

2022 Periodic Review Report

Love Road Development Site
20-50 Love Road
Town of Poughkeepsie
Dutchess County, New York

Chazen Project No. 81434.00
May 24, 2022



Prepared for:
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Commercial and Office Properties
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1.0 EXECUTIVE SUMMARY

On behalf of Herbert H. Redl, LaBella Associates D.P.C. (formerly The Chazen Companies, Inc.) has provided ongoing groundwater monitoring and site inspections at the 20-50 Love Road in the Town of Poughkeepsie, New York (the “Site”). The Site is identified as Brownfield Cleanup Program (BCP) Site No. C314113 and consists of overgrown vegetated areas and the remnants of former structures including driveways and building foundations. The Site is zoned for commercial use, has remained vacant and free of structures since the 1990s, and includes a public use easement for the driveway and access to an adjoining rail trail. The Certificate of Completion (COC) was issued in 2017. A Site Location Map is included as **Figure 1a**. A Site Survey Map is included as **Figure 1b**.

This Periodic Review Report summarizes Site conditions with respect to the Remedial Action Objectives for the Site and the results of environmental media sampling, collected since the COC was issued in December 2017 and covering the period of March 2019 through May 2022. The completed Site Management Periodic Review Report Notice and Institutional and Engineering Controls Certification Form are attached in **Appendix A**.

1.1 Remedial History

The contaminants of concern are petroleum range (CP-51 list) volatile organic compounds (VOCs) in groundwater. The source area is a former 1,000-gallon underground storage tank (UST) within the area of concern AOC-2. The remedy was conducted in 2017 and included:

1. Placement of a composite cover system in the lower part of AOC-2 where the upper two feet of exposed soils exceeded the SCOs. Petroleum contaminated soil remains beneath the two-foot composite cover system.
2. Excavation and off-site disposal of 325 cubic yards of petroleum impacted soil in the upper AOC-2 area, in the vicinity of a former 1,000-gallon UST, followed by backfilling. Visual, olfactory, and photoionization detector (PID) evidence of petroleum impacts remain at the depth and beneath building foundations in the upper AOC-2 area.

1.2 Effectiveness of Remedial Program

- Decreasing concentrations of VOCs in groundwater samples demonstrate the effectiveness of the soil removal remedy. The 2021 sampling results show VOCs in groundwater are less than their Part 703 guidance values.
- The cover system remains intact and continues to function as designed to prevent exposure.

1.3 Compliance Consistency

Based on observations during monitoring, no breaching of the soil cover has occurred, and groundwater monitoring wells remain in serviceable condition.

Monitoring of VOCs in groundwater show decreasing concentrations in the four sampling events conducted since the COC was issued in 2017.

1.4 Recommendations

The remedial cover system continues to operate as intended with no evidence of erosion. Continued periodic inspection of the cover and maintenance as needed is recommended.

VOC concentrations in groundwater samples have been decreasing since completion of the remedial action, and the 2021 sampling results show VOCs in groundwater are less than their Part 703 guidance values.

As noted in the Notice of Change of Use Documents submitted to NYSDEC on March 31, 2022, the Site ownership change to a related entity at the same address with the same point of contact for the remedial party, and site redevelopment planning is in process and construction is anticipated to begin in October 2022. These documents are included in **Appendix C** of this PRR along with the plans for the redevelopment. Redevelopment will include construction of a self-storage building and parking in the areas of the four existing monitoring wells. Based on this redevelopment and the groundwater results, we request that the NYSDEC approve permanent abandonment of the monitoring wells and termination of the groundwater monitoring program. The new building will include a passive subslab depressurization system which will be installed instead of conducting a soil vapor intrusion assessment of the area for residual petroleum impacts.

Construction work will be conducted consistent with the SMP, and will include monitoring. Following construction, the SMP will be updated to reflect the new site layout and new areas covered by building and paved parking.

2.0 SITE OVERVIEW

2.1 Site Location and Pre-Remedy Conditions

The Site is located at 20-50 Love Road in the Town of Poughkeepsie, Dutchess County, New York and is identified as Section 6261, Block 01, and Lot 187898 on the Dutchess County Tax Map (see **Figure 1b**). The Site is an approximately 4.59-acre area and is bounded by commercial plazas to the north and west, US Route 44 (Dutchess Turnpike) to the south, and the Dutchess Rail Trail to the east. The Site consists of overgrown vegetated areas and the remnants of former structures including driveways and building foundations. The Site is zoned for commercial use, has remained vacant and free of structures since the 1990s, and includes a public use easement for the driveway and access to an adjoining rail trail.

The Site was formerly occupied at different times by a lumber/building supply yard, a gasoline service station, a brick factory, and most recently by a petroleum bulk storage (PBS) facility which operated through the 1970s and 1980s. The PBS facility had six fuel oil above-ground storage tanks (ASTs) with the following capacities: one 2,500,000-gallon AST, two 25,000-gallon ASTs, and three 20,000-gallon ASTs. The PBS facility closed in the late 1980s, and the PBS registration notes that the ASTs were cleaned, removed, and listed as closed on the facility in the early 1990s. The following section includes pre-remedy conditions along with identified impacts.

2.2 Chronology of Remedial Program

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for the Site.

July 2006 Site Characterization and Remedial Investigation Summary Report (RI), prepared by Fuss & O'Neill

The initial RI at the Love Road Site occurred during June through August 2005 and included the advancement of 48 test pits, 29 soil borings, and two temporary groundwater monitoring wells. Three areas of concern (AOCs) were identified (Figure 2), which included a former PBS fuel unloading area near the northern site entrance (AOC-1), an area surrounding and including an existing remaining foundation from a former building adjacent to the southern site boundary (AOC-2), and the northeastern property corner (AOC-3) which was a former railside loading area. These areas were identified based on field evidence of petroleum impacted soil and analytical evidence of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), as well as select metals in soil that exceeded NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs). Groundwater impacted by petroleum-range VOCs was identified at one location, within AOC-2.

During the RI, a 1,000-gallon underground storage tank (UST) was discovered near the southern site boundary within AOC-2 (Figure 2). It was surmised that this UST was associated with an historic gasoline service station that operated at the Site. The UST was removed in November 2005 as an Interim Remedial Measure (IRM). A hole was noted in the bottom of the UST and petroleum impacts were observed at the base of the tank grave. Analytical soil samples taken from the tank grave limit confirmed the presence of petroleum-range VOCs and SVOCs exceeding UUSCOs. Impacted soil was left in place, to be addressed by the site remedy.

October 2010 Supplemental Remedial Investigation (SRI), prepared by Fuss & O'Neill

A Supplemental Remedial Investigation (SRI) was conducted between 2008 and 2009 to resolve environmental data gaps identified by the initial RI. The SRI also documented remaining conditions following a 2007 soil and UST removal IRM.

The July 2007 IRM was conducted to excavate an area of stained soil in AOC-1 where free product had been observed during the 2006 RI. Following NYSDEC approval, this soil was excavated and stockpiled on site. The excavation limit is depicted on Figure 2. Two 500-gallon USTs connected by a pipe, surmised to have been used as an oil-water separator, were discovered during the soil excavation and were removed and disposed. No petroleum-range VOCs or SVOCs were detected in seven soil samples taken at the excavation limits, confirming a satisfactory soil removal effort. A total of 127.38 tons were removed and transported to Deep Green of New York in New Windsor, New York for thermal treatment and recycling on January 11, 2012.

The 2010 SRI included completion of a soil vapor investigation, installation and sampling of four monitoring wells, and completion of a fish and wildlife resources impact assessment (FWRIA). The SRI report provided the following conclusions:

- Soil vapor results were compared to the NYSDOH Soil Vapor Intrusion (SVI) guidance values for sub-slab soil vapor and did not identify concentrations that would require mitigation. One of the five soil vapor samples reported elevated petroleum range compounds which are not included in the NYSDOH SVI guidance matrixes and one sample was analyzed with detection limits exceeding SVI action criteria thresholds, warranting further SVI evaluation in this location if enclosed structures are proposed in the future.

- One overburden well, MW-1, was installed near the former 1,000-gallon UST in AOC-2, one bedrock well was installed west of AOC-2 (MW-2), and two bedrock wells were installed in and near AOC-1 (MW-3 and MW-4). The groundwater sample from the overburden well identified petroleum range VOCs and SVOCs greater than NYSDEC Standards, Criteria, and Guidance values (SCGs). Groundwater sampling results from the three bedrock wells met the SCGs.
- The results of the FWRIA determined that impacts present at the Site do not constitute actual or potential adverse impacts to fish and wildlife resources.

July 2012 Alternatives Analysis and Remedial Work Plan, prepared by Fuss & O'Neill

Three remedial alternatives were evaluated for the site, including no further action, remediation to UUSCOs, and remediation for RRUSCOs. Remediation for restricted-residential use was selected based on its cost effectiveness in achieving compliance with the Remedial Action Objectives (RAOs) and SCGs in both the short and long term.

The proposed remedial strategies to protect site occupants and visitors from potential exposure to the contaminants of concern and to reduce the potential for off-site migration of contaminants included the following:

- Removal of approximately 650 cubic yards of source area soils in the vicinity of the former 1,000-gallon UST located within AOC-2.
- Placement of a composite cap system over shallow soil remaining on site that exceeds restricted-residential SCGs.
- Installation of a sub-surface depressurization system (SSDS) as part of any future buildings constructed within areas impacts by VOCs.
- Execution of an environmental easement which places standard BCA use restrictions on the property.

2015 Supplemental Sampling Investigation and 2017 Addendum to Alternatives Analysis and Remedial Work Plan, prepared by Chazen

Chazen completed a supplemental soil and groundwater sampling investigation in September 2015 to collect additional data to confirm the extent of cover remedies needed at the Site. The investigation included installation of test pits to field screen soils for petroleum impacts and ten near-surface soil samples. One groundwater sample was also collected from exiting overburden well MW-1. The 2015 sampling locations were added to the 2012 SRI location map attached as **Figure 2**.

The ten near-surface soil results met the UUSCOs, significantly reducing the AOC-2 area requiring a protective cover system as part of the remedy. The 2017 Addendum to the Remedial Work Plan presented a reduced cover area subsequently approved by NYSDEC and NYSDOH on June 20, 2017.

The groundwater sample met the SCGs except for two compounds (isopropylbenzene and n-propylbenzene). The subsequent Remedial Work Plan Addendum included installation of MW-5, MW-6

and MW-7, around the AOC-2 excavation area in lieu of any future routine monitoring of wells MW-1 through MW-4.

2017 AOC-2 Soil Excavation and Soil Cover Remedy

In September 2017, 489.7 tons of petroleum-impacted soil were removed from the vicinity of the former 1,000-gallon UST area on the upper part of AOC-2 and taken to Deep Green for disposal. The excavation limit is shown on **Figure 2b**. MW-1 was removed during excavation activities. Post-excavation soil sampling results confirmed UUSCOs were achieved. A demarcation layer was placed in the excavation bottom and then the excavation was backfilled with soil meeting the requirements of 6 NYCRR Part 375-6.7(d). The area of the cover to be maintained is shown on **Figure 1b**.

Monitoring wells MW-5, MW-6 and MW-7 were installed around this excavation area as part of this remedial work effort.

In the lower part of AOC-2, shown on **Figure 1b**, the ground was cleared and grubbed, orange construction fencing was placed as a demarcation barrier, and a two-foot thick layer of clean soil cover was placed over the existing grade (approximately 21 inches of fill with three inches of topsoil).

3.0 REMEDY PERFORMANCE, EFFECTIVENESS AND PROTECTIVENESS

Soil Cover System

Exposure to remaining contamination at the Site is prevented by a cover system placed over a limited area of the Site. This cover system is comprised of a minimum of 24 inches of clean soil, asphalt pavement, concrete-covered sidewalks, or concrete building slabs. The location of the cover system and applicable demarcation layers is included on **Figure 1b**. The soil cover system was inspected during the June 2021 inspection, and confirmed to be intact with no evidence of significant erosion. The inspection forms are included in **Appendix A**.

Groundwater

In accordance with NYSDEC's January 10, 2020 approval, monitoring requirements reduced groundwater sampling of the four on-site monitoring wells to once every other year (2019, 2021).

- The following monitoring wells were sampled on June 29, 2021: overburden wells MW-5, MW-6, and MW-7, and bedrock aquifer well 2009-MW-2.

Groundwater monitoring results are reported to NYSDEC. The most recent groundwater samples were collected on June 29, 2021. The samples were collected in general conformance with the methodologies identified in the approved Field Sampling Plan. Samples were collected in laboratory-provided sample jars and immediately chilled. The groundwater samples were analyzed for CP-51 list VOCs via USEPA Method 8260.

The table in **Appendix B** summarizes laboratory analytical results with comparison to guidance values published in Part 703. Groundwater concentrations show decreasing concentrations of VOCs. The laboratory report is also presented in **Appendix B**.

4.0 INSTITUTIONAL CONTROL/ENGINEERING CONTROL COMPLIANCE REPORT

4.1 IC/EC Requirements and Compliance

Several IC/ECs are in place at the Site. A description of each control, its objective, and performance evaluation follows. Each objective has been and continues to be met, and no deficiencies have been identified. Therefore, no corrective measures are warranted and no recommendations for change are proposed at this time.

1. Soil Cover System - Exposure to remaining contamination at the Site is prevented by a cover system placed over a limited area of the Site. This cover system is comprised of a minimum of 24 inches of clean soil, asphalt pavement, concrete-covered sidewalks, or concrete building slabs. Inspection and reporting of the cover system shall be performed as defined in the SMP. An Excavation Work Plan presented in the SMP outlines procedures required in the event that the cover system must be breached, penetrated, or if any underlying contaminated material must be disturbed. Based on the February 2019 inspection, the cover appears to be intact.
2. Groundwater monitoring must be performed as defined in the SMP and with the schedule adjusted by NYSDEC on January 10, 2020 to once every other year (2021, 2023, etc.). Results are provided in Appendix B.
3. The property may only be used for restricted-residential, commercial, or industrial use as described within 6 NYCRR Part 375-1.8(g)(2)(ii), (iii) and (iv). Compliance with this IC is documented in the PRR EC/IC Certification Form in Appendix A.
4. All activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP. Compliance with this IC is documented in this PRR.
5. The use of the groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Dutchess County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department. Compliance with this IC is documented in the PRR EC/IC Certification Form in Appendix A.
6. The potential for vapor intrusion must be evaluated for any buildings developed at the Site, and any potential impacts that are identified must be monitored or mitigated.
7. Vegetable gardens and farming on the property are prohibited. These activities are not conducted on the property. Compliance with this IC is documented in the PRR EC/IC Certification Form in Appendix A.
8. Site owner certification is provided the PRR EC/IC Certification Form in Appendix A.
9. Additional ICs include: Compliance with the Environmental Easement and the SMP by the Grantor and the Grantor's successors and assigns; all Engineering Controls must be operated and maintained as specified in the SMP; all Engineering Controls on the Controlled Property must be inspected at a frequency and in a manner defined in the SMP; data and information

pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP; future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP; and monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP. Compliance with these ICs is documented in this PRR, site-wide inspections, and groundwater monitoring reports that have been conducted since the Certificate of Completion was issued in December 2017.

10. Access to the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.

4.2 IC/EC Certification

The IC/EC Certification forms are included in Appendix A.

5.0 MONITORING PLAN COMPLIANCE REPORT

5.1 Components of the Monitoring Plan

The table below provides the monitoring requirements for each media type and remedial technologies.

Components of the Monitoring Plan

Media	Frequency*	Matrix	Analysis
Groundwater	Once every other year (2019, 2021); after which, evaluate results for possible reduced sampling frequency.	Groundwater	CP-51 List Volatile Organic Compounds by EPA Method 8260
Cover System	Annual inspection	Physical system check	None

5.2 Summary of Monitoring Completed During Reporting Period

Monitoring completed during this reporting period (June 2021) has included the following:

- One groundwater sampling event was conducted on June 29, 2021, and is included in this PRR. Appendix B provides a compilation of groundwater sampling results at the Site compared to NYSDEC Part 703 standards, and the laboratory report is included in Appendix B.
- The cover system and site-wide inspection was conducted in June 2021 and May 2022 and included in Appendix A.

5.3 Comparisons with Remedial Objectives

Groundwater - Groundwater concentrations show a continued decrease in VOC concentrations since the 2017 soil removal remedy was conducted. The 2021 sampling results show VOCs in groundwater are less than their Part 703 guidance values and are primarily non-detect. The monitoring is performed to document restoration of the groundwater aquifer to the extent practicable.

Cover System – The cover system remains intact and continues to function as designed. As such, it meets its RAO to prevent contact with, or inhalation of volatiles in contaminated soil and groundwater, and prevent ingestion/direct contact with contaminated soil and groundwater.

Groundwater is not used at the Site, and site work was consistent with soil excavation plan, both of which prevent ingestion/direct contact with contaminated soil and groundwater.

5.4 Monitoring Deficiencies

No monitoring deficiencies were identified during the sampling and reporting period.

5.5 Conclusions and Recommendations for Changes

The remedial cover system continues to operate as intended with no evidence of erosion. Continued periodic inspection of the cover and maintenance as needed is recommended.

VOC concentrations in groundwater samples have been decreasing since completion of the remedial action. Consistent with NYSDEC's January 10, 2020, approval the four on-site groundwater monitoring wells are sampled once every other year (2019, 2021). The results continue to demonstrate a decreasing trend in the concentration of VOCs and were primarily non-detect.

As noted in the Notice of Change of Use Documents submitted to NYSDEC on March 31, 2022, the Site ownership, site redevelopment planning is in process and construction is anticipated to begin in October 2022. Redevelopment will include construction of a self-storage building and parking in the areas of the four existing monitoring wells. Based on this redevelopment and the groundwater results, we request that the NYSDEC approve permanent abandonment of the monitoring wells and termination of the groundwater monitoring program. The new building will include a passive subslab depressurization system which will be installed instead of conducting a soil vapor intrusion assessment of the area for residual petroleum impacts.

6.0 OPERATION AND MAINTENANCE (O&M) PLAN COMPLIANCE REPORT

6.1 Components of the O&M Plan

The soil cover system is a non-mechanical EC discussed in the EC/IC Control Plan.

Soil Cover System - The cover system has been in place at the Site since installation in 2017. This cover system is comprised of a minimum of 24 inches of clean soil, asphalt pavement, concrete-covered sidewalks, or concrete building slabs.

Planned redevelopment construction work will be conducted consistent with the SMP including monitoring. Following construction, the SMP will be updated to reflect the new site layout and new areas covered by building and paved parking.

6.2 Summary of O&M Completed During Reporting Period

Inspections have not identified needed maintenance.

6.3 Evaluation of Remedial Systems

Based on the site inspection, the soil cover system appears to be performing as expected.

6.4 O&M Deficiencies

No O&M deficiencies were noted during the reporting period.

6.5 Conclusions and Recommendations for Improvement

The cover system is intact, functioning as designed. There are no recommendations for improvements to the O&M Plan at this time.

7.0 OVERALL PERIODIC REVIEW REPORT CONCLUSIONS AND RECOMMENDATIONS

7.1 Compliance with the Site Management Plan

IC/ECs in place at the site include a cover system.

- The Site Wide Inspection conducted in 2021 indicated that groundwater monitoring wells are in place and in adequate condition that the groundwater quality is not being compromised, and there were no visible breaches in the impermeable cover. The Site Wide Inspection conducted in 2022 noted that one monitoring well vault had been removed. In response, the top of the annular space was reinforced with additional bentonite and a concrete seal.
- The Site continues to be unoccupied, which is consistent with the allowed restricted residential, commercial or industrial use of the Site.
- Groundwater monitoring has been conducted.

