Triangle Parcel

VCP Site No. V00342-3

ORANGEBURG, NEW YORK

Site Investigation Report

AKRF Project Number: 80105

Prepared for:

FB Orangetown, LLC
% RD Management Corp
810 Seventh Avenue, 28th Floor
New York, New York 10019

Prepared by:

AKRF Engineering, P.C.
440 Park Avenue South, 7th Floor
New York, NY 10016
212-696-0670

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1.0 INTRODUCTION

The Triangle Parcel consists of a six acre site located on Greenbush Road in Orangeburg, New York (Figure 1). The project site is defined as Tax Lot #74.15-1-2, which was formerly a part of the Orangeburg Pipe property. The remaining parcels associated with the Orangeburg Pipe property included Lot #74.15-1-21(the Orangeburg Commons Site), Lot #74.15-1-22 (a small parcel west of the Orangeburg Commons site), and Lots #74.15-1-3 and #74.15-1-4 (located east of the Triangle Parcel and includes the Lowe's home improvement store). Historically, the Orangeburg Commons property along with Lot #74.15-1-22 was called the "OP Parcel". Figure 2 contains a site map and a layout of the adjacent parcels that make up the former Orangeburg Pipe property.

The developer for the site, FB Orangetown, LLC, entered into a Voluntary Cleanup Agreement (VCA), executed on February 12, 2001, with the New York State Department of Environmental Conservation (NYSDEC), which required FB Orangetown, LLC to investigate and remediate the site. The VCA specified the intended future use as commercial/retail, but excluded child care, day care, and medical care uses.

On May 7, 2008, AKRF submitted a Site Investigation Work Plan (SIWP) to NYSDEC to verify subsurface conditions with respect to the current development plans. A June 23, 2008 letter from the NYSDEC provided comments on the May 2008 SIWP. On August 25, 2008, AKRF submitted a revised SIWP that addressed the NYSDEC comments. On October 27, 2008, the SIWP was approved by the NYSDEC. Between December 3 and 12, 2008, a subsurface investigation was completed in accordance with the SIWP. The data is presented in this Site Investigation Report (SIR) and will be used to complete an updated Remedial Work Plan (RWP) for the Triangle Parcel.

2.0 SITE DESCRIPTION

2.1 Site Location

The project site is located west of Greenbush Road and Route 303 and north of the Palisades Parkway in Orangeburg, New York. A site vicinity map is included in Figure 1.

2.2 Site and Vicinity Characteristics

The project site is vacant. The site is bordered by Highview Avenue followed by residential and commercial properties to the north; Greenbush Road followed by the Lowe's home improvement store to the east; the Orangeburg Commons site followed by the Palisades Parkway to the south; and railroad tracks followed by residential properties to the west. Site access is gained from Greenbush Road, an access road off of Stevens Way, bordering the eastern side of the property.

2.3 Site Geology, Hydrogeology and Subsurface Characteristics

The site consists of existing concrete pads from the former buildings, small trees, brush and natural growth. The top 2 to 12 feet consists of a mixture of fill containing topsoil, sand, and gravel. The underlying sediments are reported to consist of glacial till containing a low-permeability mixture of reddish grey sand, gravel, silt and clay. The deeper native overburden above the bedrock was reported to contain some stratified drift deposits. The depth to the bedrock surface ranges from 35 to 45 feet below grade and the bedrock formation is identified as the Brunswick formation, which is a sandstone conglomerate.

Previous groundwater studies show that groundwater exists beneath the Orangeburg Pipe complex in three distinct units. The shallow water table exists at depths ranging from

approximately 9 to 15 feet below grade and exists within fill material and the shallow till sediments. The second distinct unit exists in the deep till and stratified drift deposits. The third unit consists of a bedrock aquifer. Water table elevation maps show that groundwater flow in the shallow aquifer was to the southeast. Potentiometric surface maps showed that groundwater flow in the deep aquifer and the bedrock aquifer was to the east.

2.4 Review of Site History

Orangeburg Pipe began manufacturing pipe in the 1890s. Prior to 1946, the pipe was manufactured by impregnating paper fiber cylinders with coal tar pitch. From 1946 to 1970, a paper and asbestos mixture was used to make the cylinders. After 1970, wollastonite (a fibrous, magnesium oxide mineral) was used in place of asbestos. The original manufacturing was reported to take place on the "Triangle Parcel". Pipe that did not meet manufacturing specifications was reported to be deposited on-site as fill. As operations expanded, manufacturing expanded to the east and south from the triangle parcel. Many of the manufacturing operations were located on the current Lowe's property. The project site was reported to be primarily used for storage. In 1953, manufacturing operations were acquired by Flintkote. Pipe manufacturing was reported to have ceased in 1973. After ceasing operations, most of the facility was destroyed by fire. The remaining structures were reported to be demolished and deposited on the project site.

