0.200	--	ND	2.13	--		1

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

Method Blank Analysis
Batch Quality Control

Analytical Method: 48,TO-15-SIM
Analytical Date: 09/30/20 15:15

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air by SIM - Mansfield Lab for sample(s): 01-03 Batch: WG1416507-4								
Vinyl chloride	ND	0.020	--	ND	0.051	--		1
1,1-Dichloroethene	ND	0.020	--	ND	0.079	--		1
cis-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
1,1,1-Trichloroethane	ND	0.020	--	ND	0.109	--		1
Carbon tetrachloride	ND	0.020	--	ND	0.126	--		1
Trichloroethene	ND	0.020	--	ND	0.107	--		1
Tetrachloroethene	ND	0.020	--	ND	0.136	--		1

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

Method Blank Analysis
Batch Quality Control

Analytical Method: 48,TO-15
Analytical Date: 10/01/20 17:34

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab for sample(s): 03-04 Batch: WG1416989-4								
Dichlorodifluoromethane	ND	0.200	--	ND	0.989	--		1
Chloromethane	ND	0.200	--	ND	0.413	--		1
Freon-114	ND	0.200	--	ND	1.40	--		1
Vinyl chloride	ND	0.200	--	ND	0.511	--		1
1,3-Butadiene	ND	0.200	--	ND	0.442	--		1
Bromomethane	ND	0.200	--	ND	0.777	--		1
Chloroethane	ND	0.200	--	ND	0.528	--		1
Ethanol	ND	5.00	--	ND	9.42	--		1
Vinyl bromide	ND	0.200	--	ND	0.874	--		1
Acetone	ND	1.00	--	ND	2.38	--		1
Trichlorofluoromethane	ND	0.200	--	ND	1.12	--		1
Isopropanol	ND	0.500	--	ND	1.23	--		1
1,1-Dichloroethene	ND	0.200	--	ND	0.793	--		1
Tertiary butyl Alcohol	ND	0.500	--	ND	1.52	--		1
Methylene chloride	ND	0.500	--	ND	1.74	--		1
3-Chloropropene	ND	0.200	--	ND	0.626	--		1
Carbon disulfide	ND	0.200	--	ND	0.623	--		1
Freon-113	ND	0.200	--	ND	1.53	--		1
trans-1,2-Dichloroethene	ND	0.200	--	ND	0.793	--		1
1,1-Dichloroethane	ND	0.200	--	ND	0.809	--		1
Methyl tert butyl ether	ND	0.200	--	ND	0.721	--		1
2-Butanone	ND	0.500	--	ND	1.47	--		1
cis-1,2-Dichloroethene	ND	0.200	--	ND	0.793	--		1
Ethyl Acetate	ND	0.500	--	ND	1.80	--		1
Chloroform	ND	0.200	--	ND	0.977	--		1

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

Method Blank Analysis
Batch Quality Control

Analytical Method: 48,TO-15
Analytical Date: 10/01/20 17:34

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab for sample(s): 03-04 Batch: WG1416989-4								
Tetrahydrofuran	ND	0.500	--	ND	1.47	--		1
1,2-Dichloroethane	ND	0.200	--	ND	0.809	--		1
n-Hexane	ND	0.200	--	ND	0.705	--		1
1,1,1-Trichloroethane	ND	0.200	--	ND	1.09	--		1
Benzene	ND	0.200	--	ND	0.639	--		1
Carbon tetrachloride	ND	0.200	--	ND	1.26	--		1
Cyclohexane	ND	0.200	--	ND	0.688	--		1
1,2-Dichloropropane	ND	0.200	--	ND	0.924	--		1
Bromodichloromethane	ND	0.200	--	ND	1.34	--		1
1,4-Dioxane	ND	0.200	--	ND	0.721	--		1
Trichloroethene	ND	0.200	--	ND	1.07	--		1
2,2,4-Trimethylpentane	ND	0.200	--	ND	0.934	--		1
Heptane	ND	0.200	--	ND	0.820	--		1
cis-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
4-Methyl-2-pentanone	ND	0.500	--	ND	2.05	--		1
trans-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
1,1,2-Trichloroethane	ND	0.200	--	ND	1.09	--		1
Toluene	ND	0.200	--	ND	0.754	--		1
2-Hexanone	ND	0.200	--	ND	0.820	--		1
Dibromochloromethane	ND	0.200	--	ND	1.70	--		1
1,2-Dibromoethane	ND	0.200	--	ND	1.54	--		1
Tetrachloroethene	ND	0.200	--	ND	1.36	--		1
Chlorobenzene	ND	0.200	--	ND	0.921	--		1
Ethylbenzene	ND	0.200	--	ND	0.869	--		1
p/m-Xylene	ND	0.400	--	ND	1.74	--		1

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820
Lab Number: L2040601
Report Date: 10/02/20

Method Blank Analysis
Batch Quality Control

Analytical Method: 48,TO-15
Analytical Date: 10/01/20 17:34

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab for sample(s): 03-04 Batch: WG1416989-4								
Bromoform	ND	0.200	--	ND	2.07	--		1
Styrene	ND	0.200	--	ND	0.852	--		1
1,1,2,2-Tetrachloroethane	ND	0.200	--	ND	1.37	--		1
o-Xylene	ND	0.200	--	ND	0.869	--		1
4-Ethyltoluene	ND	0.200	--	ND	0.983	--		1
1,3,5-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1
1,2,4-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1
Benzyl chloride	ND	0.200	--	ND	1.04	--		1
1,3-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,4-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,2-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,2,4-Trichlorobenzene	ND	0.200	--	ND	1.48	--		1
Hexachlorobutadiene	ND	0.200	--	ND	2.13	--		1

Lab Control Sample Analysis
Batch Quality Control

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820

Lab Number: L2040601
Report Date: 10/02/20

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics in Air - Mansfield Lab Associated sample(s): 01-04 Batch: WG1416506-3								
Dichlorodifluoromethane	96		-		70-130	-		
Chloromethane	80		-		70-130	-		
Freon-114	98		-		70-130	-		
Vinyl chloride	98		-		70-130	-		
1,3-Butadiene	95		-		70-130	-		
Bromomethane	96		-		70-130	-		
Chloroethane	100		-		70-130	-		
Ethanol	61		-		40-160	-		
Vinyl bromide	84		-		70-130	-		
Acetone	62		-		40-160	-		
Trichlorofluoromethane	90		-		70-130	-		
Isopropanol	64		-		40-160	-		
1,1-Dichloroethene	112		-		70-130	-		
Tertiary butyl Alcohol	104		-		70-130	-		
Methylene chloride	94		-		70-130	-		
3-Chloropropene	94		-		70-130	-		
Carbon disulfide	90		-		70-130	-		
Freon-113	97		-		70-130	-		
trans-1,2-Dichloroethene	94		-		70-130	-		
1,1-Dichloroethane	93		-		70-130	-		
Methyl tert butyl ether	100		-		70-130	-		
2-Butanone	88		-		70-130	-		
cis-1,2-Dichloroethene	99		-		70-130	-		

