INVENTUM ENGINEERING, PC

February 14, 2020

Ms. Megan Kuczka
New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 9
270 Michigan Avenue
Buffalo, NY 14203

Re: 780 Ellicott Street LLC
NYSDEC Site No. 915143
Osmose Wood Preserving Facility
Site Management PRR (January 18, 2019 to January 18, 2020)

Dear Ms. Kuczka:

On behalf of 780 Ellicott Street, LLC, Inventum Engineering, P.C. (Inventum) is pleased to submit the attached Site Management (SM) Periodic Review Report (PRR) for the former Osmose Wood Preserving facility located at 980 Ellicott Street, Buffalo, New York. The PRR has been prepared pursuant to the August 23, 2017 Order on Consent and Administrative Settlement (Index No. R9-20170520-83) and Section 6.3(b) of DER-10 *Technical Guidance for Site Investigation and Remediation*.

The attached report summarizes the following SM activities conducted on site between January 18, 2019 and January 18, 2020:

- Groundwater sampling in June 2019
- Groundwater sampling in December 2019

Copies of this report are being sent to the following:

Krista Anders
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Should you have any questions or if you would like to discuss any aspect of this report, please feel free to contact me at 571.217.6761 or John.Black@inventumeng.com.

Sincerely,

John P. Black, P.E.

cc. J. Williams – 780 Ellicott Street
J. Yensan – OSC, Inc.
D. Flynn, Phillips Lytle

INVENTUM ENGINEERING, PC

Osmose Wood Preserving Facility
Site Management Periodic Review Report

780 Ellicott Street, LLC
NYSDEC Site Number 915143

Dates Covered by Report:
January 18, 2019 to January 18, 2020

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Introduction

Osmose formally operated a facility in Buffalo, New York which manufactured a variety of preservatives used in the treatment of wood and lumber products ("Site"). The Site is located at 980 Ellicott Street and covers an area of approximately 4.3 acres. In 1980, 0.533 acre of the 4.3-acre facility was included in the New York Registry of Inactive Hazardous Waste Sites (Site No. 915143) as "Osmose Wood Preserving" (Figure 1).

The facility was closed in 2017 and all manufacturing operations were relocated to other Osmose facilities. In 2015 and 2016 Osmose negotiated a sale of the Site and several contiguous parcels. The sale of the property to 780 Ellicott Street, LLC closed in November 2016 and 780 Ellicott Street, LLC entered into an Order on Consent with the New York State Department of Environmental Conservation (NYSDEC) on August 23, 2017 (Index. No. R9-20170520-83) to complete the monitoring, reporting, and document the remediation of the Site. The Site has been remediated to commercial and industrial use standards and is currently being used for parking. As soon as the Certificate of Completion is received there are plans for office and laboratory use.

This Site Management (SM) Periodic Review Report (PRR) has been prepared in accordance with the Order on Consent and Administrative Settlement (Index. No. R9-20170520-83) and Section 6.3(b) of DER-10 *Technical Guidance for site Investigation and Remediation*.

This PRR covers the period between January 18, 2019 and January 18, 2020 and includes the results of semi-annual groundwater sampling conducted in June and December 2019:

Site Management Plan

After Osmose completed the remedial work at the Site, some contamination was left and Institutional Controls (ICs) were incorporated into the Site remedy to control exposure to remaining contamination and ensure protection of public health and the environment. An Environmental Easement was granted to the NYSDEC and recorded with the Erie County Clerk requiring compliance with and approved SMP and all ICs placed on the Site.

An SMP was prepared and submitted to the NYSDEC in August 2018. The SMP details activities that will be undertaken until the Environmental Easement is extinguished in accordance with ECL Article 71, Title 36 and includes, in summary:

- A two (2) year semi-annual groundwater sampling program of eight (8) existing monitoring wells (MW-001, MW-5, MW-11, MW-13, MW-15, MW-17, MW-25, and MW-28) for Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs) to assess natural attenuation of residual groundwater concentrations;
- A two (2) year semi-annual groundwater depth monitoring program for eleven (11) existing monitoring wells (MW-001, MW-002, MW-5, MW-11, MW-13, MW-15, MW-17, MW-24, MW-25, MW-28, and RW-1);

- Periodic inspections of monitoring well conditions and structural integrity and repairs and/or replacement as required;
- Annual reporting of semi-annual groundwater sampling and monitoring data; and
- Annual PRR preparation and submittal.

Site Management Activities

The following sections document SM activities conducted during the PRR reporting period.

Groundwater Sampling

Groundwater monitoring and sampling was conducted in June 2019 and December 2019. A summary of field and laboratory sampling data for the two monitoring periods is provided in Tables 1 through 4.

All samples were analyzed for Target Compound List (TCL) VOCs (EPA Method 8260) and TCL SVOCs (EPA Method 8270). Figures 2 and 3 show concentrations exceeding applicable Standards, Criteria, and Guidance (SCGs) values for the two semi-annual sampling events.

Groundwater elevation contour maps for the June and December 2019 sampling events are provided in Figures 4 and 5.

Laboratory Electronic Data Deliverable (EDD) packages for the June 2019 and December 2019 sampling events were validated and checked using the EQuIS™ application and reported to the NYSDEC on February 14, 2020.

ORC Installation

Oxygen Release Compound (ORC) Advanced Filter Socks were installed in monitoring wells MW-001, MW-15, MW-17, and MW-25 on January 14, 2020 to provide a controlled and localized release of dissolved oxygen content in the surrounding groundwater.

Institutional Control and Engineering Control Certification

All SM requirements are being met and the Institutional Controls and Engineering Controls (IC/EC) are in place and effective, performing as designed, and nothing has occurred that would impair the ability of the controls to protect the public health and environment. The required *Institutional and Engineering Controls Certification Form* for the PRR period is provided in Appendix A.

Planned Activities During Next Reporting Period

No modifications to the SMP are required or expected during the next PRR reporting period.