In 1987, a 5-acre portion of the former Orangeburg Pipe facility was listed as an Inactive Hazardous Waste Landfill (IHWLF) under 6 NYCRR 375 due to the reported dumping of coal tar and fragments of the manufactured pipe. The specific location of the 5-acre area was not described in the listing, therefore it was unclear if the IHWLF was located at the site or on an adjacent property that was part of the Orangeburg Pipe complex. In March 1991, the IHWLF was de-listed, but the NYSDEC indicated that the status of the listing would be based on additional soil and groundwater investigations being conducted at the Lowe's property. In March 1992, the NYSDEC indicated that the site was not eligible for re-listing. In 1994, the Orangeburg Pipe facility was listed in the NYSDEC's draft inventory of possible hazardous substances disposal sites, but was later omitted from the final listing.

2.5 Previous Studies

The following list contains previous investigations associated with the Former Orangeburg Pipe facility:

Between 1974 and 1995, multiple investigations were conducted at the project site and the adjacent properties that made up the Orangeburg Pipe property. A summary of each investigation and the investigation results is included in the SIWP.

Sampling, NYSDEC, 1974

In 1974, the NYSDEC provided oversight during closure of the wastewater settling lagoon. Historical maps showed a lagoon that was located adjacent to a liquid waste disposal plant on the Lowe's property. The sampling locations were not confirmed. No other information was available.

Sampling, NYSDEC, 1980 and 1981

In 1980, the NYSDEC collected three surface water samples around the former manufacturing site. The exact sample locations were not shown, but a table provides some general descriptions of the sampling locations. Upstream, downstream and seepage samples were collected and tested for leachate parameters. The laboratory results indicated that the manufacturing site was leaching

iron, chlorides, magnesium, total organic carbon (TOC), and possibly phenols. The concentration of iron (0.39 mg/l) was above the guidance value of 0.3 mg/l. The remaining parameters were within guidance values or just above laboratory detection limits.

In 1981, The NYSDEC collected additional surface water samples. The samples were collected from the drain culvert and the stream on the project site and the trench located on the border between the project site and the Lowe's site. For the parameters analyzed, only the concentration of phenols was considered a result of leachate.

Assessment of the Environmental Impact of On-Site Waste Disposal, Orangeburg Manufacturing Co. 1893-1972, EWK Consultants, Inc., 1980.

This investigation included a review of written materials, product specification documents, interviews with past and present owners, soil borings, and groundwater sampling to determine the risk for environmental impairment. The report concluded that the site did not represent a hazardous waste disposal site, did not represent a risk of significant environmental impact, and any leachate produced at the site would be diluted and attenuated before it reached a user.

Progress Report: Remedial Investigation Study at Flintkote Site, Orangeburg, NY, Lawler, Matusky & Skelly Engineers, 1986.

In August 1986, Lawler, Matusky & Skelly Engineers (LMS) directed the completion of test pits, soil sampling, air sampling, monitoring well installation, and groundwater sampling.

Three wells from this investigation were installed on the Triangle Parcel. A deep overburden well (MW-1D) was installed on the northern end of the property, with a deep overburden well (MW-2D) and a bedrock well (MW-2R) being installed on the southern end of the site. Fill was reported to vary from 3 to 6 feet in thickness, and consisted of silt and sand, concrete and brick fragments, coal particles, ash and cinders.

The report indicated that zinc, iron, and manganese were detected in the groundwater samples at concentrations of 0.01 to 2 mg/l. Acetone, which was detected in the laboratory blanks, was detected between 0.043 and 0.056 mg/l. The remaining volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs) and pesticides were not detected in the groundwater samples. The report concluded that there was no significant petroleum contamination on-site.

Well Development and Groundwater and Surface Water Sampling Report, Flintkote Property, Orangeburg, New York, Dames & Moore, 1988.

Dames and Moore completed a well redevelopment and groundwater sampling program to reduce the effects of turbidity noted during the previous groundwater sampling round and collect samples which more closely reflect the groundwater quality at the Orangeburg site. During this investigation, groundwater samples were collected from three wells (MW-1D, MW-2D, and MW-2R) located on the Triangle Parcel. Groundwater flow was determined to be southeast within the fill material, and in an easterly direction in the deeper till deposits and towards the bedrock. Laboratory results indicated that asbestos concentrations in groundwater were low and were not migrating offsite. Most priority pollutant metals were below drinking water standards. Iron and manganese were detected above drinking water standards, but these compounds can be found in naturally occurring conditions above drinking water standards. SVOC-base neutral (BNs) and SVOC-acid extractables (AEs) were not detected in the groundwater samples. VOCs were not detected, with the exception of a low level of methylene chloride, which was detected in the laboratory blank. PCBs and petroleum hydrocarbons were not detected in the samples.

Soil and Groundwater Investigations Conducted on the Former Orangeburg Pipe Manufacturing Site, Orangeburg, New York, Volume 1, Lawler, Matusky & Skelly Engineer (LMS), 1990.