Lab Control Sample Analysis
Batch Quality Control

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820

Lab Number: L2040601
Report Date: 10/02/20

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics in Air - Mansfield Lab Associated sample(s): 01-04 Batch: WG1416506-3								
Ethyl Acetate	88		-		70-130	-		
Chloroform	108		-		70-130	-		
Tetrahydrofuran	86		-		70-130	-		
1,2-Dichloroethane	104		-		70-130	-		
n-Hexane	98		-		70-130	-		
1,1,1-Trichloroethane	114		-		70-130	-		
Benzene	95		-		70-130	-		
Carbon tetrachloride	113		-		70-130	-		
Cyclohexane	98		-		70-130	-		
1,2-Dichloropropane	88		-		70-130	-		
Bromodichloromethane	104		-		70-130	-		
1,4-Dioxane	93		-		70-130	-		
Trichloroethene	94		-		70-130	-		
2,2,4-Trimethylpentane	98		-		70-130	-		
Heptane	87		-		70-130	-		
cis-1,3-Dichloropropene	102		-		70-130	-		
4-Methyl-2-pentanone	88		-		70-130	-		
trans-1,3-Dichloropropene	93		-		70-130	-		
1,1,2-Trichloroethane	89		-		70-130	-		
Toluene	85		-		70-130	-		
2-Hexanone	82		-		70-130	-		
Dibromochloromethane	101		-		70-130	-		
1,2-Dibromoethane	95		-		70-130	-		

Lab Control Sample Analysis

Batch Quality Control

Project Name: CLINTON WEST PLAZA

Project Number: 567.22820

Lab Number: L2040601

Report Date: 10/02/20

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics in Air - Mansfield Lab Associated sample(s): 01-04 Batch: WG1416506-3								
Tetrachloroethene	91		-		70-130	-		
Chlorobenzene	92		-		70-130	-		
Ethylbenzene	89		-		70-130	-		
p/m-Xylene	93		-		70-130	-		
Bromoform	102		-		70-130	-		
Styrene	96		-		70-130	-		
1,1,2,2-Tetrachloroethane	97		-		70-130	-		
o-Xylene	98		-		70-130	-		
4-Ethyltoluene	100		-		70-130	-		
1,3,5-Trimethylbenzene	103		-		70-130	-		
1,2,4-Trimethylbenzene	109		-		70-130	-		
Benzyl chloride	123		-		70-130	-		
1,3-Dichlorobenzene	106		-		70-130	-		
1,4-Dichlorobenzene	98		-		70-130	-		
1,2-Dichlorobenzene	103		-		70-130	-		
1,2,4-Trichlorobenzene	97		-		70-130	-		
Hexachlorobutadiene	104		-		70-130	-		

Lab Control Sample Analysis

Batch Quality Control

Project Name: CLINTON WEST PLAZA

Project Number: 567.22820

Lab Number: L2040601

Report Date: 10/02/20

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics in Air by SIM - Mansfield Lab Associated sample(s): 01-03 Batch: WG1416507-3								
Vinyl chloride	92		-		70-130	-		25
1,1-Dichloroethene	102		-		70-130	-		25
cis-1,2-Dichloroethene	96		-		70-130	-		25
1,1,1-Trichloroethane	109		-		70-130	-		25
Carbon tetrachloride	109		-		70-130	-		25
Trichloroethene	93		-		70-130	-		25
Tetrachloroethene	87		-		70-130	-		25

Lab Control Sample Analysis

Batch Quality Control

Project Name: CLINTON WEST PLAZA

Project Number: 567.22820

Lab Number: L2040601

Report Date: 10/02/20

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics in Air - Mansfield Lab Associated sample(s): 03-04 Batch: WG1416989-3								
Dichlorodifluoromethane	122		-		70-130	-		
Chloromethane	100		-		70-130	-		
Freon-114	113		-		70-130	-		
Vinyl chloride	111		-		70-130	-		
1,3-Butadiene	112		-		70-130	-		
Bromomethane	117		-		70-130	-		
Chloroethane	110		-		70-130	-		
Ethanol	113		-		40-160	-		
Vinyl bromide	106		-		70-130	-		
Acetone	92		-		40-160	-		
Trichlorofluoromethane	130		-		70-130	-		
Isopropanol	85		-		40-160	-		
1,1-Dichloroethene	124		-		70-130	-		
Tertiary butyl Alcohol	109		-		70-130	-		
Methylene chloride	111		-		70-130	-		
3-Chloropropene	109		-		70-130	-		
Carbon disulfide	99		-		70-130	-		
Freon-113	118		-		70-130	-		
trans-1,2-Dichloroethene	114		-		70-130	-		
1,1-Dichloroethane	118		-		70-130	-		
Methyl tert butyl ether	106		-		70-130	-		
2-Butanone	105		-		70-130	-		
cis-1,2-Dichloroethene	116		-		70-130	-		

Lab Control Sample Analysis
Batch Quality Control

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820

Lab Number: L2040601
Report Date: 10/02/20

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics in Air - Mansfield Lab Associated sample(s): 03-04 Batch: WG1416989-3								
Ethyl Acetate	96		-		70-130	-		
Chloroform	110		-		70-130	-		
Tetrahydrofuran	101		-		70-130	-		
1,2-Dichloroethane	**139**	Q	-		70-130	-		
n-Hexane	83		-		70-130	-		
1,1,1-Trichloroethane	111		-		70-130	-		
Benzene	94		-		70-130	-		
Carbon tetrachloride	120		-		70-130	-		
Cyclohexane	95		-		70-130	-		
1,2-Dichloropropane	94		-		70-130	-		
Bromodichloromethane	113		-		70-130	-		
1,4-Dioxane	96		-		70-130	-		
Trichloroethene	102		-		70-130	-		
2,2,4-Trimethylpentane	98		-		70-130	-		
Heptane	91		-		70-130	-		
cis-1,3-Dichloropropene	98		-		70-130	-		
4-Methyl-2-pentanone	96		-		70-130	-		
trans-1,3-Dichloropropene	89		-		70-130	-		
1,1,2-Trichloroethane	99		-		70-130	-		
Toluene	82		-		70-130	-		
2-Hexanone	80		-		70-130	-		
Dibromochloromethane	95		-		70-130	-		
1,2-Dibromoethane	85		-		70-130	-		

Lab Control Sample Analysis
Batch Quality Control

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820

Lab Number: L2040601
Report Date: 10/02/20

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics in Air - Mansfield Lab Associated sample(s): 03-04 Batch: WG1416989-3								
Tetrachloroethene	90		-		70-130	-		
Chlorobenzene	87		-		70-130	-		
Ethylbenzene	86		-		70-130	-		
p/m-Xylene	88		-		70-130	-		
Bromoform	97		-		70-130	-		
Styrene	84		-		70-130	-		
1,1,2,2-Tetrachloroethane	92		-		70-130	-		
o-Xylene	89		-		70-130	-		
4-Ethyltoluene	88		-		70-130	-		
1,3,5-Trimethylbenzene	90		-		70-130	-		
1,2,4-Trimethylbenzene	92		-		70-130	-		
Benzyl chloride	87		-		70-130	-		
1,3-Dichlorobenzene	92		-		70-130	-		
1,4-Dichlorobenzene	93		-		70-130	-		
1,2-Dichlorobenzene	93		-		70-130	-		
1,2,4-Trichlorobenzene	87		-		70-130	-		
Hexachlorobutadiene	97		-		70-130	-		