- Continued maintenance and placement of IC/EC will occur;
- The minimum two (2) year semi-annual groundwater sampling program as required under the 2017 Order on Consent (Index NO. R9-20170520-83) has been completed with the collection of the December 2019 sampling data. Inventum will undertake the

following planned activities during the next PRR reporting period with respect to further groundwater monitoring:

- July 2020 - Removal of the ORC Advanced Filter Socks and collection of water levels and field water quality data (no laboratory analysis proposed);
- August 2020 - One additional round of groundwater sampling and water elevation monitoring in accordance with the SMP;
- October 2020 - Submittal of a groundwater monitoring summary report with multi-year trend data and proposed changes to the SMP groundwater monitoring requirements.

Tables

Table 1
2019 Periodic Review Report
June 17, 2019 Field Parameters
Osmose Wook Preserving Site
Site No. 915143

Well ID		**MW-001**	MW-002	**MW-5**	MW-11	**MW-13**	MW-15	**MW-17**	MW-24	**MW-25**	**MW-28**	RW-1
Casing Elevation	**(ft)**	640.16	641.09	640.80	640.09	640.31	640.11	640.14	641.28	639.50	639.94	640.69
Date		06/17/19	06/17/19	06/17/19	06/17/19	06/17/19	06/17/19	06/17/19	06/17/19	06/17/19	06/17/19	06/17/19
Depth to Water	(ft)	5.08	2.55	4.59	0.5	1.78	1.65	4.92	5.02	3.76	6.55	5.02
Water Elevation	(ft-msl)	635.08	638.54	636.21	639.59	638.53	638.46	635.22	636.26	635.74	633.39	635.67
Depth to Product	(ft)	none	none	none	none	none	none	none	none	none	none	none
Product Elevation	(ft-msl)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Temperature	°C	15.4	18.9	14.5	16.7	17.8	18.1	15.8	15.8	19.3	14.8	13
Specific Conductance	(ms/cm)	1.363	0.485	0.387	0.39	0.686	2.128	5.192	2.761	2.071	2.562	2.885
pH	s.u.	7.34	7.97	7.85	8.01	8.14	7.85	6.99	7.65	7.51	7.11	7.45
Dissolved Oxygen (O_2)	(mg/L)	5.84	4.3	7.75	4.52	7.12	6.57	2.56	3.9	3.46	7.58	5.25
ORP	mV	92.7	-95.4	78.2	57.2	76.2	95	-15.4	-74.9	156	174.5	-138.9
Turbidity	NTU	375.31	395.35	424.53	790.37	58.35	388.15	38.56	18.95	76	19.2	4.47

Table 2
2019 Periodic Review Report
June 17, 2019 Groundwater Data
Osmose Wook Preserving Site
Site No. 915143

Well ID		6 CRR-NY 703.5 Table 1 Standards and Guidance Values	MW-001	MW-002	MW-5	MW-11	MW-13	MW-15	MW-17	MW-24	MW-25	MW-28	RW-1
Casing Elevation	(ft)		640.16	641.09	640.80	640.09	640.31	640.11	640.14	641.28	639.50	639.94	640.69
Date			06/17/19	06/17/19	06/17/19	06/17/19	06/17/19	06/17/19	06/17/19	06/17/19	06/17/19	06/17/19	05/30/18
Depth to Water	(ft)		5.08	2.55	4.59	0.5	1.78	1.65	4.92	5.02	3.76	6.55	5.02
Water Elevation	(ft-msl)		635.08	638.54	636.21	639.59	638.53	638.46	635.22	636.26	635.74	633.39	635.67
Depth to Product	(ft)		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Product Elevation	(ft-msl)		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	(ug/L)	5	2.5U	-	2.50U	2.50U	2.50U	2.50U	4.1J	-	2.50U	2.50U	-
p/m-Xylene	(ug/L)	5	0.75J	-	2.50U	2.50U	2.50U	2.50U	**15**	-	2.50U	2.50U	-
o-Xylene	(ug/L)	5	2J	-	2.50U	2.50U	2.50U	2.50U	**28**	-	2.50U	2.50U	-
Isopropylbenzene	(ug/L)	5	2.50U	-	2.50U	2.50U	2.50U	2.50U	6.6J	-	2.50U	2.50U	-
				-									
2- Methylnaphthalene	(ug/L)	NC	0.03J	-	0.1U	0.03J	0.1U	0.47	43	-	0.03J	0.1J	-
Acenaphthylene	(ug/L)	NC	0.11	-	0.23	0.06J	0.1U	0.08J	5.1		0.31	0.1U	-
Anthracene	(ug/L)	50	0.16	-	0.27	0.13	0.02J	0.28	17		0.51	0.1U	-
Acenaphthene	(ug/L)	20	0.71	-	0.3	0.09J	0.02J	1.6	**260D**	-	0.63	0.1U	-
Benzo(a)anthracene	(ug/L)	0.002	**0.15**	-	**0.94**	**1**	**0.06J**	**0.29J**	**5.8**	-	**1.1**	**0.07J**	-
Benzo(a)pyrene	(ug/L)	NC	0.36	-	1.5	1.3	0.06J	0.53	3.1	-	1.5	0.05J	-
Benzo(b) fluoranthene	(ug/L)	0.002	**0.54**	-	**2.5**	**2.9**	**0.12**	**0.94**	**4.8**	-	**2.3**	**0.08J**	-
Benzo(k) fluoranthene	(ug/L)	0.002	**0.16**	-	**0.67**	**1**	**0.04J**	**0.29**	**1.6**	-	**0.67**	**0.03J**	-
Benzo(g,h,i) perylene	(ug/L)	NC	0.34	-	3.1	1.5	0.21	1.2	1.4	-	3.1	0.05J	-
Bis(2-ethylhexyl)phthalate	(ug/L)	5	2.2J B	-	3B	4B	3.7B	4.2B	**6.2B**	-	4.1B	3U	-
Carbazole	(ug/L)	NC	2U	-	2U	2U	2U	2U	5.9	-	2U	2U	-
Chrysene	(ug/L)	0.002	**0.23**	-	**1.3**	**1.8**	**0.05J**	**0.42**	**9.7**	-	**1.4**	**0.05J**	-
Dibenzofuran	(ug/L)	NC	2U	-	2U	2U	2U	0.96J	84.0	-	2U	2U	-
Dibenzo(a,h)anthracene	(ug/L)	NC	0.06J	-	0.39	0.28	0.02J	0.15	0.41	-	0.4	0.1U	
Fluoranthene	(ug/L)	50	0.32	-	2.2	3.3	0.07	1.3	36	-	4.3	0.12	-
Fluorene	(ug/L)	50	0.15	-	0.14	0.09J	0.1	1.1	**120**	-	0.22	0.1	-
Indeno(1,2,3-cd)pyrene	(ug/L)	0.002	**0.37**	-	**2.6**	**1.6**	**0.15**	**0.97**	**1.8**	-	**2.8**	0.05J	-
Naphthalene	(ug/L)	10	0.34	-	0.07J	0.1U	0.05J	1.1	**390D**	-	0.12	0.1U	-
Pentachlorophenol	(ug/L)	1	0.8U	-	0.8U	0.23J	0.8U	0.8U	0.9	-	0.8U	0.8U	-
Phenanthrene	(ug/L)	50	0.12	-	0.7	1	0.02J	2.6	**120**	-	0.99	0.03	-
Pyrene	(ug/L)	50	0.33	-	2	2.5	0.06J	0.94	24	-	3.3	0.09J	-