This was the first in a series of studies conducted by LMS at former Orangeburg Pipe property. This investigation included the drilling of 56 soil borings, installing eight monitoring wells, and the collection of soil, surface water, and groundwater samples. Two rounds of groundwater sampling were completed, with two wells being sampled for a third time to determine if turbidity was affecting the laboratory results. The previous studies focused primarily on the southern portion of the former manufacturing property (lot 74.15-1-21, the Orangeburg Commons site). This study was conducted on the Lowe's property and included target area borings for manufacturing activities and grid borings over the remaining areas. Former activities/structures for the target boring areas included the boiler room, absorber house, maintenance building, ash silo, garage, gasoline tank area, pitch tanks, transformer, filter house, incinerator, coal storage pile and lagoon. Two surface water samples, one upstream and one downstream of the Orangeburg property, were collected and analyzed for metals, SVOCs, PCBs and TPH.

Metals concentrations in soil were generally within the range of naturally occurring metals in soil, with the exception of arsenic. Metals concentrations in the downgradient groundwater wells were generally higher than upgradient; however, the concentrations were below groundwater standards, with the exception of iron and manganese. SVOCs were present in the soil/fill at varying concentrations, which was likely a result of the buried pipe. The highest concentrations were documented in the area of the maintenance building and the absorber room. SVOCs were detected in groundwater from selected wells during each full sampling round. The concentration of detected compounds ranged from 33 ug/l to 565 ug/l and appeared to correlate with the amount of turbidity in the sample. After well development and an additional sampling event, SVOCs were not detected. Nonfriable asbestos was observed as a result of buried pipe. No friable asbestos was observed and no groundwater impacts were reported to be associated with the presence of asbestos at the site. Metals were the only compounds detected in the surface water samples. Although four metals (iron, lead, silver and zinc) exceeded the New York State standards for this tributary, only two metals were found at higher concentrations in the downgradient sample.

The investigation confirmed that there was an isolated area of total petroleum hydrocarbons (TPH) and VOC contamination on the northwestern end of the Lowe's property, in the area of the former maintenance building and absorber house. Only trace levels of TPH were detected outside of this area and VOC concentrations decreased to near the groundwater standards in the downgradient direction.

Summary Report (And Appendices) Soil and Groundwater Investigation Conducted on Block 754 of the Former Orangeburg Pipe Manufacturing Site, Orangeburg, New York, Lawler, Matusky & Skelly Engineers, 1990a.

This investigation was conducted on the project site (lot 74.15-1-2, also known as the Triangle Parcel). The primary focus was to locate the possible source(s) for the TPH and VOC contamination documented on the northwestern (upgradient) border of the Lowe's property. The investigation included a GPR survey, drilling of soil borings, installation of monitoring wells, excavation of test pits, and the collection of soil and groundwater samples.

The GPR survey did not provide any conclusive results for buried structures. Soil and groundwater results indicated that the TPH and VOC contamination was not from an off-site source or a known source on the triangle parcel, but is focused on the former maintenance building/absorber room area on the border between the two properties. Laboratory results for a

water sample collected from a broken pipe beneath the foundation of the former maintenance building contained VOCs similar to those found in the groundwater beneath this area.

Summary Report (and Appendices) Soil and Groundwater Investigation Conducted on Block 754 of the Former Orangeburg Pipe Manufacturing Site, Orangeburg, New York, Lawler, Matusky & Skelly Engineers, 1990b.

After reviewing the results of the 1990 LMS investigations, the NYSDEC recommended the installation and sampling of deep wells within and downgradient of the VOC source area at the Lowe's and Triangle parcel to determine the vertical extent of the contamination. The supplemental investigation demonstrated that, outside of MW-18D, the solvent compounds have not penetrated the native materials beneath the fill zone.

Engineering Report on 1995 Investigations and Plan for Groundwater Remediation, Lawler, Matusky & Skelly Engineers, 1995.

This report presents the results for additional investigations at the neighboring Lowe's property and a plan for the remediation of VOC contamination in groundwater. The investigation included a round of groundwater sampling, installation of two new wells, slug tests in wells within or near the VOC contamination area, and additional deep borings for delineation.

The highest VOC concentrations were confirmed to be located on the western side of Greenbush Road in the area of the former maintenance building. The concentration of VOCs in the groundwater had remained relatively consistent from the previous sampling event in 1990. The estimated hydraulic conductivities ranged from 0.11 feet per day in the shallow till deposits to 2.45 feet per day in the deeper sand zone. Transmissivities ranged from a low of 0.39 ft^2 per day in the shallow native zone to 58.9 ft^2 per day in the deeper native zone. A groundwater pumping system was proposed to be installed to remediate the VOC contamination.

The proposed remedial approach was approved by the NYSDEC and consisted of a groundwater recovery trench adjacent to the downgradient side of the VOC contamination area on the Lowe's property. Groundwater removed from the trench collection system would run through activated carbon for treatment.

Geotechnical Test Boring Investigation, Soil Mechanics Drilling Corp, September 14, 1999

In August 1999, Soil Mechanics completed a geotechnical boring investigation to determine bearing capacities and provide support and foundation recommendations for development. Borings B-1, B-2, and B-8 through B-11 were drilled on the project site. Borings B-3 through B-7 were drilled at locations on the triangle site and the Lowe's site. HydroScience, Inc. (HydroScience) teamed with Soil Mechanics during the drilling of these borings to incorporate environmental sampling into the geotechnical investigation.