Lab Duplicate Analysis
Batch Quality Control

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820

Lab Number: L2040601
Report Date: 10/02/20

Parameter	Native Sample	Duplicate Sample	Units	RPD	Qual	RPD Limits
Volatile Organics in Air - Mansfield Lab Associated sample(s): 01-04 QC Batch ID: WG1416506-5 QC Sample: L2040601-02 Client ID: IA-1						
Dichlorodifluoromethane	0.505	0.493	ppbV	2		25
Chloromethane	0.403	0.406	ppbV	1		25
Freon-114	ND	ND	ppbV	NC		25
1,3-Butadiene	ND	ND	ppbV	NC		25
Bromomethane	ND	ND	ppbV	NC		25
Chloroethane	ND	ND	ppbV	NC		25
Ethanol	6.24	6.24	ppbV	0		25
Vinyl bromide	ND	ND	ppbV	NC		25
Acetone	28.1	27.8	ppbV	1		25
Trichlorofluoromethane	0.494	0.486	ppbV	2		25
Isopropanol	1.06	1.07	ppbV	1		25
Tertiary butyl Alcohol	ND	ND	ppbV	NC		25
Methylene chloride	ND	ND	ppbV	NC		25
3-Chloropropene	ND	ND	ppbV	NC		25
Carbon disulfide	ND	ND	ppbV	NC		25
Freon-113	ND	ND	ppbV	NC		25
trans-1,2-Dichloroethene	9.55	9.44	ppbV	1		25
1,1-Dichloroethane	ND	ND	ppbV	NC		25
Methyl tert butyl ether	ND	ND	ppbV	NC		25
2-Butanone	20.5	20.3	ppbV	1		25
Ethyl Acetate	ND	ND	ppbV	NC		25

Lab Duplicate Analysis
Batch Quality Control

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820

Lab Number: L2040601
Report Date: 10/02/20

Parameter	Native Sample	Duplicate Sample	Units	RPD	Qual	RPD Limits
Volatile Organics in Air - Mansfield Lab Associated sample(s): 01-04 QC Batch ID: WG1416506-5 QC Sample: L2040601-02 Client ID: IA-1						
Chloroform	ND	ND	ppbV	NC		25
Tetrahydrofuran	27.1	26.7	ppbV	1		25
1,2-Dichloroethane	ND	ND	ppbV	NC		25
n-Hexane	ND	ND	ppbV	NC		25
Benzene	ND	ND	ppbV	NC		25
Cyclohexane	ND	ND	ppbV	NC		25
1,2-Dichloropropane	ND	ND	ppbV	NC		25
Bromodichloromethane	ND	ND	ppbV	NC		25
1,4-Dioxane	ND	ND	ppbV	NC		25
2,2,4-Trimethylpentane	ND	ND	ppbV	NC		25
Heptane	ND	ND	ppbV	NC		25
cis-1,3-Dichloropropene	ND	ND	ppbV	NC		25
4-Methyl-2-pentanone	ND	ND	ppbV	NC		25
trans-1,3-Dichloropropene	ND	ND	ppbV	NC		25
1,1,2-Trichloroethane	ND	ND	ppbV	NC		25
Toluene	0.526	0.507	ppbV	4		25
2-Hexanone	ND	ND	ppbV	NC		25
Dibromochloromethane	ND	ND	ppbV	NC		25
1,2-Dibromoethane	ND	ND	ppbV	NC		25
Chlorobenzene	ND	ND	ppbV	NC		25
Ethylbenzene	ND	ND	ppbV	NC		25

Lab Duplicate Analysis
Batch Quality Control

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820

Lab Number: L2040601
Report Date: 10/02/20

Parameter	Native Sample	Duplicate Sample	Units	RPD	Qual	RPD Limits
Volatile Organics in Air - Mansfield Lab Associated sample(s): 01-04 QC Batch ID: WG1416506-5 QC Sample: L2040601-02 Client ID: IA-1						
p/m-Xylene	ND	ND	ppbV	NC		25
Bromoform	ND	ND	ppbV	NC		25
Styrene	0.203	0.202	ppbV	0		25
1,1,2,2-Tetrachloroethane	ND	ND	ppbV	NC		25
o-Xylene	ND	ND	ppbV	NC		25
4-Ethyltoluene	ND	ND	ppbV	NC		25
1,3,5-Trimethylbenzene	ND	ND	ppbV	NC		25
1,2,4-Trimethylbenzene	ND	ND	ppbV	NC		25
Benzyl chloride	ND	ND	ppbV	NC		25
1,3-Dichlorobenzene	ND	ND	ppbV	NC		25
1,4-Dichlorobenzene	ND	ND	ppbV	NC		25
1,2-Dichlorobenzene	ND	ND	ppbV	NC		25
1,2,4-Trichlorobenzene	ND	ND	ppbV	NC		25
Hexachlorobutadiene	ND	ND	ppbV	NC		25
Volatile Organics in Air by SIM - Mansfield Lab Associated sample(s): 01-03 QC Batch ID: WG1416507-5 QC Sample: L2040601-02 Client ID: IA-1						
Vinyl chloride	ND	ND	ppbV	NC		25
1,1-Dichloroethene	ND	ND	ppbV	NC		25
cis-1,2-Dichloroethene	ND	ND	ppbV	NC		25
1,1,1-Trichloroethane	ND	ND	ppbV	NC		25
Carbon tetrachloride	0.077	0.078	ppbV	1		25
Trichloroethene	ND	ND	ppbV	NC		25
Tetrachloroethene	0.320	0.306	ppbV	4		25

Project Name: CLINTON WEST PLAZA

Lab Number: L2040601

Project Number: 567.22820

Report Date: 10/02/20

Canister and Flow Controller Information

Samplenum	Client ID	Media ID	Media Type	Date Prepared	Bottle Order	Cleaning Batch ID	Can Leak Check	Initial Pressure (in. Hg)	Pressure on Receipt (in. Hg)	Flow Controler Leak Chk	Flow Out mL/min	Flow In mL/min	% RPD
L2040601-01	OA-1	01302	Flow 5	09/14/20	330104		-	-	-	Pass	3.0	2.5	18
L2040601-01	OA-1	2935	6.0L Can	09/14/20	330104	L2036976-03	Pass	-29.5	-9.3	-	-	-	-
L2040601-02	IA-1	01361	Flow 5	09/14/20	330104		-	-	-	Pass	3.0	2.3	26
L2040601-02	IA-1	1848	6.0L Can	09/14/20	330104	L2036976-03	Pass	-29.5	-5.2	-	-	-	-
L2040601-03	IA-2	0037	Flow 5	09/14/20	330104		-	-	-	Pass	3.0	2.4	22
L2040601-03	IA-2	3254	6.0L Can	09/14/20	330104	L2036976-03	Pass	-29.5	-8.2	-	-	-	-
L2040601-04	SS-1	01729	Flow 5	09/14/20	330104		-	-	-	Pass	3.0	2.5	18
L2040601-04	SS-1	2683	6.0L Can	09/14/20	330104	L2036976-03	Pass	-29.6	-10.6	-	-	-	-