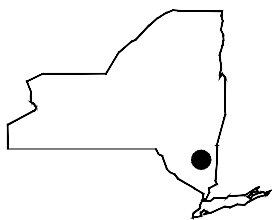
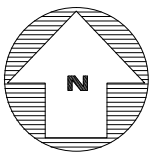
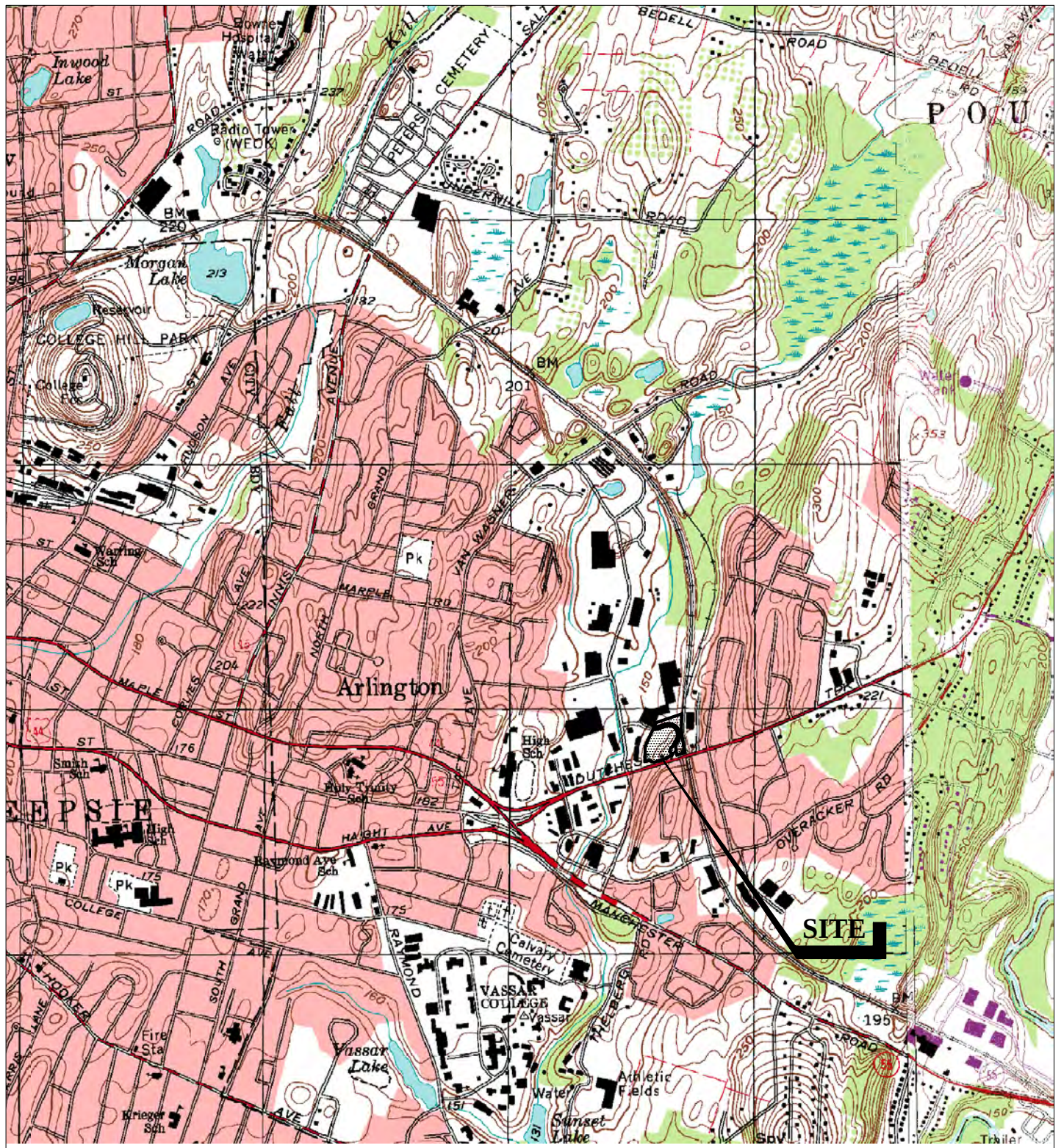
7.2 Performance and Effectiveness of the Remedy

Following the remedy to remove impacted soil, groundwater monitoring show that limited residual VOCs remain in groundwater with a decreasing trend in the concentration of VOCs where the 2021 results were primarily non-detect.

7.3 Future PRR Submittals

Monitoring for the next reporting period will include the site-wide inspection. If approved by NYSDEC, the wells will be abandoned and groundwater monitoring program will be terminated. If the recommendation is not approved, a request will be submitted for further reduction to groundwater sampling to every three years (2024, 2027), and results reported to NYSDEC in the next PRR, unless the reporting cycle is changed as recommended in Section 1.4.

FIGURES



MAP REFERENCE

THIS MAP WAS PREPARED FROM THE FOLLOWING 7.5 MINUTE USGS MAPS:
 Poughkeepsie Quadrangle 1964, Photorevised 1980
 Poughkeepsie Quadrangle 1963, Photorevised 1980

SCALE:	HORZ.: 1" = 2000'
	VERT.: N/A
DATUM:	HORZ.: N/A
	VERT.: N/A
GRAPHIC SCALE	



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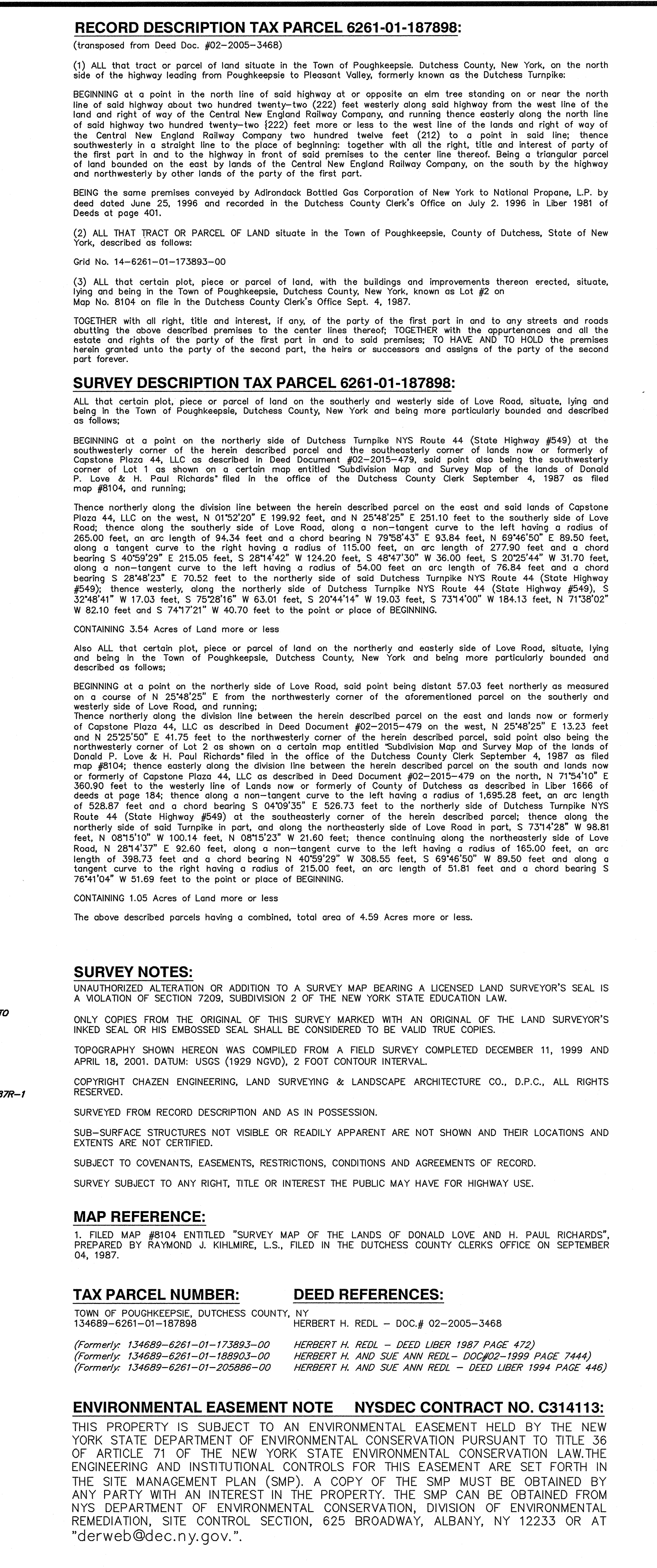
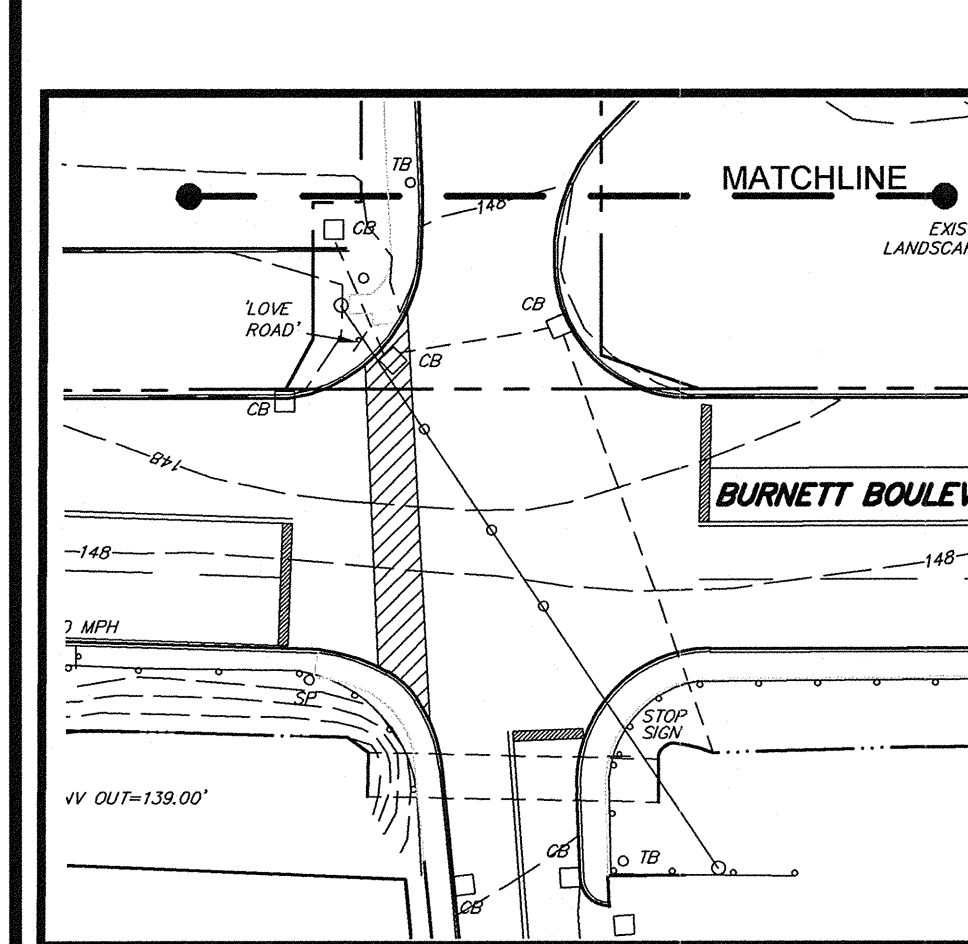
HERBERT REDL
 USGS LOCATION MAP
 2 LOVE ROAD

TOWN OF POUGHKEEPSIE

NEW YORK

PROJ. No.: 20040761.A8N
 DATE: JULY 2012

FIG 1a



IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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- ☐ Westchester NY Office:
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Phone: (914) 997-8510

- Tennessee Office:
1705 Division Street
Nashville, Tennessee 37203
Phone: (615) 380-1359

AOC-2 REMEDIAL EXCAVATION MAP

designed WC	checked WGO
date 09/27/17	scale 1"=10'
project no. 81434.00	
sheet no. FIG 2b	

APPENDIX A:
Engineering Control/ Institutional Control
Certification and Site Inspection Forms



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. **C314113**

Site Name Love Road Development Site

Site Address: 20-50 Love Road Zip Code: 12603
City/Town: Poughkeepsie
County: Dutchess
Site Acreage: 4.590

Reporting Period: April 18, 2019 to April 18, 2022

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))? Transfer of ownership to a related entity:
Guardian Self Storage East LLC

☒ ☐

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?
Restricted-Residential, Commercial, and Industrial

☒ ☐

7. Are all ICs 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

Box 2A

YES NO

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?

☐ ☒

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid?
(The Qualitative Exposure Assessment must be certified every five years)

☒ ☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C314113**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**14-6261-01-187898**~~Herbert Redl~~ Changed as noted below

Guardian Self Storage East, LLC
80 Washington St
Poughkeepsie, NY 12601

Attn: Frank Redl

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Institutional controls required by the environmental easement include groundwater use restrictions, land use restrictions (restricted residential) and the requirement that the site adheres to the approved SMP. Future buildings erected at the site must evaluate the potential for soil vapor intrusion.

Box 4**Description of Engineering Controls**ParcelEngineering Control**14-6261-01-187898**

Monitoring Wells
Cover System

The engineering controls required by the environmental easement include maintenance and annual inspection of the site's cover system. Existing groundwater monitoring wells will be maintained and sampled in accordance with the SMP to assess the natural attenuation of contamination.

As noted in the PRR, the groundwater sampling results continue to demonstrate a decreasing trend in the concentration of VOCs and were primarily non-detect in 2021. The wells are in the area planned to be redeveloped with a building and parking lot that will result in destruction of the wells. Based on the data and planned redevelopment, we are requesting NYSDEC approval to abandon the four wells and discontinue monitoring.

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 Engineering Control 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 complete.

YES NO



2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The 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. C314113

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 Kelsey Redl Hardisty at Guardian Self Storage East, LLC
print name 80 Washington Street, Poughkeepsie, NY 12601
print business address

am certifying as Owner and Remedial Party (Owner or Remedial Party)

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

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

May 23 2022
Date

EC CERTIFICATIONS

Box 7

Signature

I certify that all information in Boxes 4 and 5 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 Joseph M. Lanaro at LaBella Associates, DPC at 21 Fox Street, Poughkeepsie
print name print business address

am certifying ~~as a~~ for the as the owner/remedial party's PE representative



Signature ~~of~~ for the Owner or Remedial Party,
Rendering Certification



Stamp
(Required for PE)

05/20/2022

Date

ANNUAL SITE INSPECTION FORM

Love Road Development Site BCP Site No. C314113
Love Road, Poughkeepsie, Dutchess County

Page 1
of 1

Performed by:

Michael O'Neill

Date:

6/29/21

Time: 1300

Part 1 - Institutional and Engineering Controls (circle one)		
1A - Is site still an unused lot with two areas of soil cover? If "NO" describe new use.	No	<u>Yes</u>
1B - Is there evidence of ground disturbance or other intrusive activities?	<u>No</u>	Yes
1C - Is there evidence of cover stresses, including settling or erosion of surface materials?	<u>No</u>	Yes
1D - Are there discolored, stressed, or areas absent of vegetation in soil cover area?	<u>No</u>	Yes
1E - Is site groundwater being used for any purpose (i.e., has a well been installed)?	<u>No</u>	Yes
1F - Have any buildings been constructed on the eastern area of AOC-2?	<u>No</u>	Yes
1G - If YES to question 1F, what were results of soil vapor intrusion investigation?		
1H - If SVI investigation documented need for vapor mitigation, describe mitigation measures taken/installed.		

Part 2 - General Site Conditions
2A - Describe changes since last inspection
<u>6 Drums "Non-Hazardous" from 2020 exploratory soil boring</u> <u>one of these drums has a dry white substance that appears to have leaked</u>
Part 3 - Compliance with Excavation Work Plan
3A - Describe site construction activities that have been conducted since last inspection (see SMP for soil management criteria)
<u>None</u>
3B - Describe soil excavation and disposition (on site/off site). Map excavation areas and on site placement.
<u>None</u>

Part 4 - Confirm that site records are up to date	
<u>No</u> Yes	4A - Are there any changes that need to be documented in site records (e.g., change of ownership, site usage)
No Yes <u>NA</u>	4B - Has DEC received notice of any proposed ground intrusive activities?

Drums noted above contained investigation derived waste from the geotechnical investigation. The observation of the dry white substance was conveyed to John Miller at NYSDEC. The soil was shoveled into a bucket with a lid, and the bucket was included with the IDW drums that were removed shortly after they were observed to still be on the site.

ANNUAL SITE INSPECTION FORM

Love Road Development Site BCP Site No. C314113
Love Road, Poughkeepsie, Dutchess County

Page 1
of 1

Performed by:

M. O'Neill

Date:

5/20/22

Time:

10 AM

Part 1 - Institutional and Engineering Controls (circle one)

1A - Is site still an unused lot with two areas of soil cover? If "NO" describe new use.	No	<u>Yes</u>
1B - Is there evidence of ground disturbance or other intrusive activities?	No	<u>Yes</u>
1C - Is there evidence of cover stresses, including settling or erosion of surface materials?	<u>No</u>	Yes
1D - Are there discolored, stressed, or areas absent of vegetation in soil cover area?	No	Yes
1E - Is site groundwater being used for any purpose (i.e., has a well been installed)?	<u>No</u>	Yes
1F - Have any buildings been constructed on the eastern area of AOC-2?	<u>No</u>	Yes
1G - If YES to question 1F, what were results of soil vapor intrusion investigation? <u>N/A</u>		
1H - If SVI investigation documented need for vapor mitigation, describe mitigation measures taken/installed. <u>N/A</u>		

Part 2 - General Site Conditions

2A - Describe changes since last inspection

Drains observed on site at 2021 Inspection are not on site
The metal casing on MW-7 has been removed

Part 3 - Compliance with Excavation Work Plan

3A - Describe site construction activities that have been conducted since last inspection (see SMP for soil management criteria)

None

3B - Describe soil excavation and disposition (on site/off site). Map excavation areas and on site placement.

None

Part 4 - Confirm that site records are up to date

<u>No</u>	Yes	4A - Are there any changes that need to be documented in site records (e.g., change of ownership, site usage)
No	Yes	<u>NA</u> 4B - Has DEC received notice of any proposed ground intrusive activities?

The top of the annular space of MW-7 was reinforced with additional bentonite and a concrete seal on May 20, 2022.