Geotechnical Test Boring Investigation, Soil Mechanics Drilling Corp, November, 1999

In October 1999, Soil mechanics completed a second round of geotechnical borings. Borings B-12 through B-26 were drilled on the Orangeburg Commons site. Borings B-27 through B-45 were drilled on the triangle parcel and the Lowe's property. HydroScience again teamed with Soil Mechanics to incorporate environmental sampling into the geotechnical investigation. The environmental results of the August and October investigations are summarized below.

Subsurface Investigation and Delineation Report, HydroScience, Inc., February 2000

Between August and October 1999, HydroScience completed a subsurface investigation on the Lowe's property to determine the extent of VOCs contamination identified during previous

investigations and to evaluate the existing environmental condition of the Triangle Parcel. The investigation consisted of the excavation of test pits, drilling of soil borings, and the collection of soil and groundwater samples. One test pit (Pipe Pit on Figure 3) was excavated in the area along the former maintenance building where a buried pipe was previously documented to contain VOC contaminated liquid.

The investigation results confirmed that groundwater on the Triangle Parcel has not been significantly contaminated by petroleum compounds or other VOCs. An area of petroleum contaminated soil was observed on the northern side of the Triangle Parcel, in the area of the former fuel oil and gas tanks (see Figure 3). Unsaturated soils on the Lowe's property also did not contain VOC contamination. As documented in previous reports, VOC contaminated groundwater was identified on the northwestern property boundary of the Lowe's property, along Greenbush Road. Testing results also indicated that the area of VOC contamination has not significantly migrated since 1995. The buried pipe adjacent to the maintenance building was reported to possibly be a footing drain. 1,1-Dichloroethene (DCE), 1,2-DCE, tetrachloroethene (PCE), and 1,1,1-trichloroethane (TCA) were detected in a water sample collected from the footer pipe at 26, 2.6, 4.6 and 120 micrograms per liter (ug/l), respectively.

Based on the absence of VOC contamination in soil, and the findings of previous investigations, HydroScience concluded that the VOC contamination in groundwater on the Lowe's property was more than likely emanating from buried pipes found on the Lowe's property, which have been documented to contain elevated levels of VOCs. Outside of the footing drain for the maintenance building, buried pipes were not observed in the test pits excavated on the Triangle Parcel.

Hydroscience recommended the remedial excavation of soil in two areas: 1) the area of petroleum contaminated soil on the Triangle Parcel; and 2) the western side of the Lowe's property to remove any buried pipes in the area of groundwater contamination and removal of the contaminated ground water for treatment. The Lowe's excavation was proposed to be expanded in the western direction to remove the footing drain pipe found on the Triangle property.

Results of Subsurface Methane Survey, HydroScience, Inc., December 4, 2000

In December 2000, HydroScience completed a methane gas investigation to satisfy landfill closure requirements pursuant to 6 NYCRR 360-2.15. Three of the eleven dedicated points were installed on the Triangle Parcel. The points were labeled "12", "13", and "14", and were located on the southern, middle, and northern sides of the Parcel, respectively. Soil gas was drawn from each point and screened with a Landtec GA-90 infrared gas analyzer. Methane was detected in point "12" at a level of 0.5% of the lower explosive limit (LEL). Methane was not detected in the remaining two points.

Closure Workplan, Portions of the Former Orangeburg Pipe Manufacturing Facility, Orangetown, New York, HydroScience, Inc., January 2001

In January 2001, HydroScience submitted a Closure Workplan for the triangle parcel and the project site. The Closure Plan was completed to formally close the landfill portions of the site in accordance with 6 NYCRR Part 360.

The Closure Workplan indicated that exposure of fill material to precipitation may present an unacceptable impact to groundwater at the site, and specified placing the fill material beneath a low permeability layer will minimize leaching of compounds from the fill material. Methods in the Workplan to address the fill material during redevelopment included implementation of a site

cover that consisted of various combinations of clean fill, landscaping, liners, asphalt and buildings.

Geotechnical Test Boring Investigation, Soil Mechanics Drilling Corp, July 1, 2005

In June 2005, Soil Mechanics drilled another round of geotechnical borings (B-26 through B-45) at the project site. In addition to determining the development requirements for structure support, the investigation helped to confirm the thickness and type of subsurface material across the project site.

Site Investigation Work Plan, AKRF, Inc., August 2008.

In August 2008, AKRF completed a SIWP to verify existing site conditions with respect to the development plan and to complete an updated RWP for the site. The SIWP was approved by the NYSDEC on October 27, 2008.

2.6 Extent of Contamination on the Project Site

2.6.1 Soil

The 1999 Hydroscience subsurface investigation documented that petroleum contaminated soil existed in an area on the northern portion of the site adjacent to Greenbush Avenue. Hydroscience reported that the oil-saturated soil previously reported by LMS was not observed. Chlorinated VOCs were not detected in the soil.

2.6.2 Groundwater

Groundwater sampling results from Hydroscience investigation show that petroleum-related VOC and SVOC compounds were detected at concentrations below the NYSDEC TOGS. Chlorinated VOCs were not detected.