Project Name: BATCH CANISTER CERTIFICATION **Lab Number:** L2036976

Project Number: CANISTER QC BAT **Report Date:** 10/02/20

Air Canister Certification Results

Lab ID: L2036976-03
Client ID: CAN 2257 SHELF 41
Sample Location:

Date Collected: 09/05/20 16:00
Date Received: 09/08/20
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15
Analytical Date: 09/09/20 18:14
Analyst: TS

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air - Mansfield Lab								
Chlorodifluoromethane	ND	0.200	--	ND	0.707	--		1
Propylene	ND	0.500	--	ND	0.861	--		1
Propane	ND	0.500	--	ND	0.902	--		1
Dichlorodifluoromethane	ND	0.200	--	ND	0.989	--		1
Chloromethane	ND	0.200	--	ND	0.413	--		1
Freon-114	ND	0.200	--	ND	1.40	--		1
Methanol	ND	5.00	--	ND	6.55	--		1
Vinyl chloride	ND	0.200	--	ND	0.511	--		1
1,3-Butadiene	ND	0.200	--	ND	0.442	--		1
Butane	ND	0.200	--	ND	0.475	--		1
Bromomethane	ND	0.200	--	ND	0.777	--		1
Chloroethane	ND	0.200	--	ND	0.528	--		1
Ethanol	ND	5.00	--	ND	9.42	--		1
Dichlorofluoromethane	ND	0.200	--	ND	0.842	--		1
Vinyl bromide	ND	0.200	--	ND	0.874	--		1
Acrolein	ND	0.500	--	ND	1.15	--		1
Acetone	ND	1.00	--	ND	2.38	--		1
Acetonitrile	ND	0.200	--	ND	0.336	--		1
Trichlorofluoromethane	ND	0.200	--	ND	1.12	--		1
Isopropanol	ND	0.500	--	ND	1.23	--		1
Acrylonitrile	ND	0.500	--	ND	1.09	--		1
Pentane	ND	0.200	--	ND	0.590	--		1
Ethyl ether	ND	0.200	--	ND	0.606	--		1
1,1-Dichloroethene	ND	0.200	--	ND	0.793	--		1

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2036976
Report Date: 10/02/20

Air Canister Certification Results

Lab ID: L2036976-03
Client ID: CAN 2257 SHELF 41
Sample Location:

Date Collected: 09/05/20 16:00
Date Received: 09/08/20
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
Tertiary butyl Alcohol	ND	0.500	--	ND	1.52	--		1
Methylene chloride	ND	0.500	--	ND	1.74	--		1
3-Chloropropene	ND	0.200	--	ND	0.626	--		1
Carbon disulfide	ND	0.200	--	ND	0.623	--		1
Freon-113	ND	0.200	--	ND	1.53	--		1
trans-1,2-Dichloroethene	ND	0.200	--	ND	0.793	--		1
1,1-Dichloroethane	ND	0.200	--	ND	0.809	--		1
Methyl tert butyl ether	ND	0.200	--	ND	0.721	--		1
Vinyl acetate	ND	1.00	--	ND	3.52	--		1
Xylenes, total	ND	0.600	--	ND	0.869	--		1
2-Butanone	ND	0.500	--	ND	1.47	--		1
cis-1,2-Dichloroethene	ND	0.200	--	ND	0.793	--		1
Ethyl Acetate	ND	0.500	--	ND	1.80	--		1
Chloroform	ND	0.200	--	ND	0.977	--		1
Tetrahydrofuran	ND	0.500	--	ND	1.47	--		1
2,2-Dichloropropane	ND	0.200	--	ND	0.924	--		1
1,2-Dichloroethane	ND	0.200	--	ND	0.809	--		1
n-Hexane	ND	0.200	--	ND	0.705	--		1
Diisopropyl ether	ND	0.200	--	ND	0.836	--		1
tert-Butyl Ethyl Ether	ND	0.200	--	ND	0.836	--		1
1,2-Dichloroethene (total)	ND	1.00	--	ND	1.00	--		1
1,1,1-Trichloroethane	ND	0.200	--	ND	1.09	--		1
1,1-Dichloropropene	ND	0.200	--	ND	0.908	--		1
Benzene	ND	0.200	--	ND	0.639	--		1
Carbon tetrachloride	ND	0.200	--	ND	1.26	--		1
Cyclohexane	ND	0.200	--	ND	0.688	--		1
tert-Amyl Methyl Ether	ND	0.200	--	ND	0.836	--		1

Project Name: BATCH CANISTER CERTIFICATION **Lab Number:** L2036976

Project Number: CANISTER QC BAT **Report Date:** 10/02/20

Air Canister Certification Results

Lab ID: L2036976-03
Client ID: CAN 2257 SHELF 41
Sample Location:

Date Collected: 09/05/20 16:00
Date Received: 09/08/20
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
Dibromomethane	ND	0.200	--	ND	1.42	--		1
1,2-Dichloropropane	ND	0.200	--	ND	0.924	--		1
Bromodichloromethane	ND	0.200	--	ND	1.34	--		1
1,4-Dioxane	ND	0.200	--	ND	0.721	--		1
Trichloroethene	ND	0.200	--	ND	1.07	--		1
2,2,4-Trimethylpentane	ND	0.200	--	ND	0.934	--		1
Methyl Methacrylate	ND	0.500	--	ND	2.05	--		1
Heptane	ND	0.200	--	ND	0.820	--		1
cis-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
4-Methyl-2-pentanone	ND	0.500	--	ND	2.05	--		1
trans-1,3-Dichloropropene	ND	0.200	--	ND	0.908	--		1
1,1,2-Trichloroethane	ND	0.200	--	ND	1.09	--		1
Toluene	ND	0.200	--	ND	0.754	--		1
1,3-Dichloropropane	ND	0.200	--	ND	0.924	--		1
2-Hexanone	ND	0.200	--	ND	0.820	--		1
Dibromochloromethane	ND	0.200	--	ND	1.70	--		1
1,2-Dibromoethane	ND	0.200	--	ND	1.54	--		1
Butyl acetate	ND	0.500	--	ND	2.38	--		1
Octane	ND	0.200	--	ND	0.934	--		1
Tetrachloroethene	ND	0.200	--	ND	1.36	--		1
1,1,1,2-Tetrachloroethane	ND	0.200	--	ND	1.37	--		1
Chlorobenzene	ND	0.200	--	ND	0.921	--		1
Ethylbenzene	ND	0.200	--	ND	0.869	--		1
p/m-Xylene	ND	0.400	--	ND	1.74	--		1
Bromoform	ND	0.200	--	ND	2.07	--		1
Styrene	ND	0.200	--	ND	0.852	--		1
1,1,2,2-Tetrachloroethane	ND	0.200	--	ND	1.37	--		1