Bold	Indicates exceeds 6 CRR-NY 703.5 Table 1 Ambient Water Quality Standards
Bold	Indicates exceeds 6 CRR-NY 703.5 Table 1 Ambient Water Quality Guidance Value
NC	No standard or guidance currently established
J	The analyte was positively identified; the associated numerical value is an approximate concentration of the analyte in the sample.
U	The analyte was analyzed for, but was not detected above the level of the associated reported quantitation limit.
B	The analyte was identified in the laboratory blank
D	Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

Notes:
1) Clear "floaters" with creosote odor were noted in the 06/17/2019 MW-17 sample, results may not be representative of groundwater quality. MW-17 will be redeveloped in June 2020 prior to sampling.

Table 3
2019 Periodic Review Report
December 10, 2019 Field Parameters
Osmose Wook Preserving Site
Site No. 915143

Well ID		**MW-001**	MW-002	**MW-5**	MW-11	**MW-13**	MW-15	**MW-17**	MW-24	**MW-25**	**MW-28**	RW-1
Casing Elevation	**(ft)**	640.16	641.09	640.80	640.09	640.31	640.11	640.14	641.28	639.50	639.94	640.69
Date		12/10/19	12/10/19	12/10/19	12/10/19	12/10/19	12/10/19	12/10/19	12/10/19	12/10/19	12/10/19	12/10/19
Depth to Water	(ft)	5.13	3.2	4.59	3.54	1.95	2.05	5.01	5.12	4.01	6.46	5.19
Water Elevation	(ft-msl)	635.03	637.89	636.21	636.55	638.36	638.06	635.13	636.16	635.49	633.48	635.50
Depth to Product	(ft)	none	none	none	none	none	none	none	none	none	none	none
Product Elevation	(ft-msl)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Temperature	°C	12.6	9	12	10.8	10.6	11	12.6	13.4	11.3	13.2	13.3
Specific Conductance	(ms/cm)	2.082	1.444	0.832	35.802	3.669	6.387	4.641	1.671	1.567	2.011	1.485
pH	s.u.	7.33	8.46	7.65	11.63	7.87	7.63	7.05	7.55	7.35	6.88	7.56
Dissolved Oxygen (O_2)	(mg/L)	7.18	8.87	9.61	7.65	10.11	10.06	6.32	6.02	4.85	6.46	7.55
ORP	mV	262.4	177.4	217.7	173.7	238.8	269.6	85.2	52.1	184.9	318.4	-49.8
Turbidity	NTU	224.75	95.98	71.38	57.66	324.11	44.37	42.73	54.85	41.23	32.02	55.45

Table 4
2019 Periodic Review Report
December 10, 2019 Groundwater Data
Osmose Wook Preserving Site
Site No. 915143