2.6.3 Soil Gas

Previous investigations document the presence of naturally occurring methane at the former Orangeburg Pipe property. The 1999 Hydroscience investigation documented that methane was detected in one of three sampling points at a level of 0.5% of the LEL. Methane was not detected in the remaining two points. After compiling the data from the initial investigation, a soil gas sampling program would be developed in conjunction with a final development plan for the site.

3.0 FIELD PROGRAM

3.1 Field Program Summary

The objectives of the field-sampling and investigation program were to collect soil and groundwater samples to delineate the nature and extent of contamination at the site. The field-sampling scope of work consisted of drilling 21 soil borings, sampling and analysis of soil from each boring, installation of monitoring wells in seven of the soil borings, and sampling and analysis of groundwater from the seven newly installed wells. The scope of work was performed in accordance with the August 2008 Revised Site Investigation Work Plan, with the few modifications described below. Soil boring and monitoring well locations are shown on Figure 4.

Between December 3 and December 5, 2008, twenty one soil borings (SB-1/MW-1 through SB-7/MW-7, and SB-8 through SB-21) were drilled by Moran Environmental Recover, LLC

(MER) of Newtown, Connecticut. The rationale for each soil boring location is summarized as follows:

Boring/ Monitoring Well Number	Location	Rationale
SB-1/MW-1	Downgradient property boundary in area of maintenance building footing drain.	To determine whether soil or groundwater contamination exists in this area.
SB-2/MW-2	Downgradient property boundary and downgradient of petroleum contaminated soil.	To determine whether soil or groundwater contamination exists at this location.
SB-3/MW-3	Eastern/downgradient end of petroleum contaminated soil area.	To confirm extent of soil contamination and determine if groundwater contamination exists.
SB-4/MW-4	Upgradient of documented petroleum contamination area.	To confirm extent of soil contamination and provide an upgradient groundwater sample location.
SB-5/MW-5	Upgradient property boundary and at location of former transformers.	To determine whether soil and/or groundwater contaminated exists at upgradient property boundary.
SB-6/MW-6	Eastern side of site at downgradient property boundary.	To determine status of soil and groundwater at downgradient property boundary.
SB-7/MW-7	Southern side of site at downgradient property boundary.	To determine status of soil and groundwater at downgradient property boundary.
SB-8 through SB-11	Area of documented petroleum contamination area.	To confirm nature of documented soil contamination. SB-8 is located beneath former transformers.
SB-12 through SB-14	Upgradient and downgradient of documented petroleum contamination area.	To confirm extent of documented soil contamination.
SB-15 and SB-16	Former transformer areas.	To determine whether soil contamination exists due to a transformer release.
SB-17	Downgradient property boundary	Determine status of contamination documented during previous investigation.
SB-18	Former plastic manufacturing building.	To determine whether soil contamination exists
SB-19 through SB-21	Central and southern sections of the property.	To determine whether soil contamination exists

A direct push drilling rig was used to advance the soil borings into the subsurface, and continuous soil samples were collected with a two-inch diameter, five-foot long macrocore. Each sample was logged by AKRF field personnel by describing the soil according to the modified Burmister Classification System; describing any evidence of contamination (e.g., oil-like or tar-like NAPL, staining, sheens, odors); and screening for organic vapors using a photoionization detector (PID). The borings were advanced to a depth needed to install a groundwater monitoring well or five feet below the water table if a monitoring well was not installed. Soil boring logs are provided in Appendix A.

In accordance with the work plan, the sampling interval that showed the highest level of contamination was noted and designated for laboratory analysis. If the field screening results did not show evidence of contamination, the sample collected just above the water table was designated for laboratory analysis. The samples were submitted via courier to Test America Laboratories, Inc. (TAL), a New York State certified laboratory located in Shelton, Connecticut, for analysis following Department ASP Category B deliverables. Soil samples were analyzed for Target Compound List (TCL) VOCs (EPA Method 8260), TCL SVOCs (EPA Method 8270), and Target Analyte List (TAL) metals (EPA Method 6010/7471). Samples collected from SB-5, SB-8, SB-15 and SB-16 were also analyzed for PCBs (EPA Method 8082).

3.2 Monitoring Well Installation and Groundwater Monitoring

Between December 3 and December 5, 2008, the monitoring wells were installed by MER at seven of the 21 soil boring locations (MW-1 through MW-7) at the site for use in verifying previous groundwater sampling data. All wells were constructed with one-inch diameter PVC, with 10 feet of 0.02 slotted screens installed and installed approximately seven feet into the water table, which was identified during sampling to be between 4.0 and 9.9 feet below grade. The annular space around each well screen was backfilled with sand filter pack, extending from the bottom of the well to one to two feet above the screen. The annular space around the well riser was sealed with bentonite extending to one foot below grade. Monitoring wells were completed using a locking, stick-up steel casing that was secured with a concrete apron to prevent drainage of surface runoff toward the well. Monitoring well construction logs are provided in Appendix B. Following installation, each monitoring well was developed via surging and pumping until the discharge water was sediment free.