APPENDIX B:
Table – Summary of Monitoring Data
And Laboratory Report

TABLE 1a
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

Love Road Development Site (BCP Site C314113)
Poughkeepsie, Dutchess County, New York

Sample Location/ ID:	6 NYCRR Part 703.5	MW-5						MW-6					
Lab Sample ID:		17I1106-02	18E0898-02	19B0846-04	19F0242-02	19K0602-02	21F1421-02	17I1106-04	18E0898-01	19B0846-03	19F0242-03	19K0602-03	21F1421-03
Sampling Date/ Time:		9/26/17	5/17/18	2/22/19	6/6/19	11/14/19	6/29/21	9/26/17	5/17/18	2/22/19	6/6/19	11/14/19	6/29/21
Matrix		Groundwater						Groundwater					
COMPOUND		Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
Volatile Organics, CP-51 List	ug/L	ug/L		ug/L		ug/L		ug/L		ug/L		ug/L	
1,2,4-Trimethylbenzene	5	ND		0.29	J	ND		ND		0.44	J	ND	
1,3,5-Trimethylbenzene	5	ND		ND		ND		ND		0.77		ND	
Benzene	1	0.58		11		6.8		6.8		5.5		ND	
Ethyl Benzene	5	0.82		ND		0.33	J	0.87		0.72	J	ND	
Isopropylbenzene	5	15		1.8		2.4		8.2		11		0.29	J
Methyl tert-butyl ether (MTBE)	10	ND		ND		ND		ND		ND		ND	
Naphthalene	10	ND		ND		ND		ND		ND		ND	
n-Butylbenzene	5	ND		ND		ND		ND		3.2		ND	
n-Propylbenzene	5	0.65		0.25	J	ND		0.38	J	1.0		ND	
o-Xylene	5	ND		ND		ND		0.42	J	ND		ND	
p- & m- Xylenes	5	0.97	J	ND		0.62	J	0.68	J	1.3	J	ND	
p-Isopropyltoluene	5	ND		ND		ND		ND		0.44	J	ND	
sec-Butylbenzene	5	6.4		1.7		2.3		3.2		4.7		0.38	J
tert-Butylbenzene	5	4.0		2.3		3.0		2.9		2.8		0.63	
Toluene	5	ND		ND		ND		0.40	J	ND		ND	
Xylenes, Total	5	0.97	J	ND		ND		0.680	J	1.7	J	ND	

NOTES:

Results that exceed the groundwater quality standard are in highlighted yellow.

ug/L = Micrograms per liter

Q is the Qualifier Column with definitions as follows:

J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

ND=analyte not detected at the limit of quantitation/RL or limit of detection/MDL

TABLE 1a
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

Love Road Development Site (BCP Site C314113)
Poughkeepsie, Dutchess County, New York

Sample Location/ ID:	6 NYCRR Part 703.5	MW-7						2009-MW-2					
Lab Sample ID:		17I1106-03	18E0898-03	19B0846-02	19F0242-04	19K0602-04	21F1421-04	17I1106-01	18E0898-04	19B0846-01	19F0242-01	19K0602-01	21F1421-01
Sampling Date/ Time:		9/26/17	5/17/18	2/22/19	6/6/19	11/14/19	6/29/21	9/26/17	5/17/18	2/22/19	6/6/19	11/14/19	6/29/21
Matrix		Groundwater						Groundwater					
COMPOUND		Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
Volatile Organics, CP-51 List	ug/L	ug/L		ug/L		ug/L		ug/L		ug/L		ug/L	
1,2,4-Trimethylbenzene	5	ND		ND		ND		ND		ND		ND	
1,3,5-Trimethylbenzene	5	ND		ND		ND		ND		ND		ND	
Benzene	1	ND		ND	0.22 J	ND		ND		ND		ND	
Ethyl Benzene	5	1.2		ND		ND		ND		ND		ND	
Isopropylbenzene	5	ND		0.85		ND		ND		ND		ND	
Methyl tert-butyl ether (MTBE)	10	0.22 J		ND		ND		ND		ND		ND	
Naphthalene	10	ND		ND		ND		ND		ND		ND	
n-Butylbenzene	5	ND		ND		ND		ND		ND		ND	
n-Propylbenzene	5	ND		ND		ND		ND		ND		ND	
o-Xylene	5	2.3		ND		ND		ND		ND		ND	
p- & m- Xylenes	5	5.0		ND		ND		ND		ND		ND	
p-Isopropyltoluene	5	ND		ND		ND		ND		ND		ND	
sec-Butylbenzene	5	ND		0.42 J		0.34 J		0.34 J		ND		ND	
tert-Butylbenzene	5	0.40 J		0.80		1.1		0.9		0.55		0.61	
Toluene	5	ND		ND		ND		ND		ND		ND	
Xylenes, Total	5	7.3		ND		ND		ND		ND		ND	

NOTES:

Results that exceed the groundwater quality :

ug/L = Micrograms per liter

Q is the Qualifier Column with definitions as

J=analyte detected at or above the MDL (met

ND=analyte not detected at the limit of quan



Technical Report

prepared for:

Chazen Environmental Services (Poughkeepsie)

20 Elm St, Suite 110

Glens Falls NY, 12801

Attention: Arlette St. Romain

Report Date: 07/06/2021

Client Project ID: 81434.00 Love Road BCP

York Project (SDG) No.: 21F1421

CT Cert. No. PH-0723

New Jersey Cert. No. CT005 and NY037



New York Cert. Nos. 10854 and 12058

PA Cert. No. 68-04440

120 RESEARCH DRIVE
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132-02 89th AVENUE
FAX (203) 357-0166

RICHMOND HILL, NY 11418
ClientServices@yorklab.com

Report Date: 07/06/2021
Client Project ID: 81434.00 Love Road BCP
York Project (SDG) No.: 21F1421

Chazen Environmental Services (Poughkeepsie)
20 Elm St, Suite 110
Glens Falls NY, 12801
Attention: Arlette St. Romain

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on June 30, 2021 and listed below. The project was identified as your project: **81434.00 Love Road BCP**.

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the customary acceptance requirements for environmental samples except those indicated under the Sample and Analysis Qualifiers section of this report.

All analyses met the method and laboratory standard operating procedure requirements except as indicated by any data flags, the meaning of which are explained in the Sample and Data Qualifiers Relating to This Work Order section of this report and case narrative if applicable.

The results of the analyses, which are all reported on dry weight basis (soils) unless otherwise noted, are detailed in the following pages.

Please contact Client Services at 203.325.1371 with any questions regarding this report.

<u>York Sample ID</u>	<u>Client Sample ID</u>	<u>Matrix</u>	<u>Date Collected</u>	<u>Date Received</u>
21F1421-01	2009-MW-2	Water	06/29/2021	06/30/2021
21F1421-02	2009-MW-5	Water	06/29/2021	06/30/2021
21F1421-03	2009-MW-6	Water	06/29/2021	06/30/2021
21F1421-04	2009-MW-7	Water	06/29/2021	06/30/2021
21F1421-05	Trip Blank	Water	06/29/2021	06/30/2021

General Notes for York Project (SDG) No.: 21F1421

1. The RLs and MDLs (Reporting Limit and Method Detection Limit respectively) reported are adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. The RL(REPORTING LIMIT) is based upon the lowest standard utilized for the calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All analyses conducted met method or Laboratory SOP requirements. See the Sample and Data Qualifiers Section for further information.
6. It is noted that no analyses reported herein were subcontracted to another laboratory, unless noted in the report.
7. This report reflects results that relate only to the samples submitted on the attached chain-of-custody form(s) received by York.
8. Analyses conducted at York Analytical Laboratories, Inc. Stratford, CT are indicated by NY Cert. No. 10854; those conducted at York Analytical Laboratories, Inc., Richmond Hill, NY are indicated by NY Cert. No. 12058.

Approved By: 

Cassie L. Mosher
Laboratory Manager

Date: 07/06/2021





Sample Information

Client Sample ID: 2009-MW-2

York Sample ID: 21F1421-01

York Project (SDG) No.

Client Project ID

Matrix

Collection Date/Time

Date Received

21F1421

81434.00 Love Road BCP

Water

June 29, 2021 10:25 am

06/30/2021

Volatile Organics, CP-51 (STARS) Low level

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 5030B

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
95-63-6	1,2,4-Trimethylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 12:30	07/02/2021 02:24	PD
108-67-8	1,3,5-Trimethylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 12:30	07/02/2021 02:24	PD
71-43-2	Benzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 12:30	07/02/2021 02:24	PD
100-41-4	Ethyl Benzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 12:30	07/02/2021 02:24	PD
98-82-8	Isopropylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 12:30	07/02/2021 02:24	PD
1634-04-4	Methyl tert-butyl ether (MTBE)	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 12:30	07/02/2021 02:24	PD
91-20-3	Naphthalene	ND		ug/L	1.0	2.0	1	EPA 8260C Certifications: NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 12:30	07/02/2021 02:24	PD
104-51-8	n-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 12:30	07/02/2021 02:24	PD
103-65-1	n-Propylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 12:30	07/02/2021 02:24	PD
95-47-6	o-Xylene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 12:30	07/02/2021 02:24	PD
179601-23-1	p- & m- Xylenes	ND		ug/L	0.50	1.0	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 12:30	07/02/2021 02:24	PD
99-87-6	p-Isopropyltoluene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 12:30	07/02/2021 02:24	PD
135-98-8	sec-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 12:30	07/02/2021 02:24	PD
98-06-6	tert-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 12:30	07/02/2021 02:24	PD
108-88-3	Toluene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 12:30	07/02/2021 02:24	PD
1330-20-7	Xylenes, Total	ND		ug/L	0.60	1.5	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP	07/01/2021 12:30	07/02/2021 02:24	PD
Surrogate Recoveries		Result	Acceptance Range								
17060-07-0	Surrogate: SURR: 1,2-Dichloroethane-d4	108 %	69-130								
2037-26-5	Surrogate: SURR: Toluene-d8	96.4 %	81-117								
460-00-4	Surrogate: SURR: p-Bromofluorobenzene	99.0 %	79-122								



Sample Information

Client Sample ID: 2009-MW-5

York Sample ID: 21F1421-02

York Project (SDG) No.
21F1421

Client Project ID
81434.00 Love Road BCP

Matrix
Water

Collection Date/Time
June 29, 2021 11:25 am

Date Received
06/30/2021

Volatile Organics, CP-51 (STARS) Low level

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 5030B

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
95-63-6	1,2,4-Trimethylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 15:59	PD
108-67-8	1,3,5-Trimethylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 15:59	PD
71-43-2	Benzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 15:59	PD
100-41-4	Ethyl Benzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 15:59	PD
98-82-8	Isopropylbenzene	0.29	J	ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 15:59	PD
1634-04-4	Methyl tert-butyl ether (MTBE)	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 15:59	PD
91-20-3	Naphthalene	ND		ug/L	1.0	2.0	1	EPA 8260C Certifications: NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 15:59	PD
104-51-8	n-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 15:59	PD
103-65-1	n-Propylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 15:59	PD
95-47-6	o-Xylene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PADEP	07/02/2021 09:00	07/02/2021 15:59	PD
179601-23-1	p- & m- Xylenes	ND		ug/L	0.50	1.0	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PADEP	07/02/2021 09:00	07/02/2021 15:59	PD
99-87-6	p-Isopropyltoluene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 15:59	PD
135-98-8	sec-Butylbenzene	0.38	J	ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 15:59	PD
98-06-6	tert-Butylbenzene	0.63		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 15:59	PD
108-88-3	Toluene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 15:59	PD
1330-20-7	Xylenes, Total	ND		ug/L	0.60	1.5	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP	07/02/2021 09:00	07/02/2021 15:59	PD
Surrogate Recoveries		Result	Acceptance Range								
17060-07-0	Surrogate: SURRE: 1,2-Dichloroethane-d4	104 %	69-130								
2037-26-5	Surrogate: SURRE: Toluene-d8	93.9 %	81-117								
460-00-4	Surrogate: SURRE: p-Bromofluorobenzene	102 %	79-122								



Sample Information

Client Sample ID: 2009-MW-6

York Sample ID: 21F1421-03

York Project (SDG) No.

21F1421

Client Project ID

81434.00 Love Road BCP

Matrix

Water

Collection Date/Time

June 29, 2021 12:00 pm

Date Received

06/30/2021

Volatile Organics, CP-51 (STARS) Low level

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 5030B

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
95-63-6	1,2,4-Trimethylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications:	07/01/2021 12:30 CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 03:17	PD
108-67-8	1,3,5-Trimethylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications:	07/01/2021 12:30 CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 03:17	PD
71-43-2	Benzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications:	07/01/2021 12:30 CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 03:17	PD
100-41-4	Ethyl Benzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications:	07/01/2021 12:30 CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 03:17	PD
98-82-8	Isopropylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications:	07/01/2021 12:30 CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 03:17	PD
1634-04-4	Methyl tert-butyl ether (MTBE)	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications:	07/01/2021 12:30 CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 03:17	PD
91-20-3	Naphthalene	ND		ug/L	1.0	2.0	1	EPA 8260C Certifications:	07/01/2021 12:30 NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 03:17	PD
104-51-8	n-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications:	07/01/2021 12:30 CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 03:17	PD
103-65-1	n-Propylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications:	07/01/2021 12:30 CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 03:17	PD
95-47-6	o-Xylene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications:	07/01/2021 12:30 CTDOH,NELAC-NY10854,NELAC-NY12058,PADEP	07/02/2021 03:17	PD
179601-23-1	p- & m- Xylenes	ND		ug/L	0.50	1.0	1	EPA 8260C Certifications:	07/01/2021 12:30 CTDOH,NELAC-NY10854,NELAC-NY12058,PADEP	07/02/2021 03:17	PD
99-87-6	p-Isopropyltoluene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications:	07/01/2021 12:30 CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 03:17	PD
135-98-8	sec-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications:	07/01/2021 12:30 CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 03:17	PD
98-06-6	tert-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications:	07/01/2021 12:30 CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 03:17	PD
108-88-3	Toluene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications:	07/01/2021 12:30 CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 03:17	PD
1330-20-7	Xylenes, Total	ND		ug/L	0.60	1.5	1	EPA 8260C Certifications:	07/01/2021 12:30 CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP	07/02/2021 03:17	PD
Surrogate Recoveries		Result	Acceptance Range								
17060-07-0	Surrogate: SURRE: 1,2-Dichloroethane-d4	108 %	69-130								
2037-26-5	Surrogate: SURRE: Toluene-d8	98.9 %	81-117								
460-00-4	Surrogate: SURRE: p-Bromofluorobenzene	101 %	79-122								

Sample Information

Client Sample ID: 2009-MW-7

York Sample ID: 21F1421-04

York Project (SDG) No.

21F1421

Client Project ID

81434.00 Love Road BCP

Matrix

Water

Collection Date/Time

June 29, 2021 12:45 pm

Date Received

06/30/2021



Sample Information

Client Sample ID: 2009-MW-7

York Sample ID: 21F1421-04

York Project (SDG) No.

21F1421

Client Project ID

81434.00 Love Road BCP

Matrix

Water

Collection Date/Time

June 29, 2021 12:45 pm

Date Received

06/30/2021

Volatile Organics, CP-51 (STARS) Low level

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 5030B

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
95-63-6	1,2,4-Trimethylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 16:28	PD
108-67-8	1,3,5-Trimethylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 16:28	PD
71-43-2	Benzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 16:28	PD
100-41-4	Ethyl Benzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 16:28	PD
98-82-8	Isopropylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 16:28	PD
1634-04-4	Methyl tert-butyl ether (MTBE)	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 16:28	PD
91-20-3	Naphthalene	ND		ug/L	1.0	2.0	1	EPA 8260C Certifications: NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 16:28	PD
104-51-8	n-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 16:28	PD
103-65-1	n-Propylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 16:28	PD
95-47-6	o-Xylene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 16:28	PD
179601-23-1	p- & m- Xylenes	ND		ug/L	0.50	1.0	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 16:28	PD
99-87-6	p-Isopropyltoluene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 16:28	PD
135-98-8	sec-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 16:28	PD
98-06-6	tert-Butylbenzene	0.61		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 16:28	PD
108-88-3	Toluene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/02/2021 09:00	07/02/2021 16:28	PD
1330-20-7	Xylenes, Total	ND		ug/L	0.60	1.5	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP	07/02/2021 09:00	07/02/2021 16:28	PD
Surrogate Recoveries		Result	Acceptance Range								
17060-07-0	Surrogate: SURRE: 1,2-Dichloroethane-d4	103 %	69-130								
2037-26-5	Surrogate: SURRE: Toluene-d8	94.6 %	81-117								
460-00-4	Surrogate: SURRE: p-Bromofluorobenzene	105 %	79-122								

Sample Information

Client Sample ID: Trip Blank

York Sample ID: 21F1421-05

York Project (SDG) No.

21F1421

Client Project ID

81434.00 Love Road BCP

Matrix

Water

Collection Date/Time

June 29, 2021 12:45 pm

Date Received

06/30/2021



Sample Information

Client Sample ID: Trip Blank

York Sample ID: 21F1421-05

York Project (SDG) No.

21F1421

Client Project ID

81434.00 Love Road BCP

Matrix

Water

Collection Date/Time

June 29, 2021 12:45 pm

Date Received

06/30/2021

Volatile Organics, CP-51 (STARS) Low level

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 5030B

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
95-63-6	1,2,4-Trimethylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 09:00	07/01/2021 11:53	PD
108-67-8	1,3,5-Trimethylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 09:00	07/01/2021 11:53	PD
71-43-2	Benzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 09:00	07/01/2021 11:53	PD
100-41-4	Ethyl Benzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 09:00	07/01/2021 11:53	PD
98-82-8	Isopropylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 09:00	07/01/2021 11:53	PD
1634-04-4	Methyl tert-butyl ether (MTBE)	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 09:00	07/01/2021 11:53	PD
91-20-3	Naphthalene	ND		ug/L	1.0	2.0	1	EPA 8260C Certifications: NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 09:00	07/01/2021 11:53	PD
104-51-8	n-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 09:00	07/01/2021 11:53	PD
103-65-1	n-Propylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 09:00	07/01/2021 11:53	PD
95-47-6	o-Xylene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 09:00	07/01/2021 11:53	PD
179601-23-1	p- & m- Xylenes	ND		ug/L	0.50	1.0	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 09:00	07/01/2021 11:53	PD
99-87-6	p-Isopropyltoluene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 09:00	07/01/2021 11:53	PD
135-98-8	sec-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 09:00	07/01/2021 11:53	PD
98-06-6	tert-Butylbenzene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 09:00	07/01/2021 11:53	PD
108-88-3	Toluene	ND		ug/L	0.20	0.50	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP,PADEP	07/01/2021 09:00	07/01/2021 11:53	PD
1330-20-7	Xylenes, Total	ND		ug/L	0.60	1.5	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJDEP	07/01/2021 09:00	07/01/2021 11:53	PD
Surrogate Recoveries		Result	Acceptance Range								
17060-07-0	Surrogate: SURR: 1,2-Dichloroethane-d4	103 %	69-130								
2037-26-5	Surrogate: SURR: Toluene-d8	95.1 %	81-117								
460-00-4	Surrogate: SURR: p-Bromofluorobenzene	101 %	79-122								



Analytical Batch Summary

Batch ID: BG10026 **Preparation Method:** EPA 5030B **Prepared By:** YG

YORK Sample ID	Client Sample ID	Preparation Date
21F1421-05	Trip Blank	07/01/21
BG10026-BLK1	Blank	07/01/21
BG10026-BS1	LCS	07/01/21
BG10026-BSD1	LCS Dup	07/01/21

Batch ID: BG10059 **Preparation Method:** EPA 5030B **Prepared By:** LM

YORK Sample ID	Client Sample ID	Preparation Date
21F1421-01	2009-MW-2	07/01/21
21F1421-03	2009-MW-6	07/01/21
BG10059-BLK1	Blank	07/01/21
BG10059-BS1	LCS	07/01/21
BG10059-BSD1	LCS Dup	07/01/21

Batch ID: BG10108 **Preparation Method:** EPA 5030B **Prepared By:** CAM

YORK Sample ID	Client Sample ID	Preparation Date
21F1421-02	2009-MW-5	07/02/21
21F1421-04	2009-MW-7	07/02/21
BG10108-BLK1	Blank	07/02/21
BG10108-BS1	LCS	07/02/21
BG10108-BSD1	LCS Dup	07/02/21



Volatile Organic Compounds by GC/MS - Quality Control Data

York Analytical Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source* Result	%REC	%REC Limits	Flag	RPD	RPD Limit	Flag
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Batch BG10026 - EPA 5030B

Blank (BG10026-BLK1)

Prepared & Analyzed: 07/01/2021

1,2,4-Trimethylbenzene	ND	0.50	ug/L								
1,3,5-Trimethylbenzene	ND	0.50	"								
Benzene	ND	0.50	"								
Ethyl Benzene	ND	0.50	"								
Isopropylbenzene	ND	0.50	"								
Methyl tert-butyl ether (MTBE)	ND	0.50	"								
Naphthalene	ND	2.0	"								
n-Butylbenzene	ND	0.50	"								
n-Propylbenzene	ND	0.50	"								
o-Xylene	ND	0.50	"								
p- & m- Xylenes	ND	1.0	"								
p-Isopropyltoluene	ND	0.50	"								
sec-Butylbenzene	ND	0.50	"								
tert-Butylbenzene	ND	0.50	"								
Toluene	ND	0.50	"								
Xylenes, Total	ND	1.5	"								
Surrogate: SURR: 1,2-Dichloroethane-d4	10.2		"	10.0		102	69-130				
Surrogate: SURR: Toluene-d8	9.50		"	10.0		95.0	81-117				
Surrogate: SURR: p-Bromofluorobenzene	10.1		"	10.0		101	79-122				

LCS (BG10026-BS1)

Prepared & Analyzed: 07/01/2021

1,2,4-Trimethylbenzene	9.2		ug/L	10.0		91.8	82-132				
1,3,5-Trimethylbenzene	9.2		"	10.0		91.6	80-131				
Benzene	11		"	10.0		109	85-126				
Ethyl Benzene	9.8		"	10.0		97.6	80-131				
Isopropylbenzene	9.1		"	10.0		90.7	76-140				
Methyl tert-butyl ether (MTBE)	11		"	10.0		109	76-135				
Naphthalene	9.9		"	10.0		99.4	70-147				
n-Butylbenzene	8.1		"	10.0		81.1	79-132				
n-Propylbenzene	9.0		"	10.0		90.4	78-133				
o-Xylene	9.7		"	10.0		96.7	78-130				
p- & m- Xylenes	20		"	20.0		99.8	77-133				
p-Isopropyltoluene	9.1		"	10.0		90.9	81-136				
sec-Butylbenzene	9.4		"	10.0		93.6	79-137				
tert-Butylbenzene	8.9		"	10.0		88.7	77-138				
Toluene	9.8		"	10.0		98.2	80-127				
Surrogate: SURR: 1,2-Dichloroethane-d4	10.1		"	10.0		101	69-130				
Surrogate: SURR: Toluene-d8	9.49		"	10.0		94.9	81-117				
Surrogate: SURR: p-Bromofluorobenzene	10.0		"	10.0		100	79-122				



Volatile Organic Compounds by GC/MS - Quality Control Data

York Analytical Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source* Result	%REC	%REC Limits	Flag	RPD	RPD Limit	Flag
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Batch BG10026 - EPA 5030B