Well ID		6 CRR-NY 703.5 Table 1 Standards and Guidance Values	MW-001	MW-002	MW-5	MW-11	MW-13	MW-15	MW-17	MW-24	MW-25	MW-28	RW-1
Casing Elevation	(ft)		640.16	641.09	640.80	640.09	640.31	640.11	640.14	641.28	639.50	639.94	640.69
Date			12/10/19	12/10/19	12/10/19	12/10/19	12/10/19	12/10/19	12/10/19	12/10/19	12/10/19	12/10/19	12/10/19
Depth to Water	(ft)		5.13	3.2	4.59	3.54	1.95	2.05	5.01	5.12	4.01	6.46	5.19
Water Elevation	(ft-msl)		635.03	637.89	636.21	636.55	638.36	638.06	635.13	636.16	635.49	633.48	635.50
Depth to Product	(ft)		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Product Elevation	(ft-msl)		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	(ug/L)	0.04	1 U	-	1 U	2 U	1U	2 U	**16**	-	1U	1U	-
Acetone	(ug/L)	50	10 U	-	10 U	18 J	10 U	20 U	20 U	-	10 U	10 U	-
Chloroform	(ug/L)	7	1 U	-	1 U	5.30	1 U	2 U	2 U	-	1 U	1 U	-
Ethylbenzene	(ug/L)	5	1U	-	1U	2 U	1U	2 U	2	-	1U	1U	-
Xylenes	(ug/L)	5	2 U	-	2 U	4U	2 U	4U	**19**	-	2 U	2 U	-
Isopropylbenzene	(ug/L)	5	1 U	-	1 U	2 U	1U	2 U	2.9	-	1U	1U	-
Trichlorofluoromethane	(ug/L)	5	1 U	-	1 U	2 U	1U	2 U	2.1	-	1U	1U	-
2,4,6-Trichlorophenol	(ug/L)	NC	5 U	-	25 U	25 U	25 U	5 U	1.1 J	-	5 U	5 U	-
2,4-Dinotrotoluene	(ug/L)	5	5 U	-	25 U	25 U	25 U	5 U	2.1 J	-	5 U	5 U	-
2- Methylnaphthalene	(ug/L)	NC	5 U	-	25 U	25 U	25 U	5 U	4.3 J	-	5 U	5 U	-
Acenaphthylene	(ug/L)	NC	5 U	-	25 U	25 U	25 U	5 U	4.3 J	-	5 U	5 U	-
Anthracene	(ug/L)	50	5 U	-	25 U	25 U	25 U	5 U	5 U	-	5 U	5 U	-
Acenaphthene	(ug/L)	20	5 U	-	25 U	25 U	25 U	5 U	**120**	-	5 U	5 U	-
Benzo(a)anthracene	(ug/L)	0.002	5 U	-	25 U	25 U	25 U	5 U	5 U	-	5 U	5 U	-
Benzo(a)pyrene	(ug/L)	NC	5 U	-	25 U	25 U	25 U	5 U	0.51 J	-	5 U	5 U	-
Benzo(b) fluoranthene	(ug/L)	0.002	**0.43 J**	-	25 U	25 U	**4.3 J**	5 U	**0.69 J**	-	5 U	5 U	-
Biphenyl (Diphenyl)	(ug/L)	NC	5 U	-	25 U	25 U	25 U	5 U	3.1 J	-	5 U	5 U	-
Benzo(k) fluoranthene	(ug/L)	0.002	5 U	-	25 U	25 U	25 U	5 U	5 U	-	5 U	5 U	-
Benzo(g,h,i) perylene	(ug/L)	NC	5 U	-	25 U	25 U	3.3 J	5 U	5 U	-	5 U	5 U	-
Bis(2-ethylhexyl)phthalate	(ug/L)	5	5 U	-	25 U	25 U	25 U	5 U	5 U	-	5 U	5 U	-
Carbazole	(ug/L)	NC	5 U	-	25 U	25 U	25 U	5 U	0.78 J	-	5 U	5 U	-
Chrysene	(ug/L)	0.002	5 U	-	25 U	25 U	**2.8 J**	5 U	**0.55 J**	-	5 U	5 U	-
Dibenzofuran	(ug/L)	NC	10 U	-	50 U	50 U	50 U	10	32	-	10 U	10 U	-
Dibenzo(a,h)anthracene	(ug/L)	NC	5 U	-	25 U	25 U	25 U	5 U	5 U	-	5 U	5 U	-
Fluoranthene	(ug/L)	50	5 U	-	25 U	25 U	4.3 J	5 U	6.8	-	5 U	5 U	-
Fluorene	(ug/L)	50	5 U	-	25 U	25 U	25 U	5 U	41	-	5 U	5 U	-
Indeno(1,2,3-cd)pyrene	(ug/L)	0.002	5 U	-	25 U	25 U	**2.4 J**	5 U	5 U	-	5 U	5 U	-
Naphthalene	(ug/L)	10	5 U	-	25 U	25 U	25 U	5 U	**85**	-	5 U	5 U	-
Pentachlorophenol	(ug/L)	1	10 U	-	50 U	50 U	50 U	**10**	**32**	-	10 U	10 U	-
Phenanthrene	(ug/L)	50	5 U	-	25 U	25 U	25 U	5 U	12	-	5 U	5 U	-
Pyrene	(ug/L)	50	5 U	-	25 U	25 U	3.4 J	5 U	3.6 J	-	5 U	5 U	-

Bold	Indicates exceeds 6 CRR-NY 703.5 Table 1 Ambient Water Quality Standards
Bold	Indicates exceeds 6 CRR-NY 703.5 Table 1 Ambient Water Quality Guidance Value
NC	No standard or guidance currently established
J	The analyte was positively identified; the associated numerical value is an approximate concentration of the analyte in the sample.
U	The analyte was analyzed for, but was not detected above the level of the associated reported quantitation limit.
B	The analyte was identified in the laboratory blank
D	Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the an

Notes:
1) Only those analytes detected during the December 2019 sampling, or historically detected, are presented in this table..

Figures

B

Reference:
A. Basemap from "Map Showing Monitoring Well Locations at 780 Ellicott LLC", July 8, 2017. Niagara Boundary and Mapping Services.
B. Only wells part of the monitoring network are shown