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2036976
Report Date: 10/02/20

Air Canister Certification Results

Lab ID: L2036976-03
Client ID: CAN 2257 SHELF 41
Sample Location:

Date Collected: 09/05/20 16:00
Date Received: 09/08/20
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								
o-Xylene	ND	0.200	--	ND	0.869	--		1
1,2,3-Trichloropropane	ND	0.200	--	ND	1.21	--		1
Nonane	ND	0.200	--	ND	1.05	--		1
Isopropylbenzene	ND	0.200	--	ND	0.983	--		1
Bromobenzene	ND	0.200	--	ND	0.793	--		1
2-Chlorotoluene	ND	0.200	--	ND	1.04	--		1
n-Propylbenzene	ND	0.200	--	ND	0.983	--		1
4-Chlorotoluene	ND	0.200	--	ND	1.04	--		1
4-Ethyltoluene	ND	0.200	--	ND	0.983	--		1
1,3,5-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1
tert-Butylbenzene	ND	0.200	--	ND	1.10	--		1
1,2,4-Trimethylbenzene	ND	0.200	--	ND	0.983	--		1
Decane	ND	0.200	--	ND	1.16	--		1
Benzyl chloride	ND	0.200	--	ND	1.04	--		1
1,3-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
1,4-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
sec-Butylbenzene	ND	0.200	--	ND	1.10	--		1
p-Isopropyltoluene	ND	0.200	--	ND	1.10	--		1
1,2-Dichlorobenzene	ND	0.200	--	ND	1.20	--		1
n-Butylbenzene	ND	0.200	--	ND	1.10	--		1
1,2-Dibromo-3-chloropropane	ND	0.200	--	ND	1.93	--		1
Undecane	ND	0.200	--	ND	1.28	--		1
Dodecane	ND	0.200	--	ND	1.39	--		1
1,2,4-Trichlorobenzene	ND	0.200	--	ND	1.48	--		1
Naphthalene	ND	0.200	--	ND	1.05	--		1
1,2,3-Trichlorobenzene	ND	0.200	--	ND	1.48	--		1
Hexachlorobutadiene	ND	0.200	--	ND	2.13	--		1

Project Name: BATCH CANISTER CERTIFICATION **Lab Number:** L2036976

Project Number: CANISTER QC BAT **Report Date:** 10/02/20

Air Canister Certification Results

Lab ID: L2036976-03
Client ID: CAN 2257 SHELF 41
Sample Location:

Date Collected: 09/05/20 16:00
Date Received: 09/08/20
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air - Mansfield Lab								

	Results	Qualifier	Units	RDL	Dilution Factor
Tentatively Identified Compounds					

No Tentatively Identified Compounds

Internal Standard	% Recovery	Qualifier	Acceptance Criteria
1,4-Difluorobenzene	97		60-140
Bromochloromethane	98		60-140
chlorobenzene-d5	91		60-140

Project Name: BATCH CANISTER CERTIFICATION
Project Number: CANISTER QC BAT
Lab Number: L2036976
Report Date: 10/02/20

Air Canister Certification Results

Lab ID: L2036976-03
Client ID: CAN 2257 SHELF 41
Sample Location:

Date Collected: 09/05/20 16:00
Date Received: 09/08/20
Field Prep: Not Specified

Sample Depth:
Matrix: Air
Anaytical Method: 48,TO-15-SIM
Analytical Date: 09/09/20 18:14
Analyst: TS

	ppbV			ug/m3				
Parameter	**Results**	**RL**	**MDL**	**Results**	**RL**	**MDL**	**Qualifier**	**Dilution Factor**
Volatile Organics in Air by SIM - Mansfield Lab								
Dichlorodifluoromethane	ND	0.200	--	ND	0.989	--		1
Chloromethane	ND	0.200	--	ND	0.413	--		1
Freon-114	ND	0.050	--	ND	0.349	--		1
Vinyl chloride	ND	0.020	--	ND	0.051	--		1
1,3-Butadiene	ND	0.020	--	ND	0.044	--		1
Bromomethane	ND	0.020	--	ND	0.078	--		1
Chloroethane	ND	0.100	--	ND	0.264	--		1
Acrolein	ND	0.050	--	ND	0.115	--		1
Acetone	ND	1.00	--	ND	2.38	--		1
Trichlorofluoromethane	ND	0.050	--	ND	0.281	--		1
Acrylonitrile	ND	0.500	--	ND	1.09	--		1
1,1-Dichloroethene	ND	0.020	--	ND	0.079	--		1
Methylene chloride	ND	0.500	--	ND	1.74	--		1
Freon-113	ND	0.050	--	ND	0.383	--		1
trans-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
1,1-Dichloroethane	ND	0.020	--	ND	0.081	--		1
Methyl tert butyl ether	ND	0.200	--	ND	0.721	--		1
2-Butanone	ND	0.500	--	ND	1.47	--		1
cis-1,2-Dichloroethene	ND	0.020	--	ND	0.079	--		1
Chloroform	ND	0.020	--	ND	0.098	--		1
1,2-Dichloroethane	ND	0.020	--	ND	0.081	--		1
1,1,1-Trichloroethane	ND	0.020	--	ND	0.109	--		1
Benzene	ND	0.100	--	ND	0.319	--		1
Carbon tetrachloride	ND	0.020	--	ND	0.126	--		1

Project Name: BATCH CANISTER CERTIFICATION **Lab Number:** L2036976

Project Number: CANISTER QC BAT **Report Date:** 10/02/20

Air Canister Certification Results

Lab ID: L2036976-03
Client ID: CAN 2257 SHELF 41
Sample Location:

Date Collected: 09/05/20 16:00
Date Received: 09/08/20
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air by SIM - Mansfield Lab								
1,2-Dichloropropane	ND	0.020	--	ND	0.092	--		1
Bromodichloromethane	ND	0.020	--	ND	0.134	--		1
1,4-Dioxane	ND	0.100	--	ND	0.360	--		1
Trichloroethene	ND	0.020	--	ND	0.107	--		1
cis-1,3-Dichloropropene	ND	0.020	--	ND	0.091	--		1
4-Methyl-2-pentanone	ND	0.500	--	ND	2.05	--		1
trans-1,3-Dichloropropene	ND	0.020	--	ND	0.091	--		1
1,1,2-Trichloroethane	ND	0.020	--	ND	0.109	--		1
Toluene	ND	0.050	--	ND	0.188	--		1
Dibromochloromethane	ND	0.020	--	ND	0.170	--		1
1,2-Dibromoethane	ND	0.020	--	ND	0.154	--		1
Tetrachloroethene	ND	0.020	--	ND	0.136	--		1
1,1,1,2-Tetrachloroethane	ND	0.020	--	ND	0.137	--		1
Chlorobenzene	ND	0.100	--	ND	0.461	--		1
Ethylbenzene	ND	0.020	--	ND	0.087	--		1
p/m-Xylene	ND	0.040	--	ND	0.174	--		1
Bromoform	ND	0.020	--	ND	0.207	--		1
Styrene	ND	0.020	--	ND	0.085	--		1
1,1,2,2-Tetrachloroethane	ND	0.020	--	ND	0.137	--		1
o-Xylene	ND	0.020	--	ND	0.087	--		1
Isopropylbenzene	ND	0.200	--	ND	0.983	--		1
4-Ethyltoluene	ND	0.020	--	ND	0.098	--		1
1,3,5-Trimethybenzene	ND	0.020	--	ND	0.098	--		1
1,2,4-Trimethylbenzene	ND	0.020	--	ND	0.098	--		1
Benzyl chloride	ND	0.200	--	ND	1.04	--		1
1,3-Dichlorobenzene	ND	0.020	--	ND	0.120	--		1
1,4-Dichlorobenzene	ND	0.020	--	ND	0.120	--		1