LCS Dup (BG10026-BSD1)

Prepared & Analyzed: 07/01/2021

1,2,4-Trimethylbenzene	9.5		ug/L	10.0		94.8	82-132		3.22	30	
1,3,5-Trimethylbenzene	9.5		"	10.0		95.1	80-131		3.75	30	
Benzene	11		"	10.0		112	85-126		2.89	30	
Ethyl Benzene	10		"	10.0		101	80-131		3.13	30	
Isopropylbenzene	9.4		"	10.0		93.5	76-140		3.04	30	
Methyl tert-butyl ether (MTBE)	11		"	10.0		111	76-135		1.54	30	
Naphthalene	9.9		"	10.0		99.1	70-147		0.302	30	
n-Butylbenzene	9.3		"	10.0		92.7	79-132		13.3	30	
n-Propylbenzene	9.3		"	10.0		93.4	78-133		3.26	30	
o-Xylene	10		"	10.0		99.8	78-130		3.16	30	
p- & m- Xylenes	21		"	20.0		103	77-133		2.77	30	
p-Isopropyltoluene	9.6		"	10.0		95.6	81-136		5.04	30	
sec-Butylbenzene	9.8		"	10.0		98.1	79-137		4.69	30	
tert-Butylbenzene	9.3		"	10.0		92.6	77-138		4.30	30	
Toluene	10		"	10.0		101	80-127		3.01	30	
Surrogate: SURR: 1,2-Dichloroethane-d4	10.1		"	10.0		101	69-130				
Surrogate: SURR: Toluene-d8	9.50		"	10.0		95.0	81-117				
Surrogate: SURR: p-Bromofluorobenzene	9.94		"	10.0		99.4	79-122				

Batch BG10059 - EPA 5030B

Blank (BG10059-BLK1)

Prepared & Analyzed: 07/01/2021

1,2,4-Trimethylbenzene	ND	0.50	ug/L								
1,3,5-Trimethylbenzene	ND	0.50	"								
Benzene	ND	0.50	"								
Ethyl Benzene	ND	0.50	"								
Isopropylbenzene	ND	0.50	"								
Methyl tert-butyl ether (MTBE)	ND	0.50	"								
Naphthalene	ND	2.0	"								
n-Butylbenzene	ND	0.50	"								
n-Propylbenzene	ND	0.50	"								
o-Xylene	ND	0.50	"								
p- & m- Xylenes	ND	1.0	"								
p-Isopropyltoluene	ND	0.50	"								
sec-Butylbenzene	ND	0.50	"								
tert-Butylbenzene	ND	0.50	"								
Toluene	ND	0.50	"								
Xylenes, Total	ND	1.5	"								
Surrogate: SURR: 1,2-Dichloroethane-d4	10.9		"	10.0		109	69-130				
Surrogate: SURR: Toluene-d8	9.61		"	10.0		96.1	81-117				
Surrogate: SURR: p-Bromofluorobenzene	9.97		"	10.0		99.7	79-122				



Volatile Organic Compounds by GC/MS - Quality Control Data

York Analytical Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source* Result	%REC	%REC Limits	Flag	RPD	RPD Limit	Flag
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Batch BG10059 - EPA 5030B

LCS (BG10059-BS1)

Prepared & Analyzed: 07/01/2021

1,2,4-Trimethylbenzene	10		ug/L	10.0		100	82-132				
1,3,5-Trimethylbenzene	9.9		"	10.0		99.4	80-131				
Benzene	11		"	10.0		107	85-126				
Ethyl Benzene	10		"	10.0		102	80-131				
Isopropylbenzene	9.4		"	10.0		93.8	76-140				
Methyl tert-butyl ether (MTBE)	12		"	10.0		120	76-135				
Naphthalene	13		"	10.0		126	70-147				
n-Butylbenzene	11		"	10.0		106	79-132				
n-Propylbenzene	9.5		"	10.0		95.1	78-133				
o-Xylene	10		"	10.0		102	78-130				
p- & m- Xylenes	20		"	20.0		101	77-133				
p-Isopropyltoluene	10		"	10.0		103	81-136				
sec-Butylbenzene	10		"	10.0		104	79-137				
tert-Butylbenzene	9.2		"	10.0		92.2	77-138				
Toluene	10		"	10.0		101	80-127				
Surrogate: SURR: 1,2-Dichloroethane-d4	10.7		"	10.0		107	69-130				
Surrogate: SURR: Toluene-d8	9.67		"	10.0		96.7	81-117				
Surrogate: SURR: p-Bromofluorobenzene	9.73		"	10.0		97.3	79-122				

LCS Dup (BG10059-BSD1)

Prepared & Analyzed: 07/01/2021

1,2,4-Trimethylbenzene	9.5		ug/L	10.0		95.3	82-132		4.81	30	
1,3,5-Trimethylbenzene	9.4		"	10.0		93.5	80-131		6.12	30	
Benzene	10		"	10.0		102	85-126		4.40	30	
Ethyl Benzene	9.7		"	10.0		96.8	80-131		4.94	30	
Isopropylbenzene	8.8		"	10.0		88.3	76-140		6.04	30	
Methyl tert-butyl ether (MTBE)	12		"	10.0		123	76-135		2.30	30	
Naphthalene	13		"	10.0		129	70-147		2.44	30	
n-Butylbenzene	10		"	10.0		101	79-132		5.03	30	
n-Propylbenzene	8.8		"	10.0		88.4	78-133		7.30	30	
o-Xylene	9.7		"	10.0		97.3	78-130		4.81	30	
p- & m- Xylenes	19		"	20.0		96.6	77-133		4.46	30	
p-Isopropyltoluene	9.8		"	10.0		97.6	81-136		5.38	30	
sec-Butylbenzene	9.9		"	10.0		98.8	79-137		5.42	30	
tert-Butylbenzene	8.7		"	10.0		87.2	77-138		5.57	30	
Toluene	9.5		"	10.0		95.2	80-127		5.52	30	
Surrogate: SURR: 1,2-Dichloroethane-d4	11.0		"	10.0		110	69-130				
Surrogate: SURR: Toluene-d8	9.61		"	10.0		96.1	81-117				
Surrogate: SURR: p-Bromofluorobenzene	9.57		"	10.0		95.7	79-122				



Volatile Organic Compounds by GC/MS - Quality Control Data

York Analytical Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source* Result	%REC	%REC Limits	Flag	RPD	RPD Limit	Flag
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Batch BG10108 - EPA 5030B

Blank (BG10108-BLK1)

Prepared & Analyzed: 07/02/2021

1,2,4-Trimethylbenzene	ND	0.50	ug/L
1,3,5-Trimethylbenzene	ND	0.50	"
Benzene	ND	0.50	"
Ethyl Benzene	ND	0.50	"
Isopropylbenzene	ND	0.50	"
Methyl tert-butyl ether (MTBE)	ND	0.50	"
Naphthalene	ND	2.0	"
n-Butylbenzene	ND	0.50	"
n-Propylbenzene	ND	0.50	"
o-Xylene	ND	0.50	"
p- & m- Xylenes	ND	1.0	"
p-Isopropyltoluene	ND	0.50	"
sec-Butylbenzene	ND	0.50	"
tert-Butylbenzene	ND	0.50	"
Toluene	ND	0.50	"
Xylenes, Total	ND	1.5	"

Surrogate: SURR: 1,2-Dichloroethane-d4	10.2	"	10.0	102	69-130
Surrogate: SURR: Toluene-d8	9.44	"	10.0	94.4	81-117
Surrogate: SURR: p-Bromofluorobenzene	9.97	"	10.0	99.7	79-122

LCS (BG10108-BS1)

Prepared & Analyzed: 07/02/2021

1,2,4-Trimethylbenzene	9.6	ug/L	10.0	95.6	82-132
1,3,5-Trimethylbenzene	9.6	"	10.0	96.4	80-131
Benzene	12	"	10.0	117	85-126
Ethyl Benzene	10	"	10.0	103	80-131
Isopropylbenzene	9.5	"	10.0	94.7	76-140
Methyl tert-butyl ether (MTBE)	11	"	10.0	113	76-135
Naphthalene	10	"	10.0	101	70-147
n-Butylbenzene	9.6	"	10.0	95.5	79-132
n-Propylbenzene	9.5	"	10.0	94.7	78-133
o-Xylene	10	"	10.0	102	78-130
p- & m- Xylenes	21	"	20.0	105	77-133
p-Isopropyltoluene	9.5	"	10.0	95.1	81-136
sec-Butylbenzene	9.8	"	10.0	97.7	79-137
tert-Butylbenzene	9.2	"	10.0	92.3	77-138
Toluene	10	"	10.0	104	80-127

Surrogate: SURR: 1,2-Dichloroethane-d4	10.0	"	10.0	100	69-130
Surrogate: SURR: Toluene-d8	9.47	"	10.0	94.7	81-117
Surrogate: SURR: p-Bromofluorobenzene	9.92	"	10.0	99.2	79-122



Volatile Organic Compounds by GC/MS - Quality Control Data

York Analytical Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source* Result	%REC	%REC Limits	Flag	RPD	RPD Limit	Flag
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Batch BG10108 - EPA 5030B

LCS Dup (BG10108-BSD1)

Prepared & Analyzed: 07/02/2021

1,2,4-Trimethylbenzene	9.8		ug/L	10.0		98.0	82-132		2.48	30	
1,3,5-Trimethylbenzene	9.9		"	10.0		98.6	80-131		2.26	30	
Benzene	12		"	10.0		118	85-126		1.36	30	
Ethyl Benzene	11		"	10.0		105	80-131		2.50	30	
Isopropylbenzene	9.7		"	10.0		97.1	76-140		2.50	30	
Methyl tert-butyl ether (MTBE)	11		"	10.0		114	76-135		0.965	30	
Naphthalene	10		"	10.0		102	70-147		1.09	30	
n-Butylbenzene	8.2		"	10.0		82.4	79-132		14.7	30	
n-Propylbenzene	9.7		"	10.0		96.9	78-133		2.30	30	
o-Xylene	10		"	10.0		104	78-130		2.53	30	
p- & m- Xylenes	22		"	20.0		108	77-133		2.68	30	
p-Isopropyltoluene	9.9		"	10.0		99.3	81-136		4.32	30	
sec-Butylbenzene	10		"	10.0		101	79-137		3.62	30	
tert-Butylbenzene	9.5		"	10.0		95.4	77-138		3.30	30	
Toluene	11		"	10.0		106	80-127		2.09	30	
Surrogate: SURR: 1,2-Dichloroethane-d4	10.0		"	10.0		100	69-130				
Surrogate: SURR: Toluene-d8	9.49		"	10.0		94.9	81-117				
Surrogate: SURR: p-Bromofluorobenzene	9.87		"	10.0		98.7	79-122				



Volatile Analysis Sample Containers

Lab ID	Client Sample ID	Volatile Sample Container
21F1421-01	2009-MW-2	40mL Clear Vial (pre-pres.) HCl; Cool to 4° C
21F1421-02	2009-MW-5	40mL Clear Vial (pre-pres.) HCl; Cool to 4° C
21F1421-03	2009-MW-6	40mL Clear Vial (pre-pres.) HCl; Cool to 4° C
21F1421-04	2009-MW-7	40mL Clear Vial (pre-pres.) HCl; Cool to 4° C
21F1421-05	Trip Blank	40mL Clear Vial (pre-pres.) HCl; Cool to 4° C



Sample and Data Qualifiers Relating to This Work Order

J Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD) or in the case of a TIC, the result is an estimated concentration.

Definitions and Other Explanations

*	Analyte is not certified or the state of the samples origination does not offer certification for the Analyte.
ND	NOT DETECTED - the analyte is not detected at the Reported to level (LOQ/RL or LOD/MDL)
RL	REPORTING LIMIT - the minimum reportable value based upon the lowest point in the analyte calibration curve.
LOQ	LIMIT OF QUANTITATION - the minimum concentration of a target analyte that can be reported within a specified degree of confidence. This is the lowest point in an analyte calibration curve that has been subjected to all steps of the processing/analysis and verified to meet defined criteria. This is based upon NELAC 2009 Standards and applies to all analyses.
LOD	LIMIT OF DETECTION - a verified estimate of the minimum concentration of a substance in a given matrix that an analytical process can reliably detect. This is based upon NELAC 2009 Standards and applies to all analyses conducted under the auspices of EPA SW-846.
MDL	METHOD DETECTION LIMIT - a statistically derived estimate of the minimum amount of a substance an analytical system can reliably detect with a 99% confidence that the concentration of the substance is greater than zero. This is based upon 40 CFR Part 136 Appendix B and applies only to EPA 600 and 200 series methods.
Reported to	This indicates that the data for a particular analysis is reported to either the LOD/MDL, or the LOQ/RL. In cases where the "Reported to" is located above the LOD/MDL, any value between this and the LOQ represents an estimated value which is "J" flagged accordingly. This applies to volatile and semi-volatile target compounds only.
NR	Not reported
RPD	Relative Percent Difference
Wet	The data has been reported on an as-received (wet weight) basis
Low Bias	Low Bias flag indicates that the recovery of the flagged analyte is below the laboratory or regulatory lower control limit. The data user should take note that this analyte may be biased low but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
High Bias	High Bias flag indicates that the recovery of the flagged analyte is above the laboratory or regulatory upper control limit. The data user should take note that this analyte may be biased high but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
Non-Dir.	Non-dir. flag (Non-Directional Bias) indicates that the Relative Percent Difference (RPD) (a measure of precision) among the MS and MSD data is outside the laboratory or regulatory control limit. This alerts the data user where the MS and MSD are from site-specific samples that the RPD is high due to either non-homogeneous distribution of target analyte between the MS/MSD or indicates poor reproducibility for other reasons.

If EPA SW-846 method 8270 is included herein it is noted that the target compound N-nitrosodiphenylamine (NDPA) decomposes in the gas chromatographic inlet and cannot be separated from diphenylamine (DPA). These results could actually represent 100% DPA, 100% NDPA or some combination of the two. For this reason, York reports the combined result for n-nitrosodiphenylamine and diphenylamine for either of these compounds as a combined concentration as Diphenylamine.

If Total PCBs are detected and the target aroclors reported are "Not detected", the Total PCB value is reported due to the presence of either or both Aroclors 1262 and 1268 which are non-target aroclors for some regulatory lists.

2-chloroethylvinyl ether readily breaks down under acidic conditions. Samples that are acid preserved, including standards will exhibit breakdown. The data user should take note.

Certification for pH is no longer offered by NYDOH ELAP.

Semi-Volatile and Volatile analyses are reported down to the LOD/MDL, with values between the LOD/MDL and the LOQ being "J" flagged as estimated results.

For analyses by EPA SW-846-8270D, the Limit of Quantitation (LOQ) reported for benzidine is based upon the lowest standard used for calibration and is not a verified LOQ due to this compound's propensity for oxidative losses during extraction/concentration procedures and non-reproducible chromatographic performance.



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120 Research Drive
Stratford, CT 06615
clientservices@yorklab.com
www.yorklab.com

YORK
ANALYTICAL LABORATORIES, INC.

Field Chain-of-Custody Record

YORK Project No.

21F1421

Page 1 of 1

NOTE: YORK's Standard Terms & Conditions are listed on the back side of this document.
This document serves as your written authorization for YORK to proceed with the analyses requested below.
Your signature binds you to YORK's Standard Terms & Conditions.

YOUR INFORMATION		Report To:		Invoice To:		YOUR Project Number		Turn-Around Time	
Company:	Address:	Company:	Address:	Company:	Address:	81434.00		RUSH - Next Day	
Address:	Address:	Address:	Address:	Address:	Address:	YOUR Project Name		RUSH - Two Day	
Phone:	Phone:	Phone:	Phone:	Phone:	Phone:	Love Road BCP		RUSH - Three Day	
Contact:	Contact:	Contact:	Contact:	Contact:	Contact:	YOUR PO#: 9907		RUSH - Four Day	
E-mail:	E-mail:	E-mail:	E-mail:	E-mail:	E-mail:			Standard (5-7 Day)	
Samples Collected by: (print your name above and sign below)		Matrix Codes		Samples From		Report / EDD Type (circle selections)		YORK Reg. Comp.	
Michael O'Neill Michael O'Neill		S - soil / solid		New York		CT RCP		Compared to the following Regulation(s): (please fill in)	
		GW - groundwater		New Jersey		QA Report		NYS DEC	
		DW - drinking water		Connecticut		NY ASP A Package		Part 703.5	
		WW - wastewater		Pennsylvania		NY ASP B Package		GW Standard	
		O - Oil ; Other		Other					
Sample Identification		Sample Matrix		Date/Time Sampled		Analysis Requested		Container Description	
2009-MW-2		GW		6/29/21 1025		CP-51 VOCs by 8260		3x 40ml VOA	
MW-5		GW		1125				"	
MW-6		GW		1200				"	
MW-7		GW		1245				"	
Trip Blank		DI						2x 40ml VOA	
Comments: Samples Placed in Sealed Chexen Frigs									
Samples Relinquished by / Company		Date/Time		Samples Received by / Company		Date/Time		Special Instruction	
Received by / Company		6/29/21 1500		Chexen		6-30-21 16:24		Field Filtered Lab to Filter	
Relinquished by / Company									
Relinquished by / Company								Temp. Received at Lab	
								2.4	

APPENDIX C:
March 2022 Change of Use and Ownership
Submittal (Updated) and Redevelopment
Plans

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



**60-Day Advance Notification of Site Change of Use, Transfer of
Certificate of Completion, and/or Ownership**

Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

To be submitted at least 60 days prior to change of use to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation, 625 Broadway
Albany NY 12233-7020

I. **Site Name:** Love Road Development Site **DEC Site ID No.** C314113

II. **Contact Information of Person Submitting Notification:**

Name: Frank Redl of Herb Redl Properties
Address1: 80 Washington Street
Address2: Poughkeepsie, NY 12601
Phone: 845.471.3388 E-mail: frank@redlh.com

III. **Type of Change and Date:** Indicate the Type of Change(s) (check all that apply):

- ☒ Change in Ownership or Change in Remedial Party(ies)
☒ Transfer of Certificate of Completion (CoC)
☒ Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy): see IV below

IV. **Description:** Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

The site owner has transferred the property ownership to another entity within the same organization from Herb Redl Properties to Guardian Self Storage East LLC. This transfer occurred on February 7, 2020 and was recorded on February 1, 2022. The deed is attached with the Notice of Transfer of certificate of Completion form. As such, we request that the COC be transferred to the new owner's name. The Remedial Party's contact is unchanged.

Site redevelopment work is being planned to build a self-storage facility on the property. This reflects a planned change of use. The redevelopment plans are attached and will include a passive soil vapor mitigation system. As such, no soil vapor investigation is planned for the residual petroleum products identified in this site area. Construction is anticipated to impact the four existing monitoring wells. Based on the groundwater sampling data, a request will be submitted to decommission these wells as part of construction. Site construction is planned to begin in **October 2022**.

If "Other," the description must explain and advise the Department how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

- V. **Certification Statement:** Where the change of use results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative: see §375-1.11(d)(3)(i)):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name:  _____
(Signature) Mar 29, 2022

(Date)
Frank Redl

(Print Name)

Address1: 80 Washington Street
Address2: Poughkeepsie, NY 12601
Phone: 845.471.3388 E-mail: frank@redlh.com

- VI. **Contact Information for New Owner, Remedial Party, or CoC Holder:** If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

☒ Prospective Owner ☒ Prospective Remedial Party ☐ Prospective Owner Representative

Name: Guardian Self Storage East LLC
Address1: 80 Washington Street
Address2: Poughkeepsie, NY 12601
Phone: 845.471.3388 E-mail: frank@redlh.com

Certifying Party Name: Same as above
Address1: _____
Address2: _____
Phone: _____ E-mail: _____

VII. Agreement to Notify DEC after Transfer: If Section VI applies, and all or part of the site will be sold, a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the holder of the CoC for the site, the CoC should be transferred to the new owner using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>. This form has its own filing requirements (see 6NYCRR Part 375-1.9(f)).

Signing below indicates that these notices will be provided to the DEC within the specified time frames. If the sale of the site also includes the transfer of a CoC, the DEC agrees to accept the notice given in VII.3 below in satisfaction of the notice required by VII.1 below (which normally must be submitted within 15 days of the sale of the site).

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. the name and contact information for the new owner(s) (see §375-1.11(d)(3)(ii));
2. the name and contact information for any owner representative; and
3. a notice of transfer using the DEC's form found at <http://www.dec.ny.gov/chemical/54736.html> (see §375-1.9(f)).