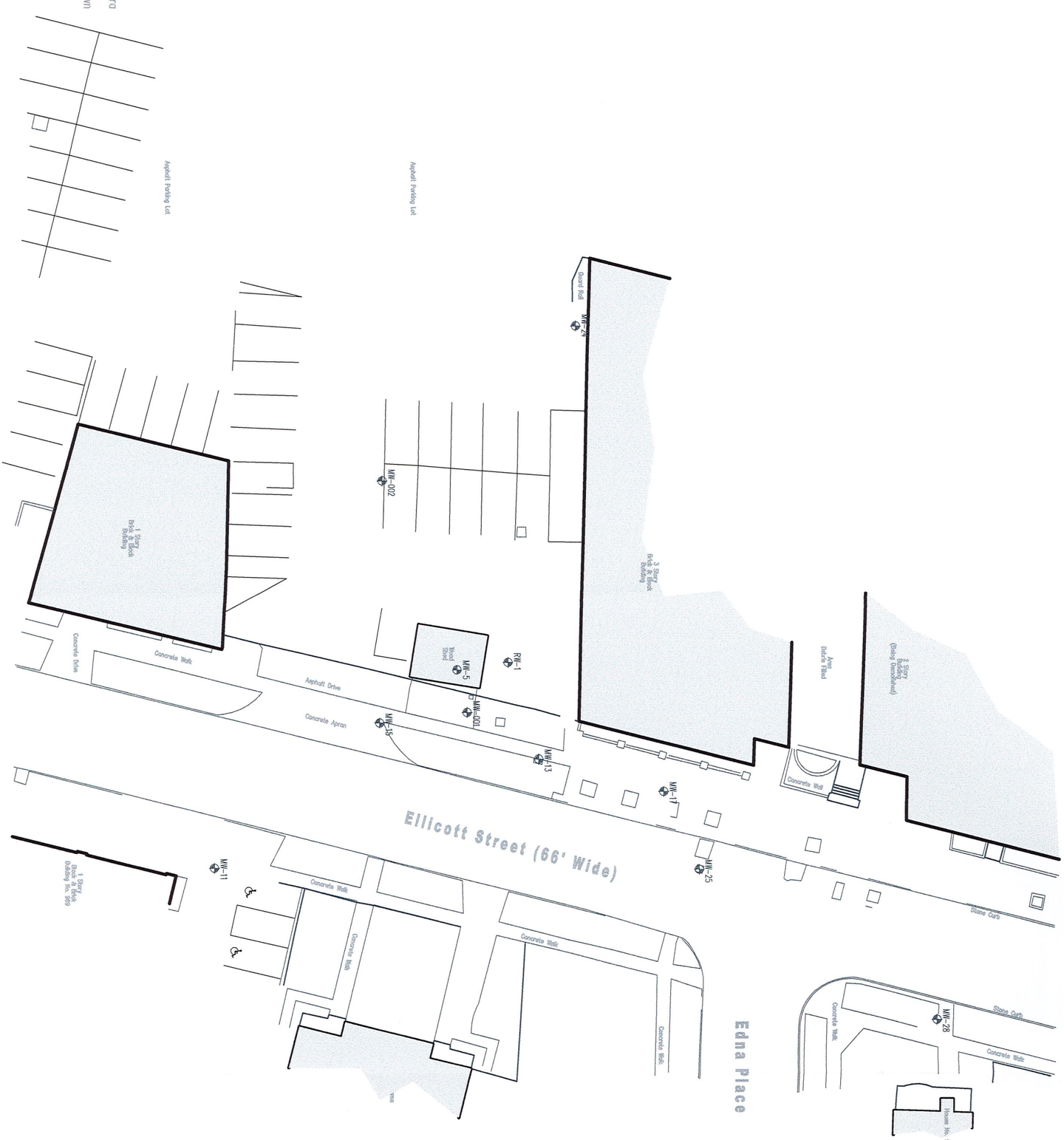


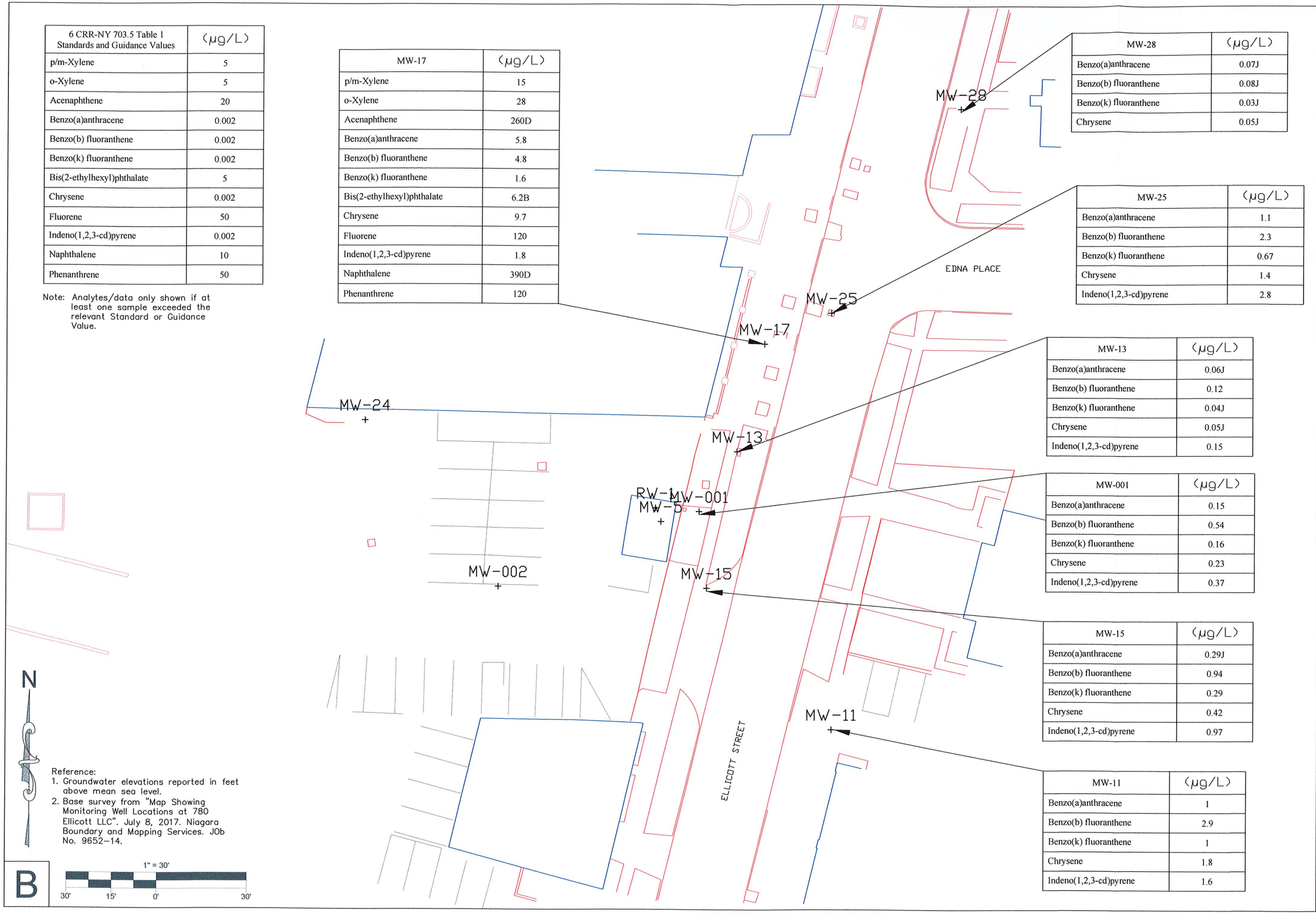
FIGURE- 01	INVENTUM ENGINEERING 481 CARLISLE DRIVE SUITE 202 HERNDON, VIRGINIA 20170	780 ELLICOTT STREET FIGURE 1 PRR MONITORING SITE LAYOUT			DRAWING BY: J. BLACK II CHECKED: T. WALDROP APPROVED: J. BLACK