Between December 11 and December 12, 2008, groundwater samples were collected by AKRF from the monitoring wells using low-flow methodology described in the work plan. Samples were collected in accordance with the SIWP. Prior to sampling, the trapped headspace inside the well casing was screened with a PID and landfill gas meter at the moment the expansion cap was removed. The low-flow sampling logs are included in Appendix C. The groundwater samples were submitted via courier to TAI and analyzed for TCL VOCs (EPA Method 8260), TCL SVOCs (EPA Method 8270), and TAL metals (EPA Method 6010/7471). The groundwater sample from MW-4 was also analyzed for fingerprint analysis (EPA Method 8015B).

3.3 Surveying

On February 17, 2009, all newly-installed monitoring wells were surveyed by Jay A. Greenwell, PLS, LLC, a New York State-licensed surveyor. Three elevation measurements were taken at each well location: the elevation of the ground beside the well; the elevation of the protective steel casing; and the elevation of the top of PVC casing. At the time of the survey, AKRF personnel observed that the protective casing for MW-1 was knocked over and the PVC was partially pulled out and damaged beyond repair. Observed tire tracks indicated a vehicle veered

off the road and struck the steel casing. The remaining PVC pipe was removed from the borehole location and the borehole was filled with grout.

3.4 Quality Assurance/Quality Control

All soil and groundwater samples were analyzed by the laboratory following NYSDOH ASP Category B deliverables. In addition to laboratory analysis of soil and groundwater, additional analysis was included for quality control measures.

Quality control samples collected during soil and groundwater sampling included one trip blank per sample shipment, one soil sampling field blank (TB-FB-1), one groundwater equipment blank (TP-EB-2), one soil blind duplicate sample (SB-22B, collected from SB-17), one groundwater blind duplicate sample (MW-22B, collected from MW-5), and two (one soil, one groundwater) matrix spike/matrix spike duplicate (MS/MSD) samples. The equipment blank, MS/MSD, and duplicate samples were analyzed for TCL VOCs (EPA Method 8260), TCL SVOCs (EPA Method 8270), and TAL metals (EPA Method 6010/7471). Additional QA/QC analysis for soil samples included PCBs (8082). The trip blank sample was analyzed for VOCs using EPA Method 8260.

3.5 Management of Investigation-Derived Waste

All investigation-derived waste (IDW) was containerized in DOT-approved 55-gallon drums. The drums were sealed at the end of each work day and labeled with the date, the well or boring number(s), the type of waste (i.e., drill cuttings, decontamination fluids, development water, or purge water) and the name of an AKRF point-of-contact. All IDW will be disposed of according to applicable local, state and federal regulations.

4.0 INVESTIGATION RESULTS

4.1 Field Observations

4.1.1 Geology

Fill material was observed in the top 1 to 9 feet of material over the property. The fill material was observed to be a mixture of topsoil, sand and gravel, and varying amounts of construction and demolition (C&D) debris, brick, and glass fragments. The fill materials are underlain by a layer of glacial till containing a low-permeability mixture of reddish brown sand, gravel, silt and clay. Soil boring logs are included in Appendix A.

4.1.2 Hydrogeology

Between December 11 and 12, 2009, the depth to the ground-water surface (water table) was measure in each well using a multi-phase meter. The meter was also lowered to the bottom of each well to check for separate phase product. The water table elevation beneath the site ranged from 3.37 to 7.33 feet below grade; a summary of the water level measurements is included in Table 1. Separate phase product was not detected in the monitoring wells. The water levels measured during groundwater sampling were used to construct a water-table elevation contour map for the shallow aquifer beneath the site (see Figure 4). The contour map was used to determine direction of ground-water flow. The water level data indicates the ground-water flow was generally to the east-southeast in the shallow aquifer beneath the site. The average hydraulic gradient over the site was approximately 0.037 foot per foot.

4.1.3 Field Screening

PID readings from soil samples ranged from not detected to 20.3 parts per million (ppm). The PID detections were documented in samples collected from SB-2, SB-3, SB-4, SB-13, and SB-14 at depths ranging from approximately 2 to 10 feet below grade. Organic vapors were not detected in the remaining soil samples. Petroleum odors were noted in borings SB-2, SB-3, SB-4, SB-9, SB-13 and SB-14 at depths ranging from 2 to 10.5 feet below grade. The termination depth for the odors and PID readings appeared to correlate with either the water-table interface, or the bottom of a smear zone caused by seasonal fluctuations of the water table. For borings SB-3, SB-4, SB-13 and SB-14, the deeper zone of petroleum odors contained a sweet smell that was described as a solvent-like or unknown hydrocarbon odor. The PID screening results and odor observations for the soil boring samples are included in the soil boring logs (Appendix A).

During groundwater sampling, PID and landfill gas meter readings indicated that VOCS and methane were not detected in the trapped headspace inside the monitoring well casings. A summary of PID and landfill gas meter measurements in monitoring wells is included in low flow sampling logs, which are located in Appendix C. While no measureable NAPL was observed during well gauging, petroleum odors and a petroleum sheen were observed on purged groundwater from MW-2, MW-3, and MW-4. The purged water from MW-3 and MW-4 also included small, isolated droplets of a yellowish petroleum-type liquid that contained a sweet odor.