Project Name: BATCH CANISTER CERTIFICATION **Lab Number:** L2036976

Project Number: CANISTER QC BAT **Report Date:** 10/02/20

Air Canister Certification Results

Lab ID: L2036976-03
Client ID: CAN 2257 SHELF 41
Sample Location:

Date Collected: 09/05/20 16:00
Date Received: 09/08/20
Field Prep: Not Specified

Sample Depth:

Parameter	ppbV Results	ppbV RL	ppbV MDL	ug/m3 Results	ug/m3 RL	ug/m3 MDL	Qualifier	Dilution Factor
Volatile Organics in Air by SIM - Mansfield Lab								
sec-Butylbenzene	ND	0.200	--	ND	1.10	--		1
p-Isopropyltoluene	ND	0.200	--	ND	1.10	--		1
1,2-Dichlorobenzene	ND	0.020	--	ND	0.120	--		1
n-Butylbenzene	ND	0.200	--	ND	1.10	--		1
1,2,4-Trichlorobenzene	ND	0.050	--	ND	0.371	--		1
Naphthalene	ND	0.050	--	ND	0.262	--		1
1,2,3-Trichlorobenzene	ND	0.050	--	ND	0.371	--		1
Hexachlorobutadiene	ND	0.050	--	ND	0.533	--		1

Internal Standard	% Recovery	Qualifier	Acceptance Criteria
1,4-difluorobenzene	101		60-140
bromochloromethane	107		60-140
chlorobenzene-d5	95		60-140

Project Name: CLINTON WEST PLAZA
Project Number: 567.22820

Lab Number: L2040601
Report Date: 10/02/20

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
NA	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L2040601-01A	Canister - 6 Liter	NA	NA			Y	Absent		TO15-LL(30),TO15-SIM(30)
L2040601-02A	Canister - 6 Liter	NA	NA			Y	Absent		TO15-SIM(30),TO15-LL(30)
L2040601-03A	Canister - 6 Liter	NA	NA			Y	Absent		TO15-SIM(30),TO15-LL(30)
L2040601-04A	Canister - 6 Liter	NA	NA			Y	Absent		TO15-LL(30)

*Values in parentheses indicate holding time in days

Project Name:	CLINTON WEST PLAZA	**Lab Number:**	L2040601
Project Number:	567.22820	**Report Date:**	10/02/20

GLOSSARY

Acronyms

DL - Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

EDL - Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).

EMPC - Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.

EPA - Environmental Protection Agency.

LCS - Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LCSD - Laboratory Control Sample Duplicate: Refer to LCS.

LFB - Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LOD - Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

LOQ - Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

MDL - Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

MS - Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.

MSD - Matrix Spike Sample Duplicate: Refer to MS.

NA - Not Applicable.

NC - Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.

NDPA/DPA - N-Nitrosodiphenylamine/Diphenylamine.

NI - Not Ignitable.

NP - Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.

NR - No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.

RL - Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

RPD - Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.

SRM - Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.

STLP - Semi-dynamic Tank Leaching Procedure per EPA Method 1315.

TEF - Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.

TEQ - Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.

TIC - Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: Data Usability Report

Project Name:	CLINTON WEST PLAZA	**Lab Number:**	L2040601
Project Number:	567.22820	**Report Date:**	10/02/20

Footnotes

1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenz(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. If a 'Total' result is requested, the results of its individual components will also be reported.

The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA,this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

F - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

J - Estimated value. This represents an estimated concentration for Tentatively Identified Compounds (TICs).

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

ND - Not detected at the reporting limit (RL) for the sample.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Report Format: Data Usability Report

Project Name:	CLINTON WEST PLAZA	**Lab Number:**	L2040601
Project Number:	567.22820	**Report Date:**	10/02/20

Data Qualifiers

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

Report Format: Data Usability Report

REFERENCES

48 Compendium of Methods for the Determination of Toxic Organic Compounds in Ambient Air. Second Edition. EPA/625/R-96/010b, January 1999.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624/624.1: m/p-xylene, o-xylene, Naphthalene
EPA 8260C: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene, Azobenzene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270D: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility
SM 2540D: TSS
EPA 8082A: NPW: PCB: 1, 5, 31, 87,101, 110, 141, 151, 153, 180, 183, 187.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
EPA TO-12 Non-methane organics
EPA 3C Fixed gases
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 332: Perchlorate; **EPA 524.2:** THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N**, SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables), **EPA 600/4-81-045**: PCB-Oil.
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, SM9221E, EPA 1600, EPA 1603.**

Mansfield Facility:

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb**,** As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

AIR ANALYSIS

ALPHA ANALYTICAL

CHAIN OF CUSTODY

PAGE 1 OF 1

Date Rec'd in Lab: 9/26/20

ALPHA Job #: L2040601

320 Forbes Blvd, Mansfield, MA 02048
TEL: 508-822-9300 FAX: 508-822-3288

Client Information

Client: Keystone Environmental
Address: 58 Exchange Street
Binghamton, NY 13901
Phone: 607-770-9098
Fax:
Email: CTarnowski@KEcompanies.com

☐ These samples have been previously analyzed by Alpha

Project Information

Project Name: Clinton West Plaza
Project Location: 609-625 W. Clinton Street
Project #: 567.22820
Project Manager: C. Tarnowski
ALPHA Quote #:

Turn-Around Time

☒ Standard ☐ RUSH (only confirmed if pre-approved)

Date Due: Standard Time:

Report Information - Data Deliverables

☐ FAX
☒ ADEx
Criteria Checker:
(Default based on Regulatory Criteria Indicated)
Other Formats:
☒ EMAIL (standard pdf report)
☐ Additional Deliverables:
Report to: (if different than Project Manager)

Billing Information

☒ Same as Client Info PO #:

Regulatory Requirements/Report Limits

State/Fed	Program	Res / Comm

Other Project Specific Requirements/Comments:

