

September 21, 2015

Ms. Carolyn Vitale
Urban League of Rochester
Economic Development Corporation
312 State Street
Rochester, New York 14608

**Re: Soil Vapor Sampling
Blossom Village Apartments
1275 Blossom Road, Rochester, New York
LaBella Project No. 2151008**

Dear Ms. Vitale:

This report details the findings of Soil Vapor Sampling activities performed by LaBella Associates, D.P.C. (LaBella) at the Blossom Village Apartments, located at 1275 Blossom Road in the City of Rochester, Monroe County, New York, hereinto referred to as the "Site".

BACKGROUND

LaBella performed a Phase I Environmental Site Assessment at the Site in December 2014. The Phase I ESA identified a Recognized Environmental Condition (REC) at the Site relative to groundwater contamination from the former Scobell Chemical facility to the south. Groundwater near the Site contains chlorinated volatile organic compounds (CVOCs) at concentrations above NYSDEC groundwater standards. Previous sampling of indoor air in the building did not detect CVOC vapors in indoor air.

The purpose of the scope of work performed at the Site was to determine if CVOCs were present in Site soils and evaluate the potential for a vapor intrusion into the Site building.

VAPOR IMPLANT INSTALLATION

All work associated with the soil vapor sampling was performed in general conformance with NYSDOH *Guidance for Evaluating Soil Vapor Intrusion in the State of New York*, October 2006. Prior to initiating Site work a utility stakeout will be initiated through *Dig Safely New York*.

A Geoprobe® Direct Push drill rig was utilized to install one (1) soil vapor implant as detailed on Figure 1. The vapor implant was placed at a depth of approximately five (5) feet below ground surface (bgs), approximately one (1) foot above the water table.

The vapor implant consists of a six (6) inch long stainless steel wire mesh implant connected to ¼ inch polyethylene tubing extended to the surface. A quartz sand pack was placed around the implant and a hydrated bentonite seal was placed above the sand pack to the ground surface. The vapor implant was completed at the surface with a flush-mount protective casing. Prior to sampling the surface was tested with tracer gas (i.e., helium) in accordance with the NYSDOH guidance.

SOIL VAPOR SAMPLING

Subsequent to tracer gas testing the tubing was connected to a 1-liter summa canister equipped with an 8-hour flow controller. The vacuum in the canister was monitored periodically during sample collection. After collection the sample was submitted to Centek Laboratories, LLC in Syracuse, New York for analysis of VOCs by USEPA Method TO-15. Centek is a NYSDOH Environmental Laboratory Accreditation Program (ELAP) certified laboratory.

FINDINGS

Several VOCs were detected in the soil vapor sample as summarized in the following table:

Compound	Detected Concentration (μm^3)	NYSDOH Guidance Value
1,2,4-Trimethylbenzene	5.5	NA
1,2-Dichloroethane	1.4	NA
1,3,5-Trimethylbenzene	1.9	NA
4-ethyltoluene	1.4	NA
Acetone	1,400	NA
Benzene	5.8	NA
Carbon Disulfide	12	NA
Chloroethane	1.7	NA
Chloroform	0.68	NA
Ethylbenzene	4.2	NA
Freon 11	1.7	NA
Heptane	58	NA
m&p-Xylene	13	NA
Methyl Ethyl Ketone	66	NA
Methyl Isobutyl Ketone	2.1	NA
Methylene chloride	1.0	60
o-Xylene	3.7	NA
Styrene	5.2	NA
Tetrachloroethene	1.2	100
Toluene	7.6	NA
Trichloroethene	1.3	5
Vinyl Bromide	0.7	NA

Concentrations of CVOCs detected were compared to Decision Matrices 1 and 2 in the NYSDOH guidance. Given the lack of detections in indoor air in previous sampling, the concentrations detected would not trigger mitigation were they to have been collected from below the building slab.

A copy of the laboratory report is attached to this letter.

Thank you for the opportunity to provide our services on this project. Please do not hesitate to contact me at (585) 295-6630 with questions or comments.

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.

A handwritten signature in black ink, appearing to read "David K. Engert", with a long horizontal flourish extending to the right.

David K. Engert, CHMM
Project Manager



Legend



Proposed Vapor Sample Point

PROJECT/DRAWING NUMBER

2151008

FIGURE 1

DRAWING TITLE

Proposed Sample Location Map

ISSUED FOR: FINAL
DESIGNED BY: DKE
DRAWN BY: DKE
DATE: 08/05/2015
REVIEWED BY:

PROJECT/CLIENT

Soil Vapor Sampling

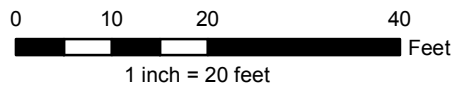
1275 Blossom Road
Rochester, New York

Client: Urban League of Rochester
Economic Development Corporation

LABELLA

Associates, D.P.C.