Name: _____

(Signature)

Mar 29, 2022

(Date)

Frank Redl

(Print Name)

Address1: 80 Washington Street

Address2: Poughkeepsie, NY 12601

Phone: 845.471.3388

E-mail: frank@redlh.com

NOTICE OF TRANSFER OF CERTIFICATE OF COMPLETION

Brownfield Cleanup Program

Pursuant to 6 NYCRR Part 375-1.9(f)

Love Road Redevelopment Site, C314113
20-50 Love Road, Poughkeepsie, NY 12601

PLEASE TAKE NOTICE, that pursuant to Article 27, title 14 of the Environmental Conservation Law and 6 NYCRR 375-1.9(f), Herb Redl Properties hereby transfers the Certificate of Completion (COC) issued by the Department of Environmental Conservation on December 18, 2017, for the site described below. Such COC was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, title 14 had been or would be achieved in accordance with the time frame, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, that Love Road Redevelopment Site is located at 20-50 Love Road, Poughkeepsie, NY 12601, Dutchess County. The Site is bearing DEC site number: C314113 and is more fully described on Schedule A attached hereto. The Tax Map Identification Number(s) for the Site is: 14-6261-01-187898

PLEASE TAKE NOTICE, that a Notice of Certificate of Completion for the Site was filed in the Dutchess County Clerk's Office on December 27, 2017, in Document 02 2017 9695.

PLEASE TAKE NOTICE, that on February 7, 2020, Herb Redl Properties conveyed title to the Site to Guardian Self Storage East LLC by Deed recorded on February 1, 2022, in Document 02 2022 411.

PLEASE TAKE NOTICE, Herb Redl Properties hereby transfers the Certificate to the following new property owner as provided for pursuant to Article 27, title 14 of the Environmental Conservation Law and 6 NYCRR 375-1.9(f):

Guardian Self Storage East LLC
(New Property Owner)

26-3890750
(Employer Identification Number)

Kelley Redl Hardisty, Member
Representative (if applicable)

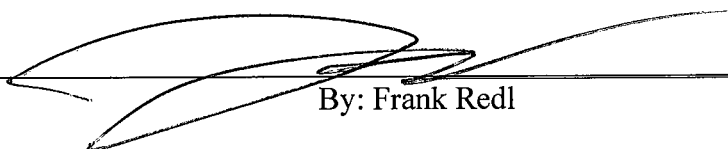
80 Washington Street
Poughkeepsie, NY 12601
(Address)

80 Washington Street
Poughkeepsie, NY 12601
(Address)

PLEASE TAKE FURTHER NOTICE, that if there is an environmental easement for this site, that Guardian Self Storage East LLC recognizes and agrees to implement the Department-approved Site Management Plan, and any amendments thereto, and to fully comply with all restrictions and affirmative obligations contained therein as well as in the Environmental Easement for the Site.

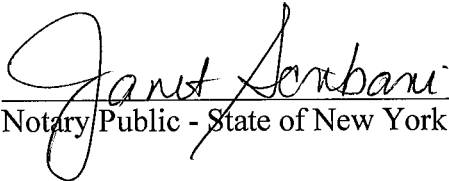
WHEREFORE, the undersigned have signed this Notice of Transfer of Certificate of Completion as of this 19th of May, 2022.

Herb Redl Properties


By: Frank Redl

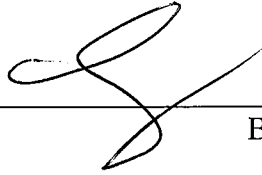
STATE OF NEW YORK)
) ss:
COUNTY OF DUTCHESS)

On the 24 day of May, in the year 2022, before me, the undersigned, personally appeared FRANK REDL, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public - State of New York

JANET SCRIBANI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SC4872214
Qualified in Ulster County
My Commission Expires: 10/6/22

Guardian Self Storage East LLC



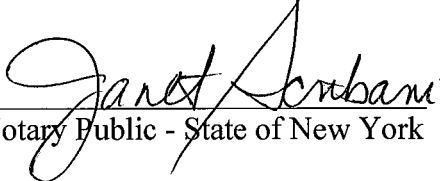
By: Kelley Redl Hardisty, Member

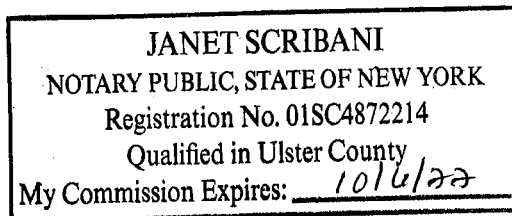
STATE OF NEW YORK)

) ss:

COUNTY OF DUTCHESS)

On the 24 day of May, in the year 2022, before me, the undersigned, personally appeared KELLEY REDL HARDISTY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public - State of New York





Dutchess County Clerk
22 Market Street
Poughkeepsie, NY 12601
(845) 486-2134
www.dutchessny.gov/countyclerk

Receipt #: 14806 **Date:** 5/6/2022 1:51 PM

Batch #: 94

Received From: GUARDIAN SELF STORAGE EAST LLC

User: cni

Payment Type	Amount	Card Holder
Amex X1085 *	\$77.76	REDL, FRANK
Payment Total:	\$77.76	

Account # - Description	Cost Per Unit	Quantity	Amount
1 - Deed			
Instrument Type: CTF			
Document #: 02-2022-1846			
Municipality: Town of Poughkeepsie			
010 - Record Deeds - Page Fee	\$5.00	5	\$25.00
010 - Record Deeds - Cover Page	\$25.00	1	\$25.00
030 - Reference	\$0.50	1	\$0.50
070 - Records Mgmt - Local Fee	\$1.00	1	\$1.00
504 - Records Mgmt - State Fee	\$4.75	1	\$4.75
511 - Cultural Ed - State Fee	\$14.25	1	\$14.25
514 - Conveyance Notice	\$10.00	0	\$0.00
Item Total:			\$70.50

Grantor: HERB REDL PROPERTIES
Grantee: GUARDIAN SELF STORAGE EAST LLC

2 - Transfer Tax			
Transfer Tax #: 6764			
Document #: 02-2022-1846			
Municipality: Town of Poughkeepsie			
290 - Real Estate Transfer Tax	\$0.00	1	\$0.00
291 - Mansion Tax	\$0.00	1	\$0.00
Item Total:			\$0.00

3 - TP584			
Document #: 02-2022-1846			
Municipality: Town of Poughkeepsie			
030 - Affidavit	\$5.00	1	\$5.00
Item Total:			\$5.00

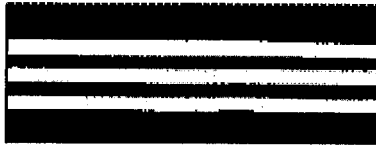
4 - Credit Card Surcharge			
512 - Credit Card Surcharge	\$2.26	1	\$2.26
Item Total:			\$2.26

I acknowledge that payment by credit card is optional and that credit card payments are subject to the surcharges clearly stated above.

This surcharge is added to cover the cost of credit card processing and is non-refundable.

I agree to pay the above Payment Total amount according to the card issuer agreement and understand that this surcharge will be charged to allow payment by credit card(s).

Authorized Signature _____



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 2/1/2022

Time Recorded: 12:14 PM

GUARDIAN SELF STORAGE EAST LLC
80 WASHINGTON ST

Document #: 02 2022 411

POUGHKEEPSIE, NY 12601

Received From: FRANK REDL

Grantor: REDL HERBERT H

Grantee: GUARDIAN SELF STORAGE EAST LLC

Recorded In: Deed

Tax District: Town of Poughkeepsie

Instrument Type:

Examined and Charged As Follows :

Recording Charge: \$320.00
Transfer Tax Amount: \$0.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 4557

Number of Pages: 5

*** Do Not Detach This Page

*** This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y

TP-584: Y

County Clerk By: jmo

Receipt #: 3497

Batch Record: 21

Bradford Kendall
County Clerk



022022411

THIS INDENTURE made this ^{1th} day of February Two Thousand and Twenty
BETWEEN **Herbert H. Redl**, of 80 Washington Street, Poughkeepsie, New York,

Party of the first part, and

Guardian Self Storage East LLC, having a place for the transaction of business at 80 Washington Street, Poughkeepsie, New York

Party of the second part,

WITNESSETH, that the parties of the first part, in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration lawful money of the United States, to them paid by the party of the second part, do hereby grant and release unto the party of the second part, their heirs or successors and assigns of the party of the second part forever,

ALL that tract or parcel of land situate in the Town of Poughkeepsie, County of Dutchess and State of New York on the north side of the highway leading from Poughkeepsie to Pleasant Valley, bounded and described as follows:

SEE SCHEDULE "A"

BEING the same premises conveyed by Herbert H. Redl and Sue Ann Redl to Herbert H. Redl by Deed dated April 26, 2005 and recorded in the Dutchess County Clerk's Office on April 26, 2005 as Document #02 2005 3468.

SUBJECT TO a Notice of Certificate of Completion-Brownfield Cleanup Program dated December 19, 2017 and recorded in the Dutchess County Clerk's Office on December 27, 2017 as Document # 02 2017 9695.

SUBJECT TO an Environmental Easement given by the Grantor to The People of the State of New York dated October 16, 2017 and recorded in the Dutchess County Clerk's Office on October 31, 2017 as Document #02 2017 8191.

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

SUBJECT TO a Permanent Easement given by the Grantor to County of Dutchess by instrument dated October 3, 2008 and recorded in the Dutchess County Clerk's Office on November 5, 2008 as Document #02 2008 6842.

11/4p65-
255
320

SCHEDULE "A" PROPERTY DESCRIPTION

**SURVEY DESCRIPTION
TAX PARCEL 6261-01-187898**

ALL that certain plot, piece or parcel of land on the southerly and westerly side of Love Road, situate, lying and being in the Town of Poughkeepsie, Dutchess County, New York and being more particularly bounded and described as follows;

BEGINNING at a point on the northerly side of Dutchess Turnpike NYS Route 44 (State Highway #549) at the southwesterly corner of the herein described parcel and the southeasterly corner of lands now or formerly of Capstone Plaza 44, LLC as described in Deed Document #02-2015-479, said point also being the southwesterly corner of Lot 1 as shown on a certain map entitled "Subdivision Map and Survey Map of the lands of Donald P. Love & H. Paul Richards" filed in the office of the Dutchess County Clerk September 4, 1987 as filed map #8104, and running;

Thence northerly along the division line between the herein described parcel on the east and said lands of Capstone Plaza 44, LLC on the west, N 01°52'20" E 199.92 feet, and N 25°48'25" E 251.10 feet to the southerly side of Love Road; thence along the southerly side of Love Road, along a non-tangent curve to the left having a radius of 265.00 feet, an arc length of 94.34 feet and a chord bearing N 79°58'43" E 93.84 feet, N 69°46'50" E 89.50 feet, along a tangent curve to the right having a radius of 115.00 feet, an arc length of 277.90 feet and a chord bearing S 40°59'29" E 215.05 feet, S 28°14'42" W 124.20 feet, S 48°47'30" W 36.00 feet, S 20°25'44" W 31.70 feet, along a non-tangent curve to the left having a radius of 54.00 feet an arc length of 76.84 feet and a chord bearing S 28°48'23" E 70.52 feet to the northerly side of said Dutchess Turnpike NYS Route 44 (State Highway #549); thence westerly, along the northerly side of Dutchess Turnpike NYS Route 44 (State Highway #549), S 32°48'41" W 17.03 feet, S 75°28'16" W 63.01 feet, S 20°44'14" W 19.03 feet, S 73°14'00" W 184.13 feet, N 71°38'02" W 82.10 feet and S 74°17'21" W 40.70 feet to the point or place of BEGINNING.

CONTAINING 3.54 Acres of Land more or less

Also ALL that certain plot, piece or parcel of land on the northerly and easterly side of Love Road, situate, lying and being in the Town of Poughkeepsie, Dutchess County, New York and being more particularly bounded and described as follows;

BEGINNING at a point on the northerly side of Love Road, said point being distant 57.03 feet northerly as measured on a course of N 25°48'25" E from the northwesterly corner of the aforementioned parcel on the southerly and westerly side of Love Road, and running;

Thence northerly along the division line between the herein described parcel on the east and lands now or formerly of Capstone Plaza 44, LLC as described in Deed Document #02-2015-479 on the west, N 25°48'25" E 13.23 feet and N 25°25'50" E 41.75 feet to the northwesterly corner of the herein described parcel, said point also being the northwesterly corner of Lot 2 as shown on a certain map entitled "Subdivision Map and Survey Map of the lands of Donald P. Love & H. Paul Richards" filed in the office of the Dutchess County Clerk September 4, 1987 as filed map #8104; thence easterly along the division line between the herein described parcel on the south and lands now or formerly of Capstone Plaza 44, LLC as described in Deed Document #02-2015-479 on the north, N 71°54'10" E 360.90 feet to the westerly line of Lands now or formerly of County of Dutchess as described in Liber 1666 of deeds at page 184; thence along a non-tangent curve to the left having a radius of 1,695.28 feet, an arc length of 528.87 feet and a chord bearing S 04°09'35" E 526.73 feet to the northerly side of Dutchess Turnpike NYS Route 44 (State Highway #549) at the southeasterly corner of the herein described parcel; thence along the northerly side of said Turnpike in part, and along the northeasterly side of Love Road in part, S 73°14'28" W 98.81 feet, N 08°15'10" W 100.14 feet, N 08°15'23" W 21.60 feet; thence continuing along the northeasterly side of Love Road, N 28°14'37" E 92.60 feet, along a non-tangent curve to the left having a radius of 165.00 feet, an arc length of 398.73 feet and a chord bearing N 40°59'29" W 308.55 feet, S 69°46'50" W 89.50 feet and along a tangent curve to the right having a radius of 215.00 feet, an arc length of 51.81 feet and a chord bearing S 76°41'04" W 51.69 feet to the point or place of BEGINNING.

CONTAINING 1.05 Acres of Land more or less

The above described parcels having a combined, total area of 4.59 Acres more or less.

TOGETHER with all right, title and interest, if any, of the parties of the first part in and to any gores, easements of record, streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the parties of the first part covenants that the parties of the first part have not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the parties of the first part, in compliance with Section 13 of the Lien Law, covenant that the parties of the first part will receive consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the parties of the first part have duly executed this Deed the day and year first above written.


Herbert H. Redl

STATE OF NEW YORK)
COUNTY OF DUTCHESS) ss.:

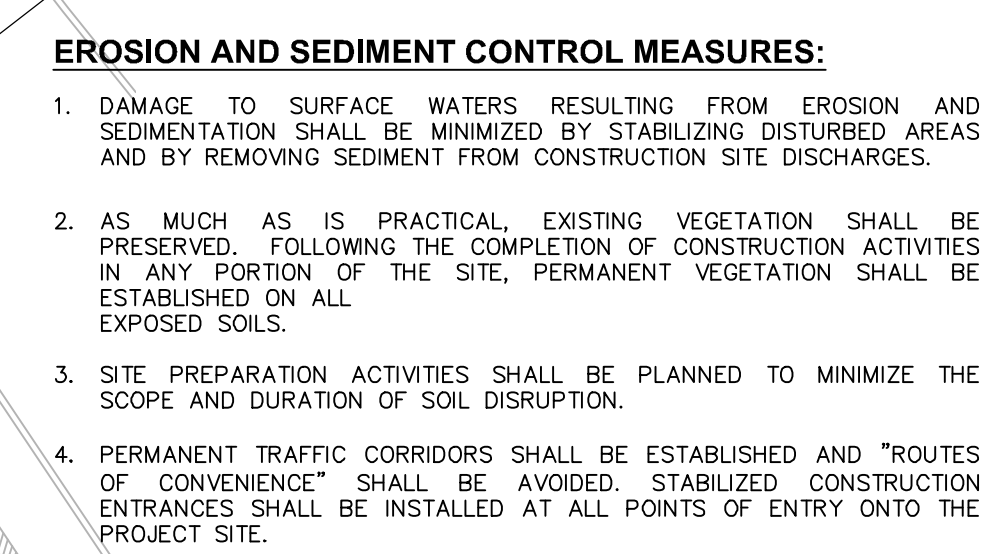
On the 7 day of February, 2020, before me, the undersigned, a notary public in and for said state, personally appeared Herbert H. Redl personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, the person on behalf of which the individual acted, executed the instrument.


Notary Public

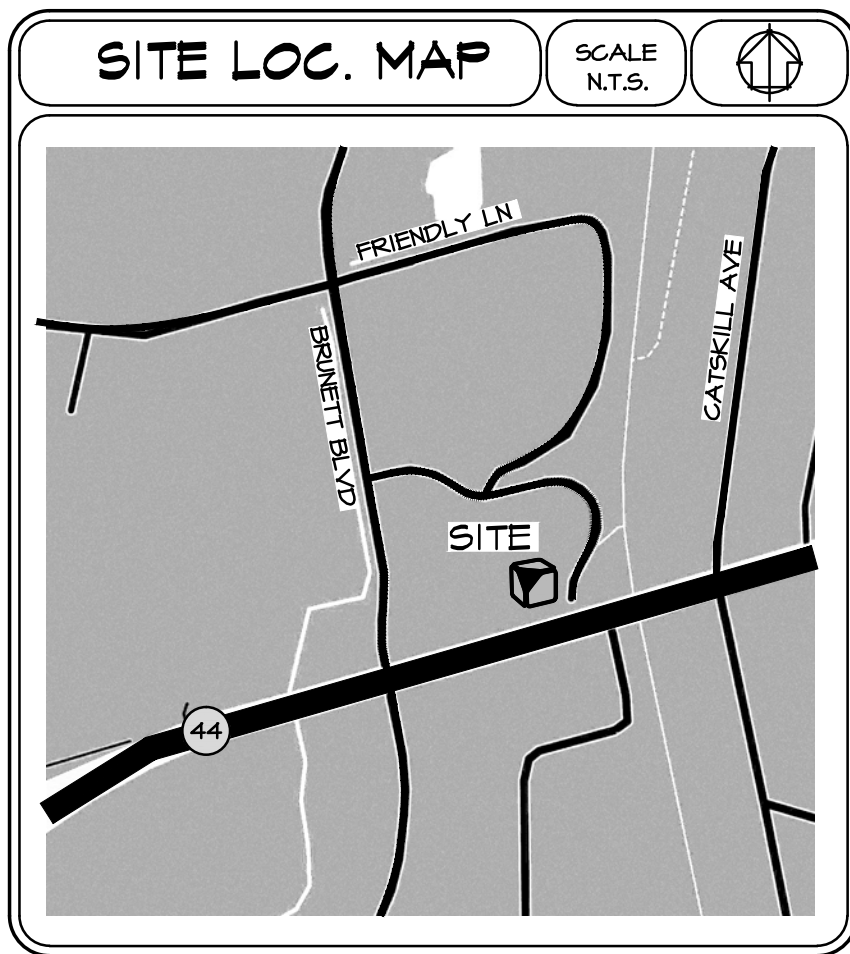
RECORD & RETURN:

✓ Guardian Self Storage East LLC
80 Washington Street
Poughkeepsie, New York 12601

✓ KIMBERLY A VIRGA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01VI6363231
Qualified in Dutchess County
My Commission Expires 08-14-2021



designed SL/SMD	checked CPL
date 11/22/21	scale 1"=20'
project no. 81434.00	
sheet no. C151	



LEGEND

	HANDICAPPED PARKING SPACE
N/F	NOW OR FORMERLY
EX. U.P.	EXISTING UTILITY POLE
N.U.P.	NEW UTILITY POLE
EX. HYD.	EXISTING FIRE HYDRANT TO REMAIN

PARKING REQUIREMENT

USE	REQ'D.	# OF SPACES REQ'D.	# OF SPACES PROVIDED
STORAGE: 71,413 SF	1 / 2,000 S.F.	36	13 - STANDARD 2 - ACCESSIBLE 4 - LARGE 2 - LOADING
TOTAL:		36	21 *

* VARIANCE REQUIRED

ZONING DATA CHART TOWN OF POUGHKEEPSIE

ZONE	B-H	REQUIRED	EXISTING	PROPOSED
LOT AREA		2 ACRES (87,120 S.F.)	4.58 ACRES (199,605 S.F.)	NO CHANGE
LOT FRONTAGE	MIN	200'-0"	(LOVE RD) 1,468' ± (RT. 44) 405'-2" ±	NO CHANGE
LOT WIDTH	MIN	200'-0"	317'-10" ±	NO CHANGE
LOT DEPTH	MIN	400'-0"	319'-9" ±	NO CHANGE
FRONT YARD SETBACK	MIN	40'-0"	21'-6" ±	28'-0" ± *
SIDE YARD SETBACKS	MIN	40'-0"	1'-2" ±	10'-6" ± *
REAR YARD SETBACK	MIN	40'-0"	207'-4" ±	155'-10" ±
LOT COVERAGE	MAX	25%	4%	10%
IMPERVIOUS COVERAGE	MAX	75%	5.3%	28.5%
BUILDING HEIGHT	MAX	45'-0" (3 STORIES)		44'-10" ± (3 STORIES, N BASEMENT)

- * VARIANCE REQUIRED
** TO FRONT CANOPY STRUCTURE
- FRONT YARD SET BACK - VARIANCE OF 12'-0"
 - SIDE YARD SET BACK - VARIANCE OF 21'-6"
 - PARKING REQ. - VARIANCE OF 16 SPACES

GENERAL NOTES

- THE PROPOSED BUILDING SHALL COMPLY WITH 2020 BUILDING CODE OF NYS, LOCAL CODES AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- DUMPING AND / OR STORING OF TENANT / OWNER BELONGINGS OUTSIDE OF STRUCTURE IS STRICTLY PROHIBITED.