4.2 Soil Analytical Results

4.2.1 Volatile Organic Compounds

Laboratory analytical results for VOCs in soil are summarized in Table 2. Xylenes were detected in SB-4(5-6) at a concentration of 14 µg/kg. Acetone was detected in SB-1 through SB-5, SB-8, SB-9, SB-13 through SB-15, SB-17, and SB-21 at concentrations ranging from 14 to 610 µg/kg. Acetone, a common laboratory contaminant, is not typically reflective of an adverse environmental condition and was not known to be used in past site operations. Methylene chloride was detected in every sample at concentrations ranging from 5.9 µg/kg to 39 µg/kg. Methylene chloride is a common laboratory contaminant used during processing of samples, was detected in the laboratory method blank, and is not likely associated with on-site contamination. All of the compounds were below the NYSDEC Part 375 Soil Cleanup Objectives (SCOs) for commercial use, as well as the SCOs for groundwater protection, with the exception of acetone.

4.2.2 Semi-Volatile Organic Compounds

Laboratory analytical results for SVOCs in soil are summarized in Table 3. Several SVOCs were detected in the soil samples at concentrations that ranged from 53 µg/kg [(benzo(k)fluoranthene in SB-17(6-8)] to 140,000 µg/kg [(fluoranthene in SB-18(6-8)]. The detected SVOCs were in a group called polycyclic aromatic hydrocarbons (PAHs). Samples SB-1, SB-2, SB-3, SB-9, SB-11, SB-14, SB-15 and SB-18 contained one or more of the following compounds at concentrations that exceeded the Part 375 SCOs for commercial use or groundwater standards: benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibnez(a,h)anthracene, fluoranthene, ideno(1,2,3-cd)pyrene, and pyrene. The borings with the highest detections were located on the northern end of the property in the area of the former tank farm and

below historical buildings. The detections noted in SB-5, SB-13, SB-16 and SB-17 were estimated concentrations above the method detection limit, but below the laboratory reporting limit and the Part 375 SCOs for Commercial Use and Groundwater Protection. SVOCs were not detected in SB-6, SB-7, SB-10, SB-12, SB-19, SB-20 and SB-21.

4.2.3 Metals

Laboratory analytical results for metals in soil are summarized in Table 4. Nineteen of the twenty three TAL metals were detected in the soil samples at concentrations ranging from 0.019 mg/kg of mercury in SB-3(5-7) to 16,800 mg/kg of iron in SB-19(7-9). The concentration of manganese (2,640 mg/kg) in SB-7(9-10) exceeded the Part 375 SCO for groundwater protection of 2,000 mg/kg, but was below the Part 375 SCO for commercial use of 10,000 mg/kg. Lead was detected in SB-1(4-5) at a concentration of 2,250 mg/kg, which exceeded the Part 375 SCOs for Commercial Use and Groundwater Protection. The remaining metals detections were below the Part 375 COs for Commercial Use and Groundwater Protection.

4.2.4 PCBs

Laboratory analytical results for PCBs in soil are summarized in Table 5. Laboratory analysis indicates that PCBs were not detected in the soil samples.

4.3 Groundwater Analytical Results

4.3.1 Volatile Organic Compounds

Laboratory analytical results for VOCs in groundwater are summarized in Table 6. 1,1,1-trichloroethane (TCA), 1,1-dichlorethane (DCE), and tetrachloroethane (PCE) were detected in MW-6, which is located in the middle portion of the site along the eastern (downgradient) property boundary, at concentrations of 8.2, 2.7, and 1.4 micrograms per liter (µg/l), resepectively. The concentration of 1,1,1-TCA exceeded the NYSDEC Ambient Water Quality Value (AWQV) of 5 ppb for Class GA groundwater, as listed in NYSDEC Division of Water Technical Operational and Guidance Series (TOGS) 1.1.1. Acetone was detected in MW-3 at a concentration of 12 µg/l. The concentration of 1,1-DCE, PCE, and acetone were below their respective AWQVs. No other VOCs were detected in the groundwater samples.

4.3.2 Semi-Volatile Organic Compounds

Laboratory analytical results for SVOCs in groundwater are summarized in Table 7. Between one and eleven SVOC compounds were identified in MW-2, MW-3, MW-4, MW-6 and MW-7 at concentrations ranging from 0.6 µg/l to 17 µg/l. The concentration of benzo(a)anthracene (0.93 µg/l), benzo(a)pyrene (0.66µg/l), and chrysene (1.1 µg/l) in MW-2, and benzo(a)anthracene (0.6 µg/l), benzo(b)fluoranthene (0.6 µg/l), and chrysene (0.71 µg/l) in MW-6 exceeded their respective NYSDEC Class GA groundwater standard. The remaining concentrations, which included 2-methylnapthalene, acenapthene, anthracene, benzo(a)anthracene, chrysene, dibenzofuran, fluoranthene, fluorine, phenathrene, and pyrene were below their respective NYSDEC Class GA AWQVs.