DRAWING NUMBER: 01 of 07

6 CRR-NY 703.5 Table 1 Standards and Guidance Values	(µg/L)
p/m-Xylene	5
o-Xylene	5
Acenaphthene	20
Benzo(a)anthracene	0.002
Benzo(b) fluoranthene	0.002
Benzo(k) fluoranthene	0.002
Bis(2-ethylhexyl)phthalate	5
Chrysene	0.002
Fluorene	50
Indeno(1,2,3-cd)pyrene	0.002
Naphthalene	10
Phenanthrene	50

Note: Analytes/data only shown if at least one sample exceeded the relevant Standard or Guidance Value.

MW-17	(µg/L)
p/m-Xylene	15
o-Xylene	28
Acenaphthene	260D
Benzo(a)anthracene	5.8
Benzo(b) fluoranthene	4.8
Benzo(k) fluoranthene	1.6
Bis(2-ethylhexyl)phthalate	6.2B
Chrysene	9.7
Fluorene	120
Indeno(1,2,3-cd)pyrene	1.8
Naphthalene	390D
Phenanthrene	120



MW-28	(µg/L)
Benzo(a)anthracene	0.07J
Benzo(b) fluoranthene	0.08J
Benzo(k) fluoranthene	0.03J
Chrysene	0.05J

MW-25	(µg/L)
Benzo(a)anthracene	1.1
Benzo(b) fluoranthene	2.3
Benzo(k) fluoranthene	0.67
Chrysene	1.4
Indeno(1,2,3-cd)pyrene	2.8

MW-13	(µg/L)
Benzo(a)anthracene	0.06J
Benzo(b) fluoranthene	0.12
Benzo(k) fluoranthene	0.04J
Chrysene	0.05J
Indeno(1,2,3-cd)pyrene	0.15

MW-001	(µg/L)
Benzo(a)anthracene	0.15
Benzo(b) fluoranthene	0.54
Benzo(k) fluoranthene	0.16
Chrysene	0.23
Indeno(1,2,3-cd)pyrene	0.37

MW-15	(µg/L)
Benzo(a)anthracene	0.29J
Benzo(b) fluoranthene	0.94
Benzo(k) fluoranthene	0.29
Chrysene	0.42
Indeno(1,2,3-cd)pyrene	0.97

MW-11	(µg/L)
Benzo(a)anthracene	1
Benzo(b) fluoranthene	2.9
Benzo(k) fluoranthene	1
Chrysene	1.8
Indeno(1,2,3-cd)pyrene	1.6

Reference:
1. Groundwater elevations reported in feet above mean sea level.
2. Base survey from "Map Showing Monitoring Well Locations at 780 Ellicott LLC". July 8, 2017. Niagara Boundary and Mapping Services. JOb No. 9652–14.

B

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APPROVED

JUNE 2019
GROUNDWATER MONITORING
RESULTS
780 ELLICOTT STREET
NYSDEC SITE NO. 915143

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SUITE 202
HERNDON, VIRGINIA 20170
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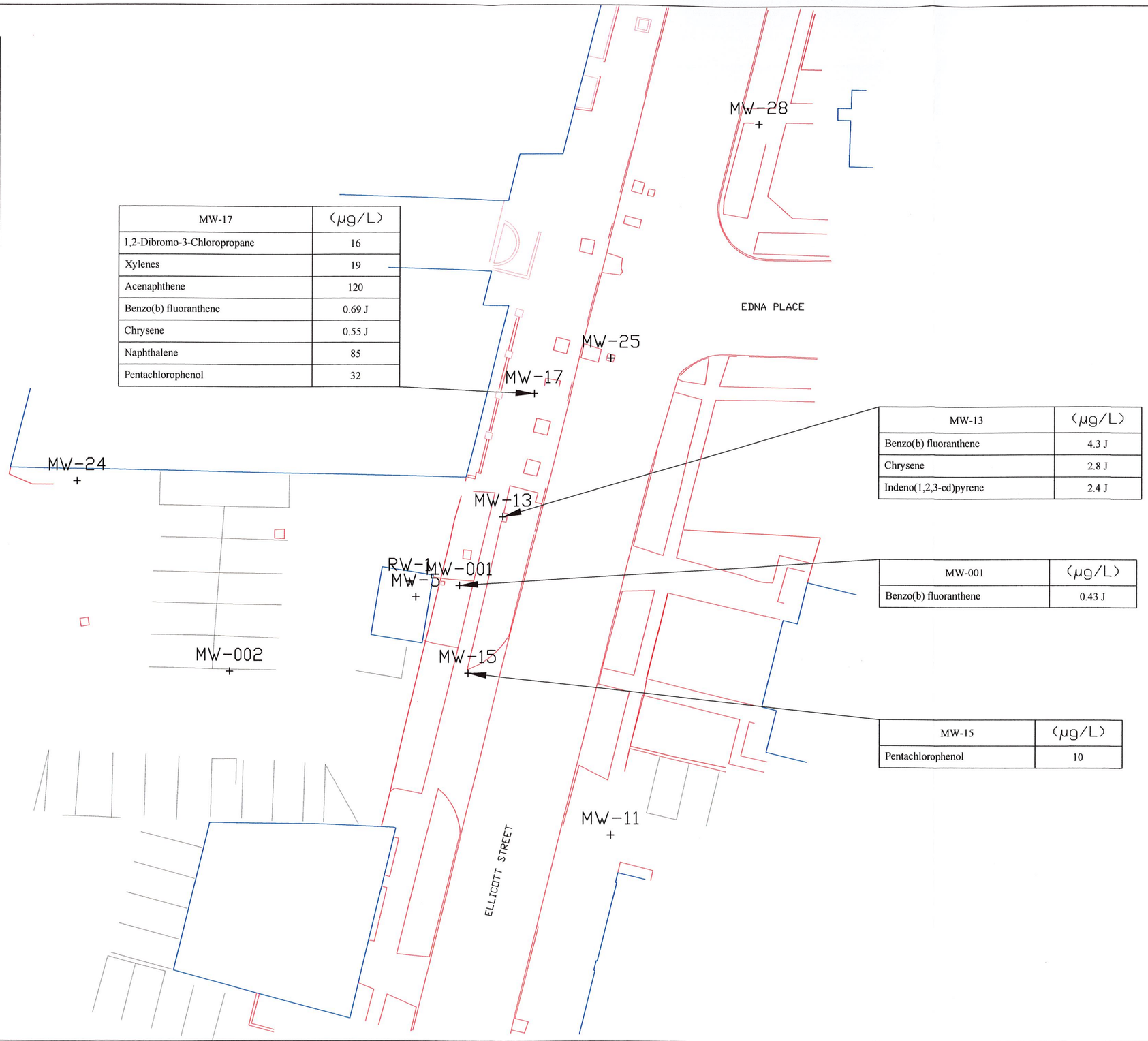
FIGURE 2
DRAWING NUMBER