Project-Specific Target Compound List: ☐

All Columns Below Must Be Filled Out

ANALYSIS: TO-15, TO-15 SIM, APH, Fixed Gases, Sulfides & Mercaptans by TO-15

ALPHA Lab ID (Lab Use Only)	Sample ID	End Date	Start Time	End Time	Initial Vacuum	Final Vacuum	Sample Matrix*	Sampler's Initials	Can Size	I D Can	I D - Flow Controller	TO-15	TO-15 SIM	APH	Fixed Gases	Sulfides & Mercaptans by TO-15	Sample Comments (i.e. PID)
40601-01	OA-1	9-24-20	10:20 AM	9:10 AM	-28.9	-9.3	AA	CT	6L	2935	01302	X					Outdoor Air
-02	IA-1	9/24/20	10:05	8:52	-29.8	-5.7	AA	|	|	1848	01361	X					BLD # 13-B
-03	IA-2	9/24/20	10:10	9:00	-30	-8.7	AA	|	|	3254	0037	X					BLD # 13-A
-04	SS-1	9/23/20	10:15	9:07	-29.7	-10.7	SV	|	|	2683	01729	X					BLD # 13-A

*SAMPLE MATRIX CODES
AA = Ambient Air (Indoor/Outdoor)
SV = Soil Vapor/Landfill Gas/SVE
Other = Please Specify

Container Type

Relinquished By:	Date/Time	Received By:	Date/Time:
[signature]	9/24/20 1347	AAL [signature]	09/25/2020 1347
[signature]	09/25/2020 1347	[signature]	9/26/20 02:00
[signature] 9/26/20	0030	[signature]	9.26.20
[signature] 9.25.20 9:42		[signature] 9/26/20	8:20

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. All samples submitted are subject to Alpha's Terms and Conditions. See reverse side.

Form No: 101-02 Rev: (25-Sep-15)

APPENDIX E

SSDS INSPECTION REPORT

Periodic Operations Visit Form

☐ Check box if new sys info

System ID: | Date of Visit: 09/24/2020

Owner Name: Ithaca West, LLC | Date Installed: 02/07/2011

System Address: 609 West Clinton Street | Telephone: 845-343-6463 (William Buchalter)

City: Ithaca | Zip: 14850 | Alt. Telephone:

Performed By: Marc Maser, P.E. | Site No: 755015

Company: Maser Engineering | Site Name: Clinton West Plaza

EXTERIOR

Fan Operation Confirmation

	Fan #1	Fan #2	Fan #3
Fan Model No(s).	RP265		
Is Fan Operating (arrival)?	● Yes ○ No	○ Yes ○ No	○ Yes ○ No
Confirmation Method	Visual		
Is Fan Operating (departure)?	● Yes ○ No	○ Yes ○ No	○ Yes ○ No

Requested to inspect interior system components? ○ Yes ○ No

If yes, when and by whom? | Date:

INTERIOR

Structural Review

			Notes
Change in building footprint since last inspection?	○ Yes	● No	
Basement occupied (>4 hrs per day)?	○ Yes	○ No	N/A
Heating/ventilation system modifications?	● Yes	○ No	Ongoing
Crawlspace inspected?	○ Yes	○ No	N/A
Large cracks in floor or near sumps?	○ Yes	● No	
Wall penetrations or cracks noted?	● Yes	○ No	Doors/windows have been modified

Piping, Slab & Wall

Are system suction points sealed?	● Yes	○ No	
Is piping system in need of repair?	○ Yes	● No	

Miscellaneous

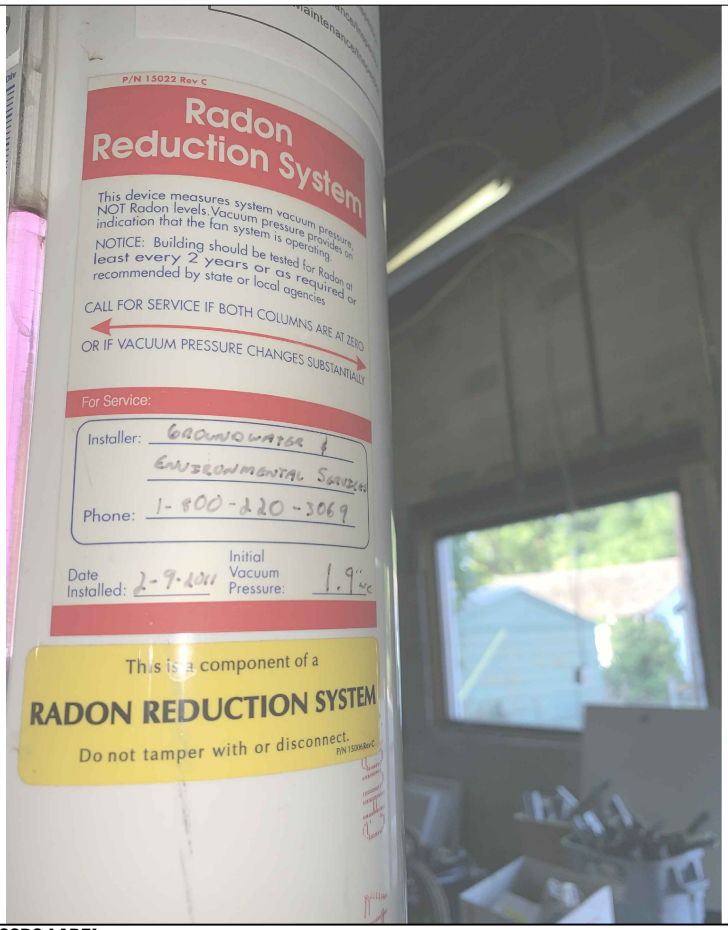
Are manometer levels equal?	○ Yes	● No	
Are system labels accurate and applied correctly?	● Yes	○ No	

Maintenance completed (check all that apply): ☐ Replace fan ☐ Seal pipe ☐ Electrical ☐ Other

Describe repairs made and any proposed actions requiring a subsequent visit (if necessary):

The ongoing renovations have not impacted the system. To comply with the ASTM standards, the SSDS should be relocated outside to prevent any latent fumes that can escape from the enclosed piping system. The unit should also be hard wired to prevent an accidental power disruption from unplugging.

1 MANOMETER LEVEL



2 SSDS LABEL

3 SSDS FAN AND ENTRY INTO SLAB

4 SSDS FAN AND ENTRY INTO SLAB

PROJECT	OWNER	ENGINEER
CLINTON WEST PLAZA PERIODIC REVIEW REPORT NO. 2 609-625 W. CLINTON ST. ITHACA, NY 14850	ITHACA WEST LLC 619 W. CLINTON ST. ITHACA, NY 14850	MASER ENGINEERING 112 N. MAIN ST. HORSEHEADS, NY 14845
SSDS INSPECTION PHOTOS		

5 SSDS EXTENSION TO CEILING

6 SSDS EXTENSION ACROSS UNIT TO EXTERIOR WALL DISCHARGE POINT

7 SSDS EXTENSION TO CEILING AREA

8 SSDS EXHAUST TO EXTERIOR

PROJECT	OWNER	ENGINEER
CLINTON WEST PLAZA PERIODIC REVIEW REPORT NO. 2 609-625 W. CLINTON ST. ITHACA, NY 14850	ITHACA WEST LLC 619 W. CLINTON ST. ITHACA, NY 14850	MASER ENGINEERING 112 N. MAIN ST. HORSEHEADS, NY 14845
SSDS INSPECTION PHOTOS		

APPENDIX F

SSDS RELOCATION SCOPE OF WORK

Scope of Work for the Recommended Relocation of the SSDS

Scope of work would involve providing the personnel and equipment necessary to perform sub-slab vacuum testing to determine feasibility of installing an Active Soil Depressurization (ASD) System to remediate the Building Units 113A and 113B of the commercial plaza structure, prepare ASD design documents for NYSDEC review, remove the old existing non-ASTM / EPA compliant ASD system, and install a new ASD system.