OWNER OF RECORD

GUARDIAN SELF STORAGE EAST LLC
80 WASHINGTON STREET
POUGHKEEPSIE, NY 12601

INDEX TO DRAWINGS

SHT. #	TITLE
SITE	PROPOSED SITE PLAN AND ZONING DATA CHART
S2.0	EXISTING CONDITIONS SITE PLAN
S2.1	SITE DEMO PLAN
S3.0	PROPOSED SITE LIGHTING PLAN, SCHEDULE & DETAILS
S3.1	LIGHTING CUT SHEETS
S4.0	PROPOSED LANDSCAPING PLAN, SCHEDULE & DETAILS
S5.0	PROPOSED ELEVATIONS
S6.0	PROPOSED 3D RENDERINGS
S7.0	SITE DETAILS
S8.0	PROPOSED SIGN LOCATION PLAN AND DETAILS
CIVIL	
G001	NOTES AND LEGENDS SHEET
G002	NOTES SHEET
SV1	MAP OF ENVIRONMENTAL EASEMENT SURVEY PREPARED FOR HERB REDL PROPERTIES
C150	EROSION & SEDIMENT CONTROL PLAN (PRIOR TO CONSTRUCTION)
C151	GRADING AND EROSION & SEDIMENT CONTROL PLAN (DURING CONSTRUCTION)
C160	DRAINAGE AND UTILITY PLAN
C190	VEHICULAR MOVEMENT PLAN
C540	STORMWATER DETAILS
C541	STORMWATER DETAILS
C550	EROSION & SEDIMENT CONTROL DETAILS
C560	SANITARY SEWER AND WATER DETAILS
C561	SANITARY SEWER AND WATER DETAILS

OWNER / APPLICANT SIGNATURE

THE UNDERSIGNED APPLICANT(S) FOR THE PROPERTY AND THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN CERTIFY THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS NOTES AND ITS CONTENTS AS STATED HEREON INCLUDING ALL CONDITION OF APPROVAL.

THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO KEEP THIS PREMISES AS PER PLAN APPROVAL BY THE PLANNING BOARD UNTIL A NEW OR REVISED PLAN FOR DEVELOPMENT OR USE OF THE SITE IS APPROVED BY THE PLANNING BOARD. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE TOWN FOR THE OCCUPANCY AS APPROVED HEREON.

OWNER _____ DATE _____
APPLICANT _____ DATE _____

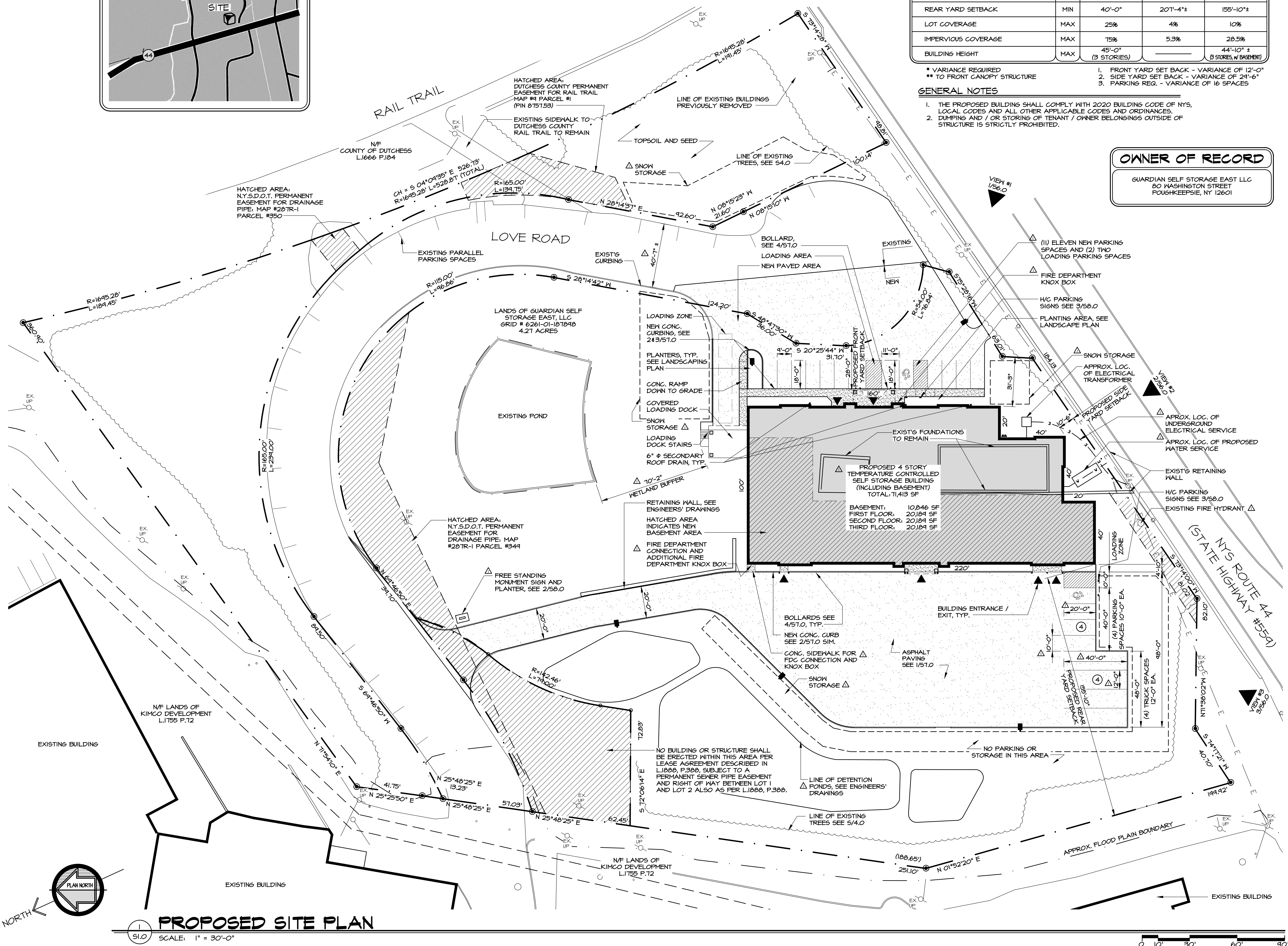
PLANNING BOARD APPROVAL

THE PLAN OF DEVELOPMENT FOR THE PROPERTY AS DEPICTED HEREON WAS APPROVED BY A MAJORITY OF THE MEMBERS OF THE TOWN OF POUGHKEEPSIE PLANNING BOARD AT A MEETING HELD ON _____, AND THE CONDITIONS OF SITE PLAN APPROVAL HAVE BEEN SATISFIED OR ARRANGEMENTS HAVE BEEN MADE TO ENSURE THE COMPLETION OF ANY OUTSTANDING OR INCOMPLETE CONDITIONS.

CHAIRMAN _____ DATE _____

DEPARTMENTAL SIGNATURES

PLANNING DEPARTMENT	DATE
BUILDING DEPARTMENT	DATE
FIRE DEPARTMENT	DATE
WATER DEPARTMENT	DATE
SEWER DEPARTMENT	DATE
ZONING ADMINISTRATOR	DATE
ENGINEERING DEPARTMENT	DATE



project no.
01-28.14

date
22 NOV 21

drawn by
AD

description
PROPOSED SITE PLAN AND ZONING DATA CHART

revision
21 JAN 22
FB COMMENTS DATED 12/02/21 & 12/16/21

PROPOSED SITE PLAN AND ZONING DATA CHART

MAURI ARCHITECTS PC
75 MANSON STREET POUGHKEEPSIE NY 12601 845.452.0330 mauri-architects.com

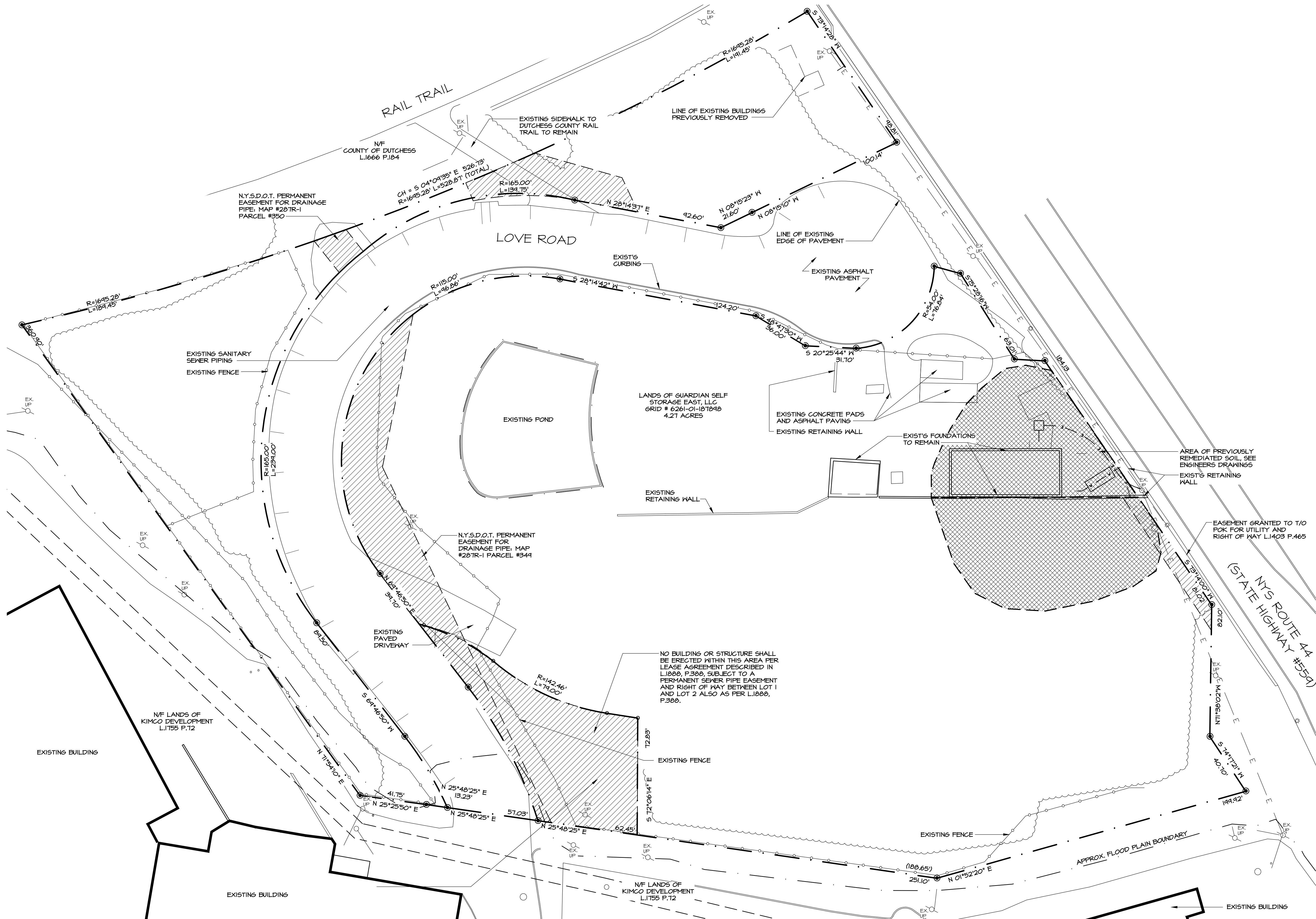
TEMPERATURE CONTROLLED FACILITY
2 LOVE ROAD
POUGHKEEPSIE, NY

GUARDIAN SELF-STORAGE

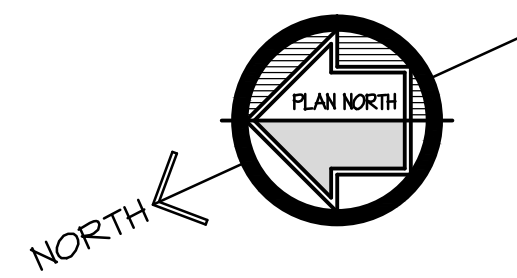
SHEET NO. **S1.0**

PURSUANT TO SECTION 645 (b) OF THE REGULATION OF THE COMMISSIONER OF EDUCATION, UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW.

REGISTERED ARCHITECT
RICHARD K. TOMPKINS
033188
STATE OF NEW YORK



EXISTING CONDITIONS SITE PLAN
SCALE: 1" = 30'-0"



project no. 01-28.14	
date 22 NOV 21	
drawn by AD	
revision 21 JAN 22	description FB COMMENTS DATED 12/02/21 & 12/16/21

EXISTING CONDITIONS SITE PLAN

MAURI ARCHITECTS PC
75 MANHATTAN STREET POUGHKEEPSIE NY 12601 845.452.0380 mauri-architects.com

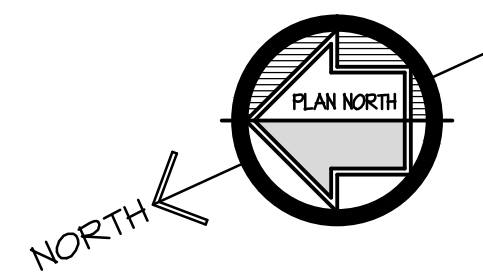
TEMPERATURE CONTROLLED FACILITY
2 LOVE ROAD
POUGHKEEPSIE, NY

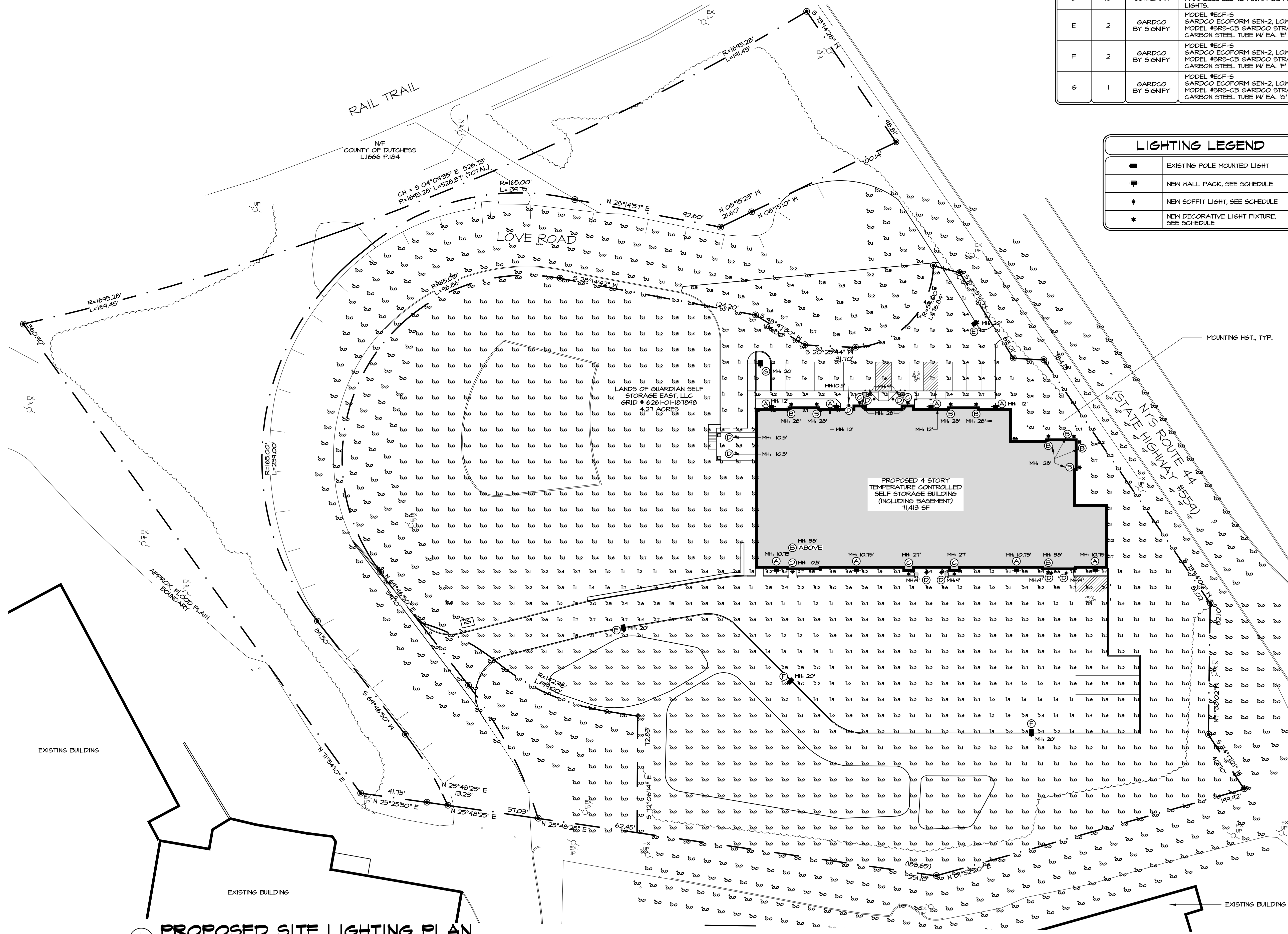
GUARDIAN
SELF-STORAGE

52.0

PERMIT TO CONSTRUCTION
SECTION 645 (b) OF THE REGULATION OF THE COMMISSIONER OF EDUCATION
UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW





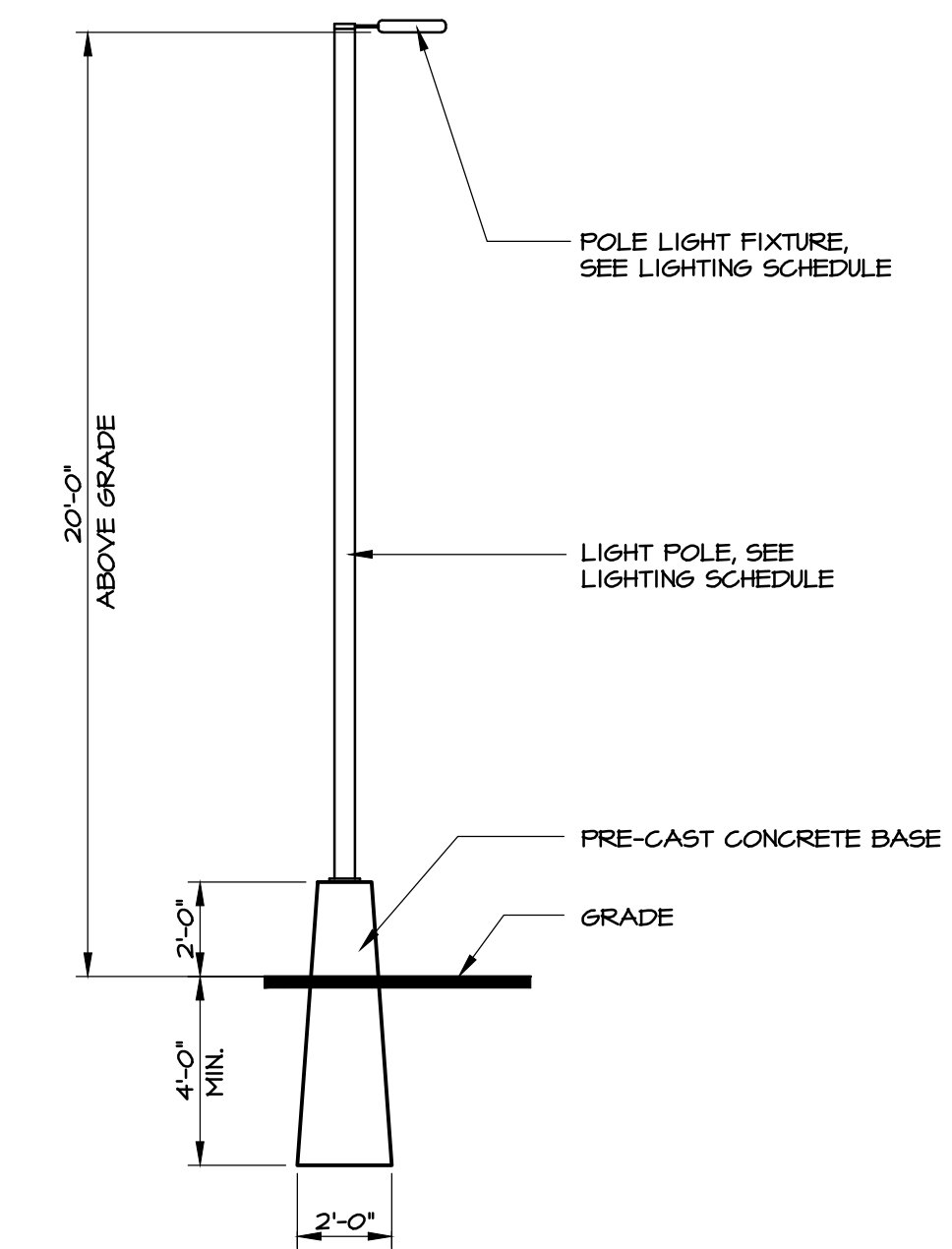


LIGHTING SCHEDULE				
KEY	QTY	MANUF.	TYPE	MOUNTING HGT
A	8	STONCO BY SIGNIFY	MODEL #FW-NM-GI-B-BZ LED LOW PROFILE WALL PACK, GENERATION 1 3000K, BRONZE.	*VARIES* SEE LIGHTING PLAN
B	10	ACCESS LIGHTING	MODEL #20035LEDMS-BRZ/FSST SANDPIPER 18", EXTERIOR WALL MOUNT LED, 3000K, BRONZE.	*VARIES* SEE LIGHTING PLAN
C	4	KICHLER	MODEL #44558AZLED DAHLIA EXTERIOR WALL MOUNT LED, 25-1/4", 3000K, BRONZE. (DECORATIVE LIGHTS)	*VARIES* SEE LIGHTING PLAN
D	10	SONNEMAN	MODEL #3868.OILED PARALLEL LED 12". SURFACE MOUNT, 3000K, POLISHED CHROME CANOPY LIGHTS.	*VARIES* SEE LIGHTING PLAN
E	2	GARDCO BY SIGNIFY	MODEL #ECF-S GARDCO ECOFORM GEN-2, LOW-PROFILE LED AREA LIGHTS, 3000K, INCLUDE MODEL #SR5-CB GARDCO STRAIGHT ROUND STEEL, ONE-PIECE HIGH TENSILE CARBON STEEL TUBE W/ EA. 'E' UNIT.	20'-0" A.F.G.
F	2	GARDCO BY SIGNIFY	MODEL #ECF-S GARDCO ECOFORM GEN-2, LOW-PROFILE LED AREA LIGHTS, 3000K, INCLUDE MODEL #SR5-CB GARDCO STRAIGHT ROUND STEEL, ONE-PIECE HIGH TENSILE CARBON STEEL TUBE W/ EA. 'F' UNIT.	20'-0" A.F.G.
G	1	GARDCO BY SIGNIFY	MODEL #ECF-S GARDCO ECOFORM GEN-2, LOW-PROFILE LED AREA LIGHTS, 3000K, INCLUDE MODEL #SR5-CB GARDCO STRAIGHT ROUND STEEL, ONE-PIECE HIGH TENSILE CARBON STEEL TUBE W/ EA. 'G' UNIT.	20'-0" A.F.G.

LIGHTING LEGEND	
■	EXISTING POLE MOUNTED LIGHT
■	NEW WALL PACK, SEE SCHEDULE
+	NEW SOFFIT LIGHT, SEE SCHEDULE
★	NEW DECORATIVE LIGHT FIXTURE, SEE SCHEDULE



2 LIGHTING FIXTURES
SCALE: N.T.S.



3 POLE LIGHT DETAIL
SCALE: 1/4" = 1'-0"

project no.	01-28.14
date	22 NOV 21
drawn by	AD
revision	description
21 JUN 22	FB COMMENTS DATED 12/02/21 & 12/16/21

PROPOSED SITE LIGHTING PLAN, SCHEDULE & DETAILS

MAURI ARCHITECTS PC
75 MANHATTAN STREET Poughkeepsie, NY 12601 845.452.1030 mauri-architects.com

TEMPERATURE CONTROLLED FACILITY
2 LOVE ROAD
POUGHKEEPSIE, NY

GUARDIAN
SELF-STORAGE

SHEET NO. **53.0**

PERMIT TO SECTION 045 (BY) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION (UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW)

REGISTERED ARCHITECT
RICHARD K. TOMPKINS
033188
STATE OF NEW YORK

PLANTING NOTES

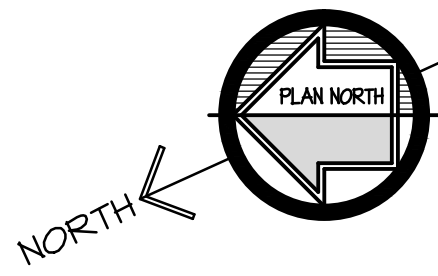
1. ALL PLANT MATERIAL MUST CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK ANSI Z601-2014.
2. ALL PLANT MATERIAL DELIVERED TO THE SITE AND OR PLANTED MUST BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL THE SCOPE OF AGREED LANDSCAPE WORK IS COMPLETE.
3. ALL NURSERY BAGS MUST BE REMOVED FROM THE ROOT BALL OR CUT FROM THE ROOT BALL AFTER PLACING THE PLANT IN THE PLANTING HOLE.
4. ALL BURLAP MUST BE REMOVED FROM ROOT BALLS OR CUT AWAY FROM THE ROOT BALL AFTER PLACING THE PLANT IN THE PLANTING HOLE.
5. THE INDIGENOUS SOIL OR BACK FILL FOR MAJOR TREES MUST NOT BE CONDITIONED UNLESS ROCKY OR UNSUITABLE CONDITIONS ARE PRESENT.
6. UNPLANTED AREAS OF SOIL, MEDIA AND SLOW RELEASE FERTILIZER PER INSTRUCTIONS INTO INDIGENOUS SOIL USED TO BACK FILL SHRUBS, PERENNIALS AND GROUND COVER. GROUND COVER AREAS IN PARTICULAR REQUIRE MECHANICAL TILLING IN AN EFFORT TO CREATE A FRIABLE SOIL TEXTURE.
7. ALL SLASHES AND GROVES TO THE BACK OF THE SHOVEL SHALL BE REMOVED BY REVERSING THE SHOVEL AND GIVING IN THE PLANTING HOLE.
8. A SOIL PH TEST IS HIGHLY RECOMMENDED BEFORE PLANTING BEGINS.
9. IF EXISTING OR NEWLY INSTALLED DRAINAGE OR ROOTS SYSTEMS MUST BE COMPLETELY REMOVED FROM PLANTING BEDS PRIOR TO INSTALLING NEW PLANT MATERIAL.
10. ONLY NON-DYED NATURAL MULCH MAY BE USED. INSTALL MULCH TO A DEPTH OF 2" - 3". COLOR TO BE SELECTED BY OWNER.
11. STAKE ANY TREES OR PLANTS THAT MAY BE AFFECTED BY HIGH WIND LOADS.
12. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL LOCAL AND STATE CODES. ANY PERMITS REQUIRED FOR THE LANDSCAPE CONTRACTOR'S WORK MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR.
13. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE PLANTING SCHEDULE WITH THE OWNER.
14. ANY DEVIATIONS FROM THE DESIGN DUE TO UNKNOWN SITE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY.
15. THE SITE IS LOCATED WITHIN A KNOWN MATERNITY ROOSTING COLONY. IN ORDER TO PREVENT DIRECT TAKINGS OF INDIANA BAY (MYIOTIS SOZALIS), A FEDERAL AND STATE LISTED ENDANGERED SPECIES, TREE CLEARING SHALL ONLY BE CONDUCTED BETWEEN APRIL 1 AND OCTOBER 15. TREE CUTTING MAY BE PERFORMED BETWEEN THE DATES OF APRIL 1 AND OCTOBER 14.
16. PRIOR TO CLEARING TREES THE CLEARING LIMITS SHALL BE CLEARLY STAKED OUT IN THE FIELD AND MARKED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING LIMITS.
17. NO PESTICIDES OR HERBICIDES SHALL BE USED IN ANY STORMWATER MANAGEMENT BASINS.



4
54.0



2
54.0



PROPOSED LANDSCAPING PLAN, SCHEDULE & DETAILS

MAURI ARCHITECTS PC
713 MANSON STREET PO BOX 452, 1030 MAURI-ARCHITECTS.COM

The logo for Guardian Self-Storage. It features a stylized chevron symbol to the left of the word "GUARDIAN" in a bold, sans-serif font. Below "GUARDIAN" is a dark rectangular box containing the words "SELF-STORAGE" in white, all-caps, sans-serif font.

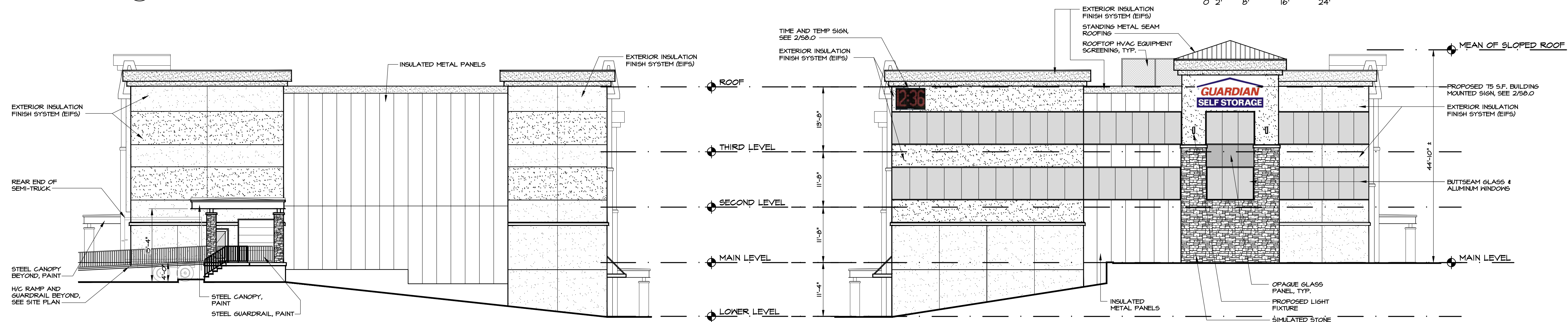
PURSUANT TO SECTION 64.5 (b) OF
THE REGULATIONS OF THE
COMMISSIONER OF EDUCATION
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PROPOSED EAST ELEVATION

SCALE: 3/32" = 1'-0"

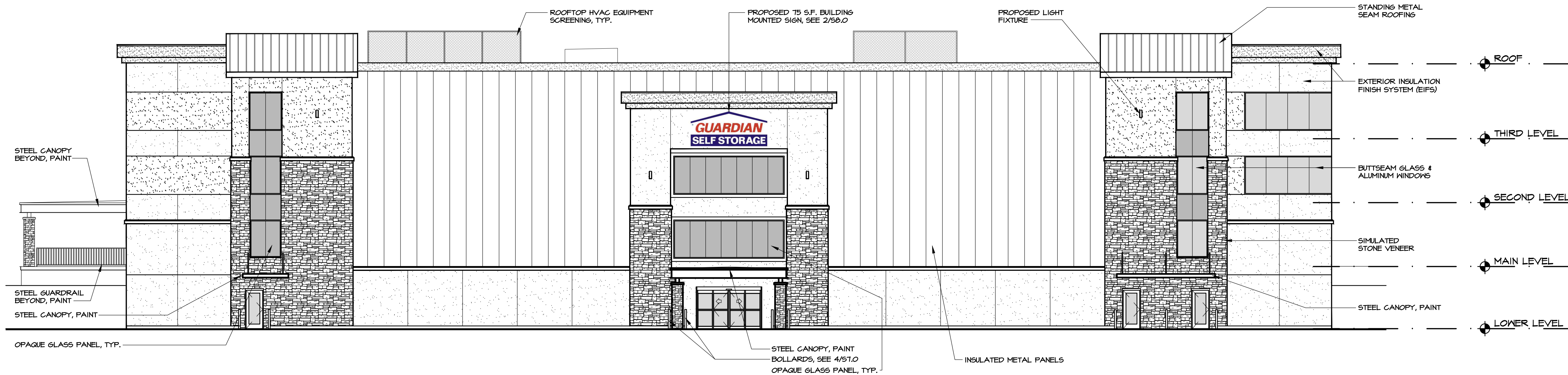


PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

project no.
01-28.14

date
22 NOV 21

drawn by
AD

revision	date	description
1	21 JAN 22	FB COMMENTS DATED 12/02/21 & 12/16/21

PROPOSED ELEVATIONS

MAURI ARCHITECTS PC
75 MANHATTAN STREET Poughkeepsie, NY 12601 845.452.1030 mauri-architects.com

TEMPERATURE CONTROLLED FACILITY
2 LOVE ROAD
POUGHKEEPSIE, NY

GUARDIAN
SELF-STORAGE

Sheet No.
55.0

PERMIT TO SECTION 645 (b) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION AUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW





1
56.0

RENDERING - VIEW #1

SCALE: N.T.S.



2
56.0

RENDERING - VIEW #2

SCALE: N.T.S.



3
56.0

RENDERING - VIEW #3

SCALE: N.T.S.

[illegible]

PROPOSED 3-D RENDERINGS

MAURI ARCHITECTS PC
13 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1030 mauri-architects.com