6 CRR-NY 703.5 Table 1 Standards and Guidance Values	(µg/L)
1,2-Dibromo-3-Chloropropane	0.04
Xylenes	5
Acenaphthene	20
Benzo(b) fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
Naphthalene	10
Pentachlorophenol	1

Note: Analytes/data only shown if at least one sample exceeded the relevant Standard or Guidance Value.



MW-17	(µg/L)
1,2-Dibromo-3-Chloropropane	16
Xylenes	19
Acenaphthene	120
Benzo(b) fluoranthene	0.69 J
Chrysene	0.55 J
Naphthalene	85
Pentachlorophenol	32

MW-13	(µg/L)
Benzo(b) fluoranthene	4.3 J
Chrysene	2.8 J
Indeno(1,2,3-cd)pyrene	2.4 J

MW-001	(µg/L)
Benzo(b) fluoranthene	0.43 J

MW-15	(µg/L)
Pentachlorophenol	10

N

Reference:
1. Groundwater elevations reported in feet above mean sea level.
2. Base survey from "Map Showing Monitoring Well Locations at 780 Ellicott LLC". July 8, 2017. Niagara Boundary and Mapping Services. JOb No. 9652-14.

1" = 30'

30' 15' 0' 30'

B

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DECEMBER 2019
GROUNDWATER MONITORING
RESULTS
780 ELLICOTT STREET
NYSDEC SITE NO. 915143

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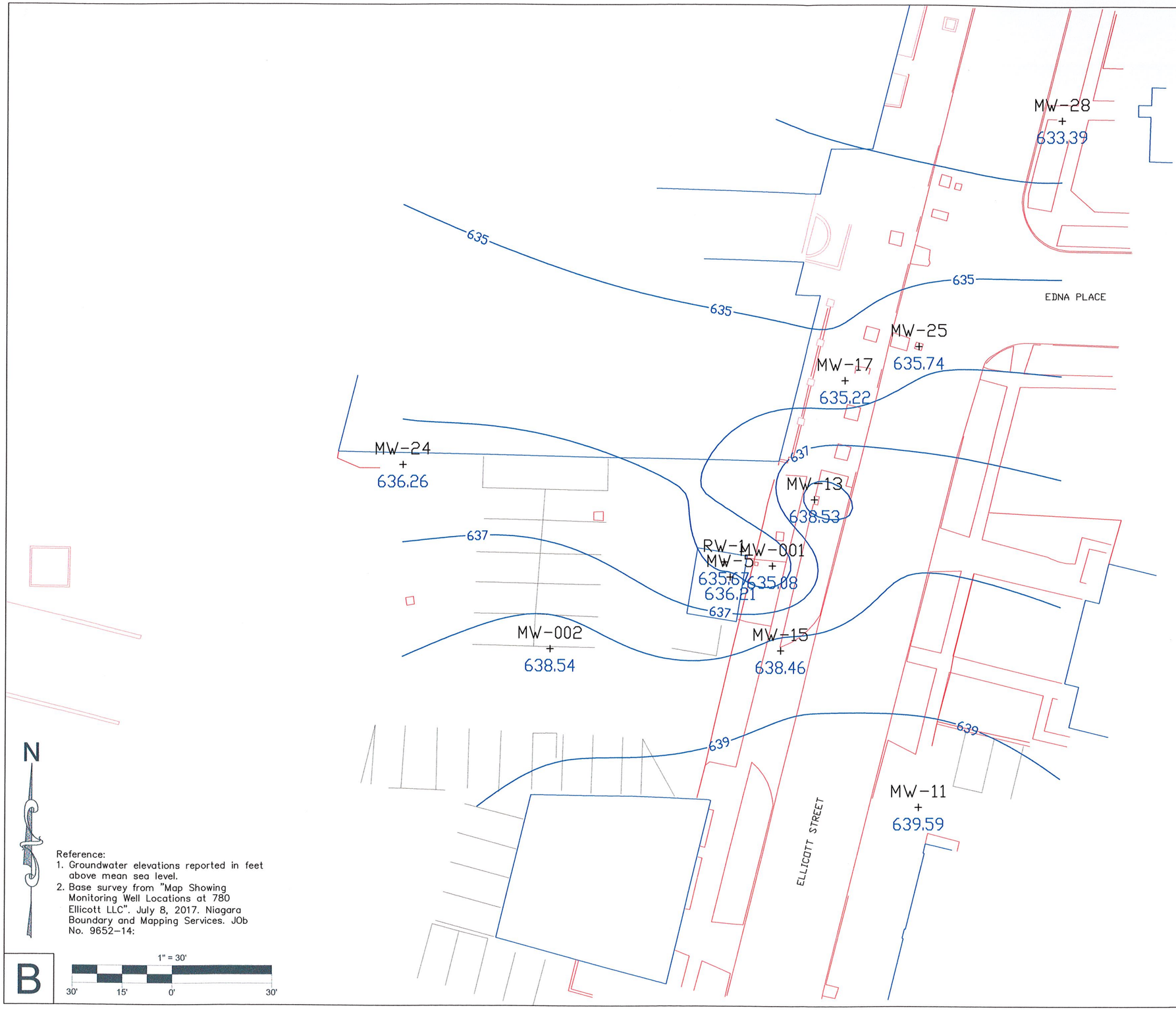
FIGURE 3