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ROCHESTER, NY 14614
P: (585) 454-6110
F: (585) 454-3066
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Centek Laboratories, LLC

Date: 13-Aug-15

CLIENT: LaBella Associates, P.C.
Lab Order: C1508023
Project: Blossom Village
Lab ID: C1508023-001A

Client Sample ID: SV-1
Tag Number: 86.301
Collection Date: 8/6/2015
Matrix: AIR

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		TO-15		Analyst: RJP		
1,1,1-Trichloroethane	< 0.82	0.82		ug/m3	1	8/7/2015 8:09:00 PM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	8/7/2015 8:09:00 PM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	8/7/2015 8:09:00 PM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	8/7/2015 8:09:00 PM
1,1-Dichloroethene	< 0.59	0.59		ug/m3	1	8/7/2015 8:09:00 PM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	8/7/2015 8:09:00 PM
1,2,4-Trimethylbenzene	5.5	0.74		ug/m3	1	8/7/2015 8:09:00 PM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	8/7/2015 8:09:00 PM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	8/7/2015 8:09:00 PM
1,2-Dichloroethane	1.4	0.61		ug/m3	1	8/7/2015 8:09:00 PM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	8/7/2015 8:09:00 PM
1,3,5-Trimethylbenzene	1.9	0.74		ug/m3	1	8/7/2015 8:09:00 PM
1,3-butadiene	< 0.33	0.33		ug/m3	1	8/7/2015 8:09:00 PM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	8/7/2015 8:09:00 PM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	8/7/2015 8:09:00 PM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	8/7/2015 8:09:00 PM
2,2,4-trimethylpentane	< 0.70	0.70		ug/m3	1	8/7/2015 8:09:00 PM
4-ethyltoluene	1.4	0.74		ug/m3	1	8/7/2015 8:09:00 PM
Acetone	1700	190		ug/m3	270	8/8/2015 6:13:00 PM
Allyl chloride	< 0.47	0.47		ug/m3	1	8/7/2015 8:09:00 PM
Benzene	5.8	0.48		ug/m3	1	8/7/2015 8:09:00 PM
Benzyl chloride	< 0.86	0.86		ug/m3	1	8/7/2015 8:09:00 PM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	8/7/2015 8:09:00 PM
Bromoform	< 1.6	1.6		ug/m3	1	8/7/2015 8:09:00 PM
Bromomethane	< 0.58	0.58		ug/m3	1	8/7/2015 8:09:00 PM
Carbon disulfide	12	12	J	ug/m3	27	8/8/2015 5:37:00 PM
Carbon tetrachloride	< 0.94	0.94		ug/m3	1	8/7/2015 8:09:00 PM
Chlorobenzene	< 0.69	0.69		ug/m3	1	8/7/2015 8:09:00 PM
Chloroethane	1.7	0.40		ug/m3	1	8/7/2015 8:09:00 PM
Chloroform	0.68	0.73	J	ug/m3	1	8/7/2015 8:09:00 PM
Chloromethane	< 0.31	0.31		ug/m3	1	8/7/2015 8:09:00 PM
cis-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	8/7/2015 8:09:00 PM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	8/7/2015 8:09:00 PM
Cyclohexane	< 0.52	0.52		ug/m3	1	8/7/2015 8:09:00 PM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	8/7/2015 8:09:00 PM
Ethyl acetate	< 0.90	0.90		ug/m3	1	8/7/2015 8:09:00 PM
Ethylbenzene	4.2	0.65		ug/m3	1	8/7/2015 8:09:00 PM
Freon 11	1.7	0.84		ug/m3	1	8/7/2015 8:09:00 PM
Freon 113	< 1.1	1.1		ug/m3	1	8/7/2015 8:09:00 PM
Freon 114	< 1.0	1.0		ug/m3	1	8/7/2015 8:09:00 PM

Qualifiers: ** Reporting Limit . Results reported are not blank corrected
 B Analyte detected in the associated Method Blank E Value above quantitation range
 H Holding times for preparation or analysis exceeded J Analyte detected at or below quantitation limits
 JN Non-routine analyte. Quantitation estimated. ND Not Detected at the Reporting Limit
 S Spike Recovery outside accepted recovery limits

Centek Laboratories, LLC

Date: 13-Aug-15

CLIENT: LaBella Associates, P.C.
Lab Order: C1508023
Project: Blossom Village
Lab ID: C1508023-001A