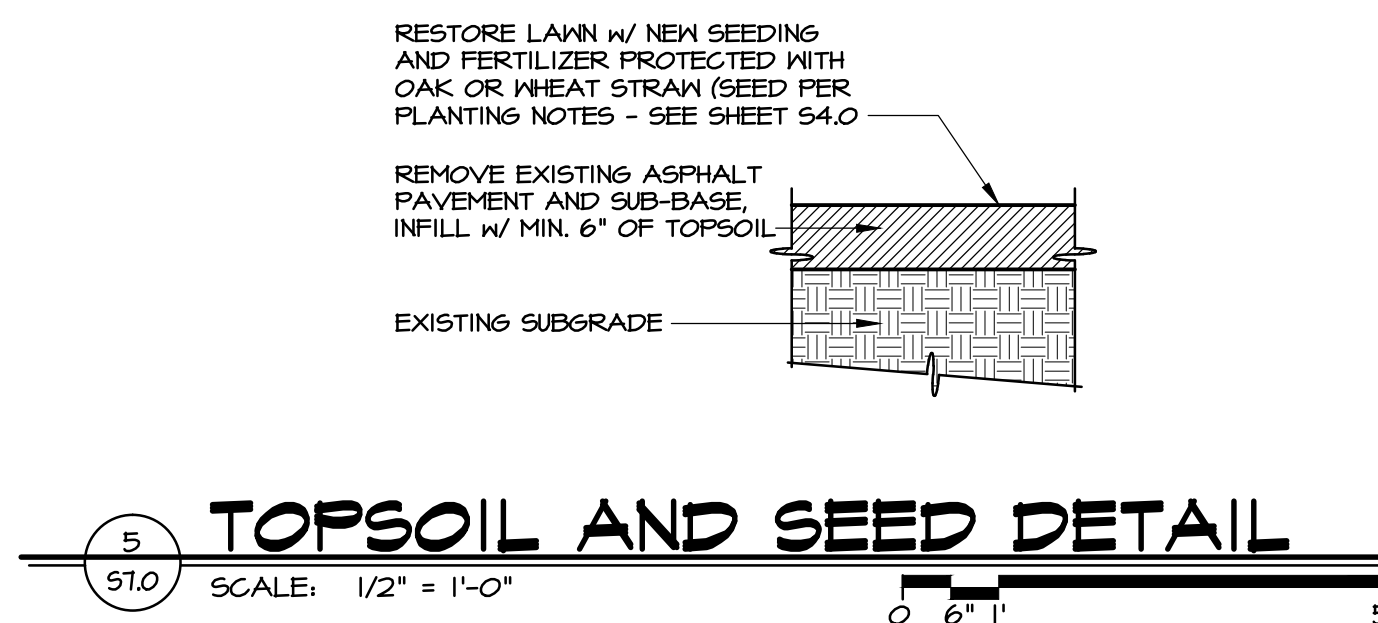
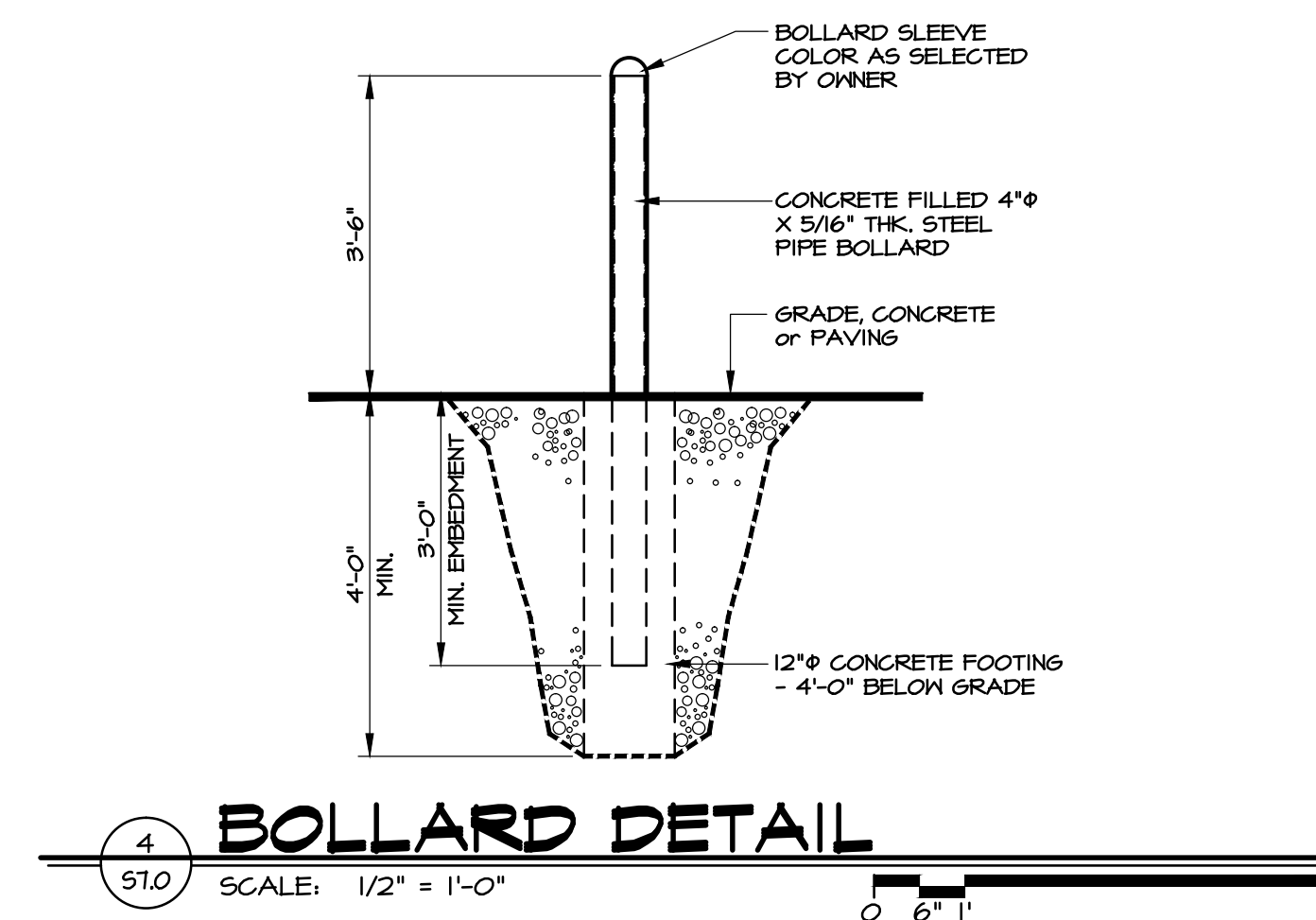
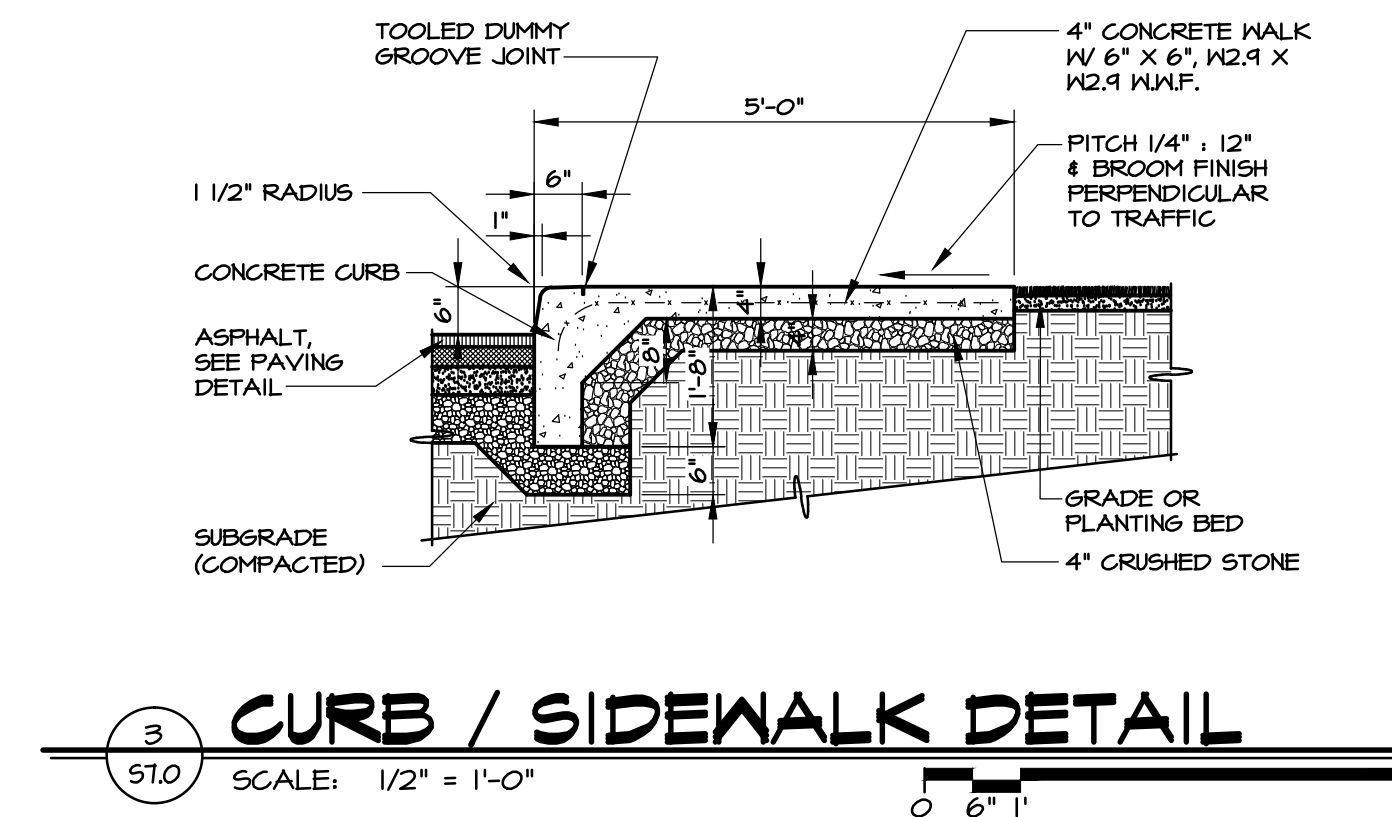
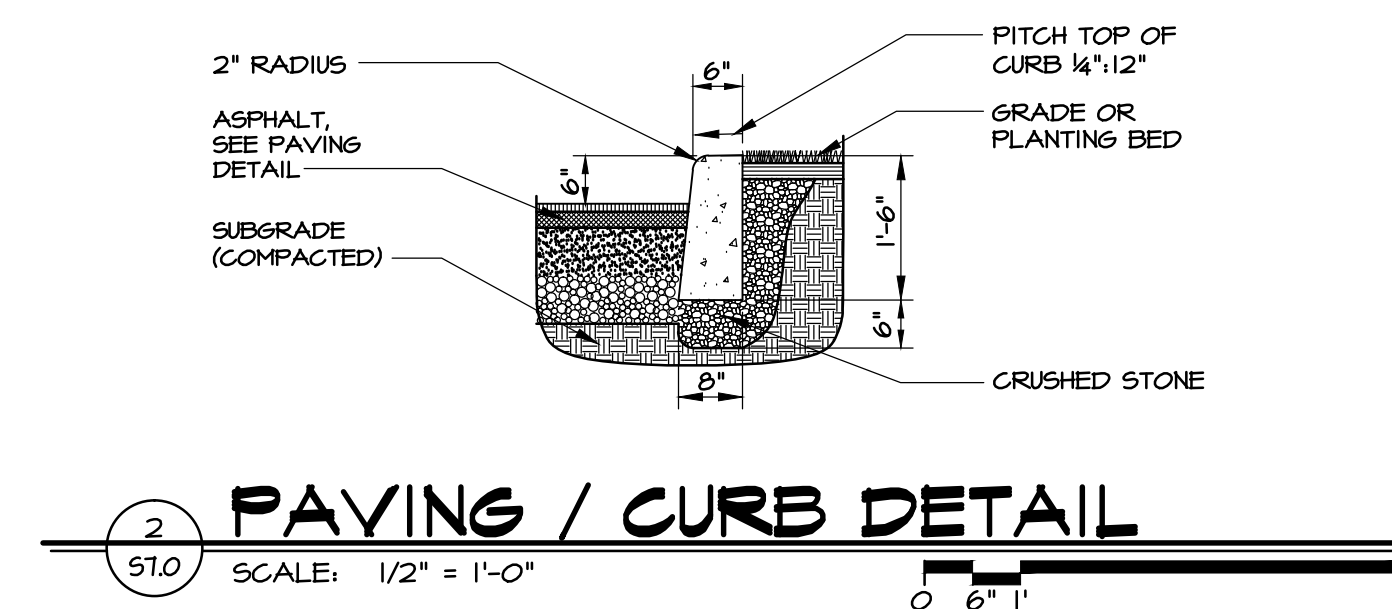
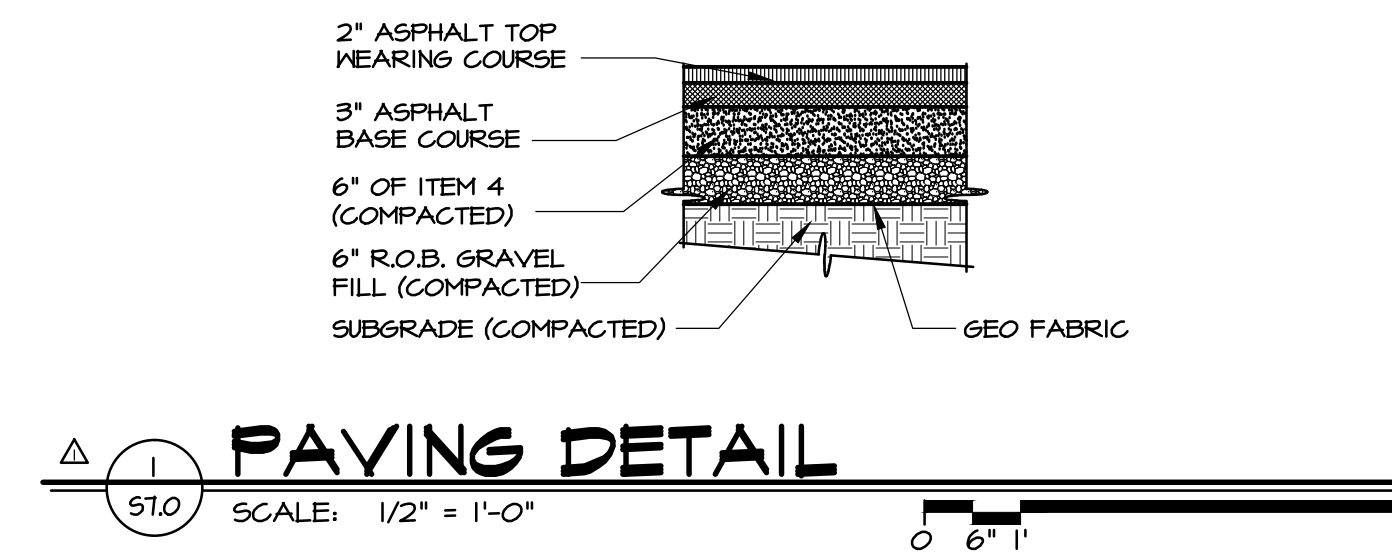
**TEMPERATURE
CONTROLLED
FACILITY**
2 LOVE ROAD
POUGHKEEPSIE, NY

GUARDIAN
SELF-STORAGE

sheet no. 56.0

PURSUANT TO SECTION 89.5 (b) OF
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[illegible]

SITE DETAILS

MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1030 mauri-architects.com

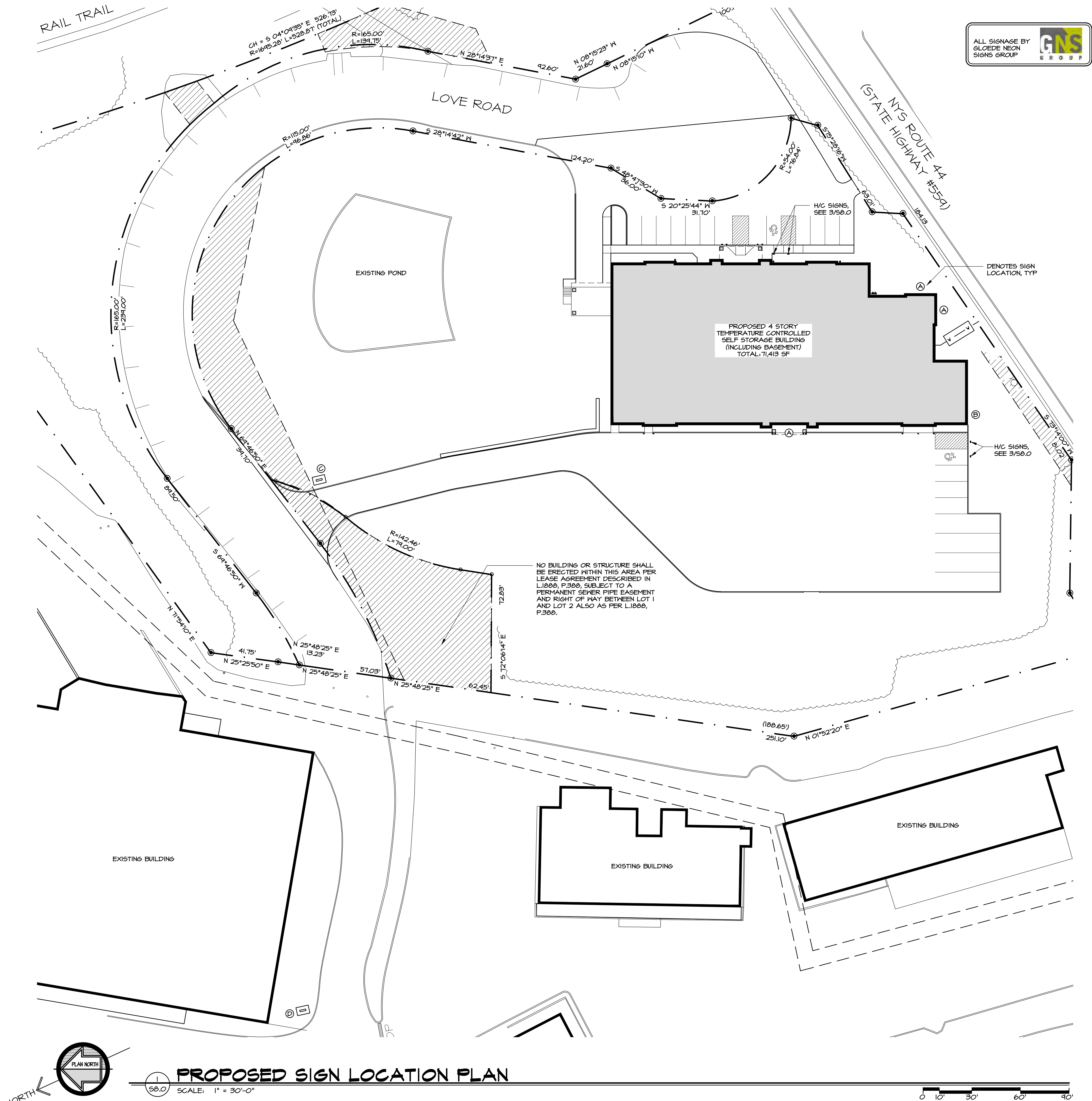
**TEMPERATURE
CONTROLLED
FACILITY**
2 LOVE ROAD
BOULDER, CO 80501

GUARDIAN
SELF-STORAGE

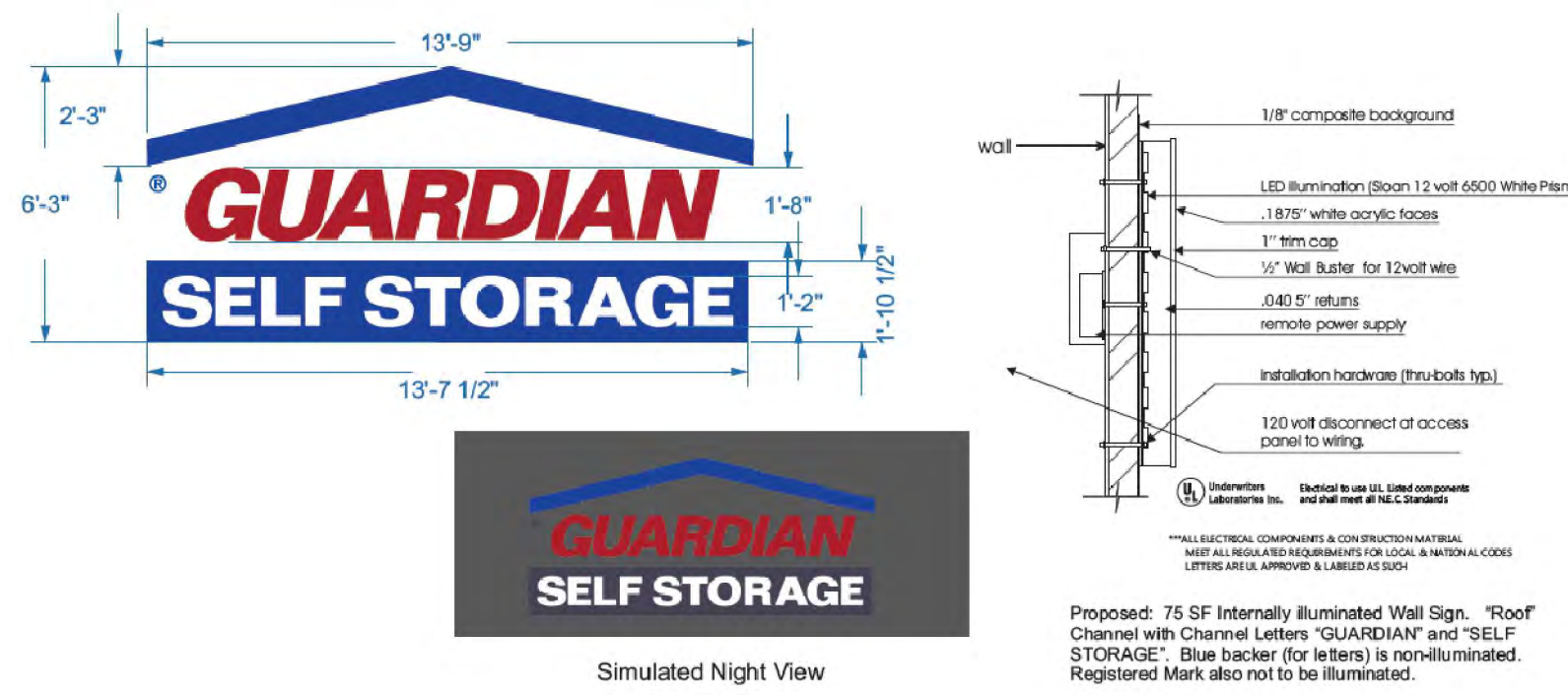
sheet no. **S7.C**

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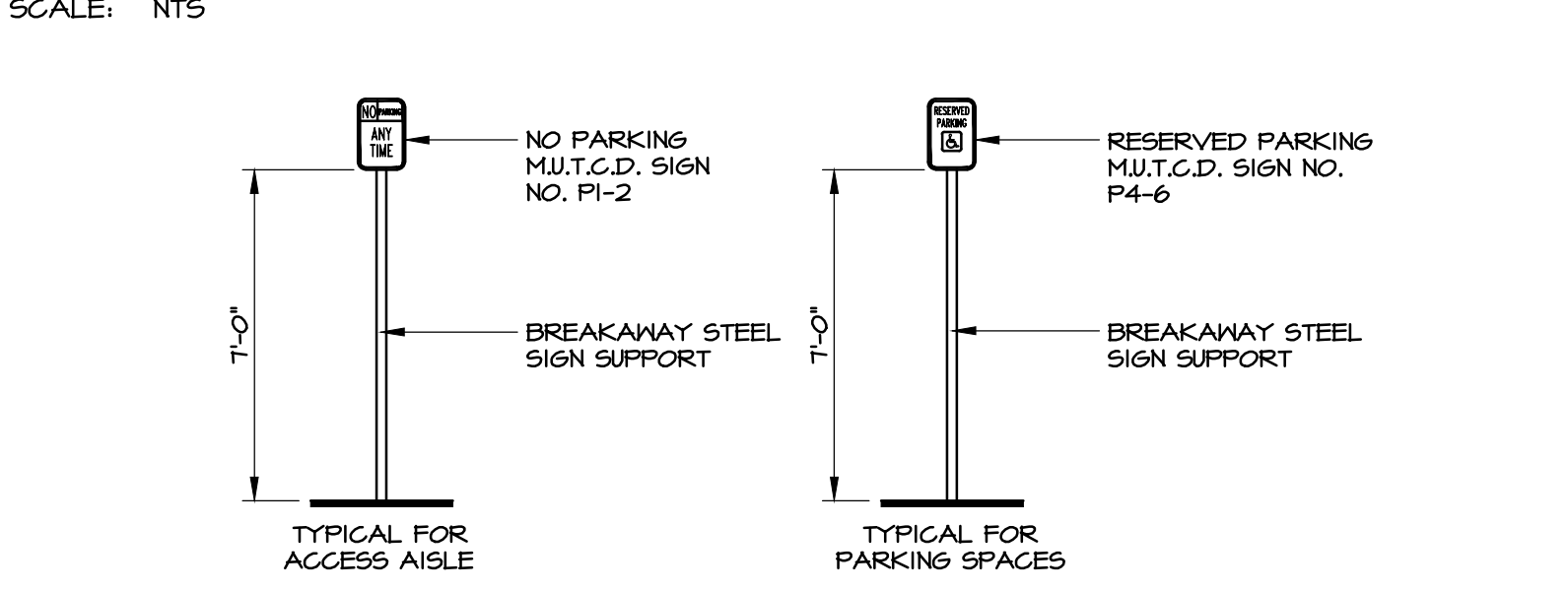
ALL SIGNAGE BY
SLOEDE NEON
SIGNS GROUP



TIME & TEMP



SIGN DETAILS



H/C SIGN DETAILS DETAILS



project no.	01-28.14
date	22 NOV 21
drawn by	AD
revision	
21 JAN 22	FB COMMENTS DATED 12/2/21 & 2/16/21

PROPOSED SIGN LOCATION PLAN AND DETAILS

MAURI ARCHITECTS PC
75 MANSON STREET Poughkeepsie NY 12601 845.452.0380 mauri-architects.com

TEMPERATURE CONTROLLED FACILITY

GUARDIAN
SELF-STORAGE

SHEET NO. 58.0

REGISTERED ARCHITECT
RICHARD K. TOMPKINS
083188
STATE OF NEW YORK