DRAWING NUMBER



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JUNE 2019 GROUNDWATER ELEVATION MAP
780 ELLICOTT STREET
NYSDEC SITE NO. 915143

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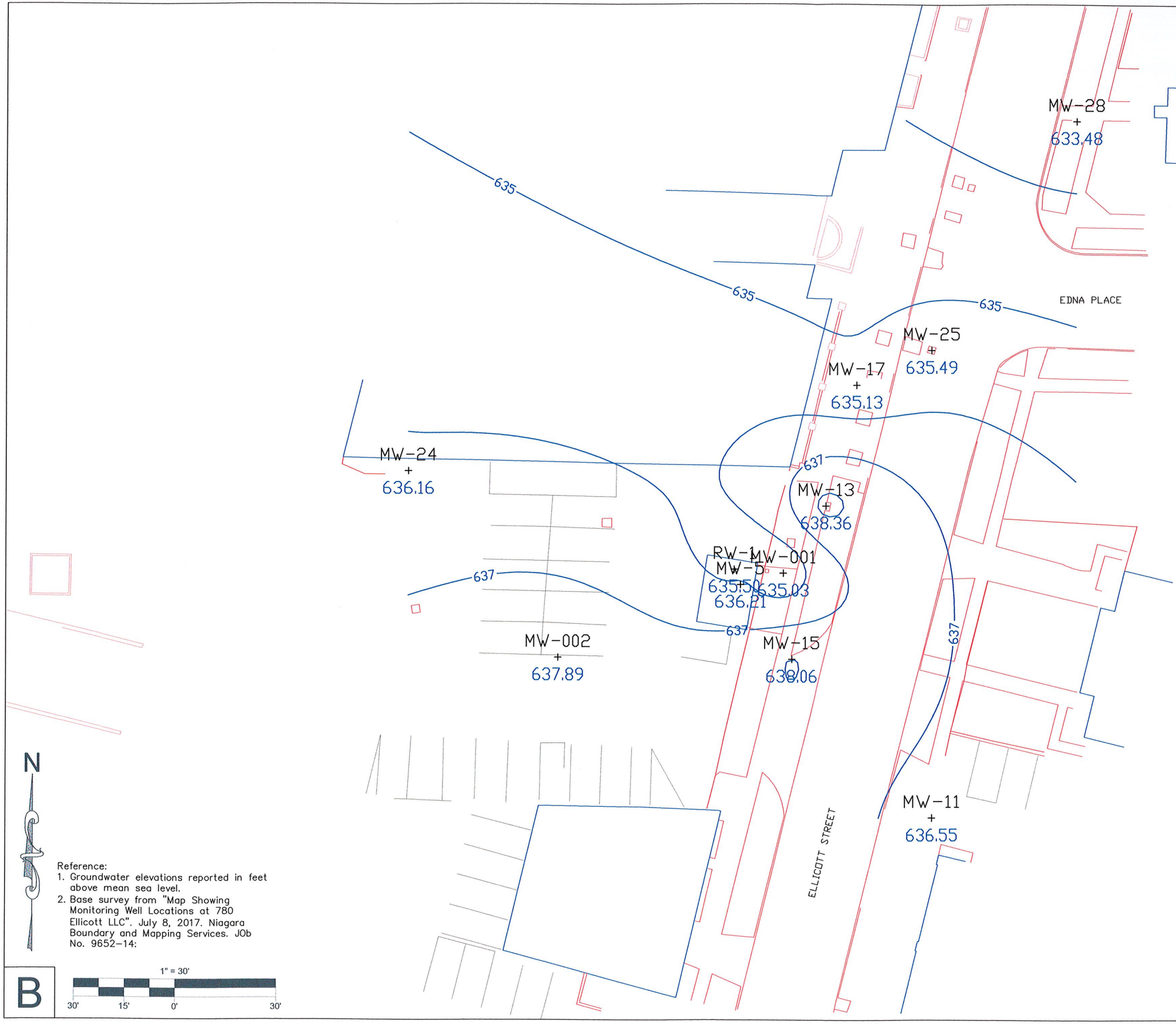
FIGURE 4
DRAWING NUMBER



DRAWING BY: TW
CHECKED
APPROVED

DECEMBER 2019 GROUNDWATER ELEVATION MAP
780 ELLICOTT STREET
NYSDEC SITE NO. 915143

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FIGURE 5

DRAWING NUMBER

Appendix A - Institutional and Engineering Controls Certification Form

Enclosure 2

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Site Management Periodic Review Report Notice

Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. **915143**

Site Name Osmose Wood Preserving

Site Address: 980 Ellicott Street Zip Code: 14209
City/Town: Buffalo
County: Erie
Site Acreage: 0.533

Reporting Period: January 18, 2019 to January 18, 2020

	YES	NO
1. Is the information above correct?	☐	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☐
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☐
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☐
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	☐

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	☐	☐
7. Are all ICs/ECs in place and functioning as designed?	☐	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

SITE NO. 915143 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
100.630-3-37	780 Ellicott Street, LLC	Monitoring Plan Site Management Plan IC/EC Plan Ground Water Use Restriction Landuse Restriction

Environmental Easement filed with Erie County on 07/29/2019.
Groundwater and Landuse Restrictions.
Site Management Plan.

Box 4

Description of Engineering Controls

None Required

Not Applicable/No EC's

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
☐	☐

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

   (a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) 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;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
☐	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. 915143

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 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 JOHN BLACK at 481 CARLISLE DRIVE #202 HERNDON, VA 20170,
print name print business address

am certifying as REMEDIAL PARTY (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

2/13/2020
Date