Diagnostic Testing

To determine blower requirements and preliminary suction point spacing for depressurizing the soil at Building Units 113A and 113B, suction test holes will be installed, and sub slab soil permeability tests will be conducted. A performance rated shop vacuum will be used to draw air from suction holes. Smaller diagnostic test holes will be drilled through the slabs at various locations around the suction test holes. Existing soil vapor sampling points will be utilized if possible. Static vacuum measurements will be conducted at each diagnostic test hole location. A micro manometer will be used to measure pressure differentials at the remote diagnostic test hole locations and an ExTech “Thermo Anemometer” will be used to measure air flow. The results of the pressure and air flow tests will be shown in tabular form and in drawings.

General System Design Information

1. Pressure Field Extension Determination

   Pressure fields will be determined by evaluating the results of the pressure field testing. The objective of the ASD systems is to create a negative vacuum field of at least negative 0.004 to negative 0.010 inches of water column (W.C.) under the slab throughout the 3,420 square foot slab area of Building Units 113A and 113B.

2. Suction Point Location Verification

   Preliminary suction point locations will be selected by the Consultant and if present, the Client’s on-site representative. Those locations will correspond to possible pipe routes to the exterior and will be tested and volume of air and static pressure readings will be recorded from the diagnostics testing. The design objective is to create a negative pressure field between negative 0.004” and 0.10” W.C. with a minimum performance of 0.004” W.C. Based on this, preliminary suction point locations will be confirmed or relocated to best meet pressure field extension objectives and pipe routing.

   Consultant will take every reasonable precaution to avoid any damage to existing utilities located anywhere in the building or those located in or below the slab floor. Preliminary sketches of the slab on grade areas have not been provided by the Client. Consultant assumes the Client representatives will be present on-site to assist in identifying sub-slab utilities prior to drilling through the slab.

   Worker’s Health and Safety shall comply with all OSHA, state and local standards or regulations relating to worker safety. Consultant will be responsible for reviewing an in-house “Project Site Health and Safety Plan” (HASP) prior to beginning work.

   A Contractor’s Daily Report shall be completed providing a brief description of the daily work performed, personnel used, and equipment used.

3. ASD Design

With the diagnostic test results, Consultant will develop designs for an ASD system to preemptively mitigate VOC soil vapors at Building Units 113A and 113B of the Clinton West Plaza. The design services will include development of written plans, specifications, and system layout for the installation of a proposed ASD system.

The proposed ASD system will be designed to create a negative pressure field under the entire concrete slab on grade area throughout Building Units 113A and 113B so that the sub-slab VOC vapors in those areas will be unlikely to migrate upwards into the occupied areas under reasonably anticipated building conditions.

Consultant's proposed design will consist of specifications and diagrams that provide details for construction of the proposed ASD system. If installed, operated, and maintained per specifications, the ASD system should be able to maintain negative sub-slab pressures under reasonably anticipated conditions and prevent upward migration of sub-slab vapors into the occupied areas of the building.

4. ASD General Installation Requirements

All mitigation system components will be designed and installed to facilitate servicing, maintenance and repair, or replacement of other current occupant equipment components in or outside the structure. The ASD system will conform to the ASTM Standard E2121-13. Where mounting heights are not detailed, or dimensions not given, system materials and equipment will be designed to provide the maximum headroom or side clearance as is possible. Maser Engineering and / or the owner will be contacted in cases where a conflict exists between these or other requirements. All system materials and equipment will be installed level, plum, parallel, or perpendicular to other building systems and components unless otherwise specified. Some horizontal piping runs will be installed with minimal slope, back to suction points for moisture drainage.

Consultant is familiar with and will adhere to the following USEPA technical guidance documents: ASTM E2121-13 – Standard Practice for Installing Radon Mitigation Systems in Existing Low-Rise Residential Buildings, Radon Prevention in the Design and Construction of Schools and Other Large Buildings – EPA/625/R-92/016, Radon Reduction Techniques for Existing Detached Houses: Technical Guidance (Third Edition) for Active Soil Depressurization Systems EPA 625/R-93-011, October 1993, Radon Mitigation Standards EPA 402-R-93-078, October 1993 (Revised April 1994) and OSWER Publication 9200.2-154 "OSWER Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air". Consultant is certified by the National Environmental Health Association as a proficient mitigation contractor.

All other installation items such as piping, fittings, vent fans, sealants, drains and electrical requirements shall be like those outlined in ASTM Standard 2121-13.

Worker's Health and Safety shall comply with all OSHA, state and local standards or regulations relating to worker safety. Consultant employees are OSHA 40-hour HAZWOPER certified and OSHA 10-hour Construction Safety and Health Certified.

APPENDIX G

CERTIFICATION STATEMENT

October 30, 2020

Mr. Brianna Scharf, Project Manager
New York State Department of Environmental Conservation
Remedial Bureau E, Section A
Division of Environmental Remediation
625 Broadway 12th Floor
Albany, New York 12233-7017

RE: NYSDEC Site Number 755015
Clinton West Plaza
609-625 W. Clinton St.
Ithaca, NY 14850

Dear Ms. Scharf:

The following certification is provided in accordance with the executed Order on Consent and Administrative Settlement dated April 22, 2015, and the "On-Site SSDS Operation and Monitoring Work Plan" prepared by Maser Engineering, dated November 2015.

We note that the exhaust fan of the SSDS system is required to be relocated outside of the building envelope to prevent fugitive emissions from impacting the indoor air quality. This shall be completed prior to occupancy of unit 113B; the current location of the SSDS.

For the SSDS installed on-site, I certify that all the following statements are true:

- The inspection of the site to confirm the effectiveness of the ICs/ECs required by the remedial program was performed under my direction.
- The IC/EC 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 SMP 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/Notice.
- The EC systems are performing as designed and are effective.
- To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program.
- 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, Marc Maser, of Maser Engineering, 112 North Main Street, Horseheads, NY 14845, am certifying as Owner's Designated Site Representative.

Should you have any questions or require additional information please contact me at 607-377-7990 or at maser@maser-ae.com.

Sincerely,

Marc Maser, P.E., PMP

cc. William Buchalter, Vista Group Properties
Ronald S. Kossar, Esq., Representing Ithaca West, LLC
Richard Jones, NYSDOH
Margaret A. Sheen, Esq., NYSDEC