Client Sample ID: SV-1
Tag Number: 86.301
Collection Date: 8/6/2015
Matrix: AIR

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		TO-15		Analyst: RJP		
Freon 12	< 0.74	0.74		ug/m3	1	8/7/2015 8:09:00 PM
Heptane	58	16		ug/m3	27	8/8/2015 5:37:00 PM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	8/7/2015 8:09:00 PM
Hexane	< 0.53	0.53		ug/m3	1	8/7/2015 8:09:00 PM
Isopropyl alcohol	< 0.37	0.37		ug/m3	1	8/7/2015 8:09:00 PM
m&p-Xylene	13	1.3		ug/m3	1	8/7/2015 8:09:00 PM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	8/7/2015 8:09:00 PM
Methyl Ethyl Ketone	66	24		ug/m3	27	8/8/2015 5:37:00 PM
Methyl Isobutyl Ketone	2.1	1.2		ug/m3	1	8/7/2015 8:09:00 PM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	8/7/2015 8:09:00 PM
Methylene chloride	1.0	0.52		ug/m3	1	8/7/2015 8:09:00 PM
o-Xylene	3.7	0.65		ug/m3	1	8/7/2015 8:09:00 PM
Propylene	< 0.26	0.26		ug/m3	1	8/7/2015 8:09:00 PM
Styrene	5.2	0.64		ug/m3	1	8/7/2015 8:09:00 PM
Tetrachloroethylene	1.2	1.0		ug/m3	1	8/7/2015 8:09:00 PM
Tetrahydrofuran	290	120		ug/m3	270	8/8/2015 6:13:00 PM
Toluene	7.6	0.57		ug/m3	1	8/7/2015 8:09:00 PM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	8/7/2015 8:09:00 PM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	8/7/2015 8:09:00 PM
Trichloroethene	1.3	0.81		ug/m3	1	8/7/2015 8:09:00 PM
Vinyl acetate	< 0.53	0.53		ug/m3	1	8/7/2015 8:09:00 PM
Vinyl Bromide	0.70	0.66		ug/m3	1	8/7/2015 8:09:00 PM
Vinyl chloride	< 0.38	0.38		ug/m3	1	8/7/2015 8:09:00 PM

Qualifiers: ** Reporting Limit . Results reported are not blank corrected
 B Analyte detected in the associated Method Blank E Value above quantitation range
 H Holding times for preparation or analysis exceeded J Analyte detected at or below quantitation limits
 JN Non-routine analyte. Quantitation estimated. ND Not Detected at the Reporting Limit
 S Spike Recovery outside accepted recovery limits



Centek Chain of Custody
 143 Midler Park Drive
 Syracuse, NY 13206
 315-431-9730
 www.CentekLabs.com
 Vapor Intrusion & IAQ

Site Name: Stinson Village
 Project: _____
 PO#: _____
 Quote # 0-SP-30
 Other: 5235

Detection Limit: 5ppbv Level I
 1ug/M3 Level II
 1ug/M3 +TCE .25 Cal "B" Like

TAT Turnaround Time: Check Rush TAT Due Date:
 One Surcharge %
 5 Business Days 0%
 4 Business Days 25%
 3 Business Days 50%
 2 Business Days 75%
 *Next Day by 5pm 100%
 *Next Day by Noon 150%
 *Same Day 200%

Company: La Bell Associates
 Report to: 300 Spokessville 201
 Address: _____
 City, State, Zip Palmdale, CA 91367
 Email: laBell@labell.com
 Phone: (818) 295-6630

Company: _____
 Check Here If Same:
 Invoice to: _____
 Address: _____
 City, State, Zip _____
 Email: _____
 Phone: _____

Comments: _____
 Vacuum Start/Stop _____

*For Same and Next Day TAT Please Notify Lab

Sample ID	Date Sampled	Canister Number	Regulator Number	Analysis Request	Comments	Vacuum Start/Stop
<u>SV-1</u>	<u>8/6/15</u>	<u>86</u>	<u>301</u>	<u>TO-15</u>		

Chain of Custody

Print Name	Signature	Date/Time	Courier: CIRCLE ONE
<u>Matthew Pepp</u>	<u>[Signature]</u>	<u>8/6/15</u>	<input type="checkbox"/> FedEX <input type="checkbox"/> UPS <input type="checkbox"/> Pickup/Dropoff
<u>Matthew Pepp</u>	<u>[Signature]</u>	<u>8/6/15</u>	<input type="checkbox"/> For LAB USE ONLY
<u>NICOLE MANDRINO</u>	<u>[Signature]</u>	<u>8-7-15</u>	Work Order # <u>C1508023</u>

Relinquished by: _____
 Received at Lab by: _____

*** By signing Centek Labs Chain of Custody, you are accepting Centek Labs Terms and Conditions listed on the reverse side.