4.3.3 Metals

Laboratory analytical results for metals in groundwater are summarized in Table 8. Metals were detected in each well at concentrations that ranged from and estimated 1.1

µg/l (chromium in MW-7) to 153,000 µg/l (calcium in MW-4). Sodium (all samples), iron (all samples except MW-5) and manganese (all samples except MW-1 and MW-5) were detected at concentrations above the Class GA AWQVs. The concentration of magnesium in MW-3, and arsenic and barium in MW-4 also exceeded the GA AWQVs. Lead was detected in MW-1, MW-2, MW-4, and MW-6 at concentrations ranging from 4.9 µg/l (estimated) to 18 µg/l, which were below the GA standard. Antimony, beryllium, cadmium, mercury, selenium, silver, and thallium were not detected in the groundwater samples.

4.3.4 Fingerprint

Fingerprint analysis of the groundwater sample from MW-4 identified one hydrocarbon pattern that was a match to motor oil.

4.4 Quality Assurance/Quality Control Review

There were no detections in the trip blank, field blank, or equipment blank indicating there were no quality issues during sample collection or sample shipment. Methylene chloride, which was identified in each soil sample, was also identified in the laboratory method blank and is not considered to be related to site contamination. Acetone, which was detected in several soil samples and a groundwater sample, is not typically reflective of an adverse environmental condition, was not known to be used in past site operations, and is a common laboratory contaminant. The laboratory report narrative indicated the internal standard response for groundwater samples MW-22B (duplicate of MW-5) and MW-5 were outside the control limits. Both samples were re-run and the internal standards were within control limits, although the second analysis was completed approximately one day after the holding time expired. Both sets of data are included in Table 5. Groundwater samples MW-3, MW-3MS, and MW-4 were analyzed approximately one day after the holding time expired due to instrument failure and repair time prior to re-analysis. Due to the minimal VOC detections in soil and groundwater samples, especially within and downgradient of the zone of contamination, the laboratory results are considered to be useable to develop the conclusions presented in this report.

Soil samples collected from SB-13, located on the downgradient side of the former tank farm, exhibited the highest level of observable contamination (PID response, odors, or staining), whereas soil samples collected from SB-18, located beneath a concrete slab (former plastics manufacturing building), did not exhibit any evidence of contamination during sample collection. The laboratory results for the soil sample collected form SB-13 and SB-18 were contradictory to the field observations, with SB-13 containing no SVOCs above the laboratory reporting limit, and SB-18 containing the highest SVOC concentrations. These observed conditions may suggest an anomalous detection or a laboratory mix-up.

5.0 CONCLUSIONS

The objectives of the subsurface investigation program were to verify the subsurface conditions with respect to the current development plans. The investigation program confirmed that site conditions are consistent with historical sampling data. Soil contamination was documented in the northern end of the property in the area of the former tank farm, and beneath former building locations. The data collected during the investigation will be used to complete an updated Remedial Work Plan (RWP) for the property.

Field data collected during the investigation documented that PID readings and odors were documented in soil samples collected from SB-2, SB-3, SB-4, SB-13, and SB-14 at depths ranging from approximately 2 to 10 feet below grade. The termination depth for the odors and PID readings appeared to correlate with either the water-table interface, or the bottom of a smear zone caused by seasonal fluctuations of the water table. For borings SB-3, SB-4, SB-13 and SB-14, the deeper zone of petroleum odors contained a sweet smell that was described as a solvent-like or unknown petroleum odor. Based on the soil analytical data, the contamination is likely to be a weathered fuel or motor oil. During groundwater sampling, petroleum odors and a petroleum sheen were observed on purged groundwater from MW-2, MW-3, and MW-4. The purged water from MW-3 and MW-4 also included small, isolated globules of a yellowish petroleum-type liquid that contained a sweet odor. PID and landfill gas meter readings indicated that VOCS and methane were not detected in the trapped headspace inside the monitoring well casings.

Petroleum-related VOCs were detected in one sample (xylenes in SB-4(5-6)) at concentrations well below the NYSDEC Part 375 SCOs for Commercial Use and Groundwater Protection. Several SVOCs were detected in the soil samples at concentrations that ranged from 53 µg/kg [(benzo(k)fluoranthene in SB-17(6-8)] to 120,000 µg/kg [(benzo(b)fluoranthene and pyrene in SB-18(6-8)]. Samples SB-1, SB-2, SB-3, SB-9, SB-11, SB-14, SB-15 and SB-18 contained between one and nine PAH compounds that exceeded the Part 375 SCOs for Commercial Use and Groundwater Protection. The SVOC detections noted in SB-5, SB-13, SB-16 and SB-17 were estimated concentrations above the method detection limit, but below the laboratory reporting limit and the SCOs for Commercial Use and Groundwater Protection. SVOCs were not detected in SB-6, SB-7, SB-10, SB-12, SB-19, SB-20 and SB-21. Nineteen of the twenty three TAL metals were detected in the soil samples at concentrations ranging from 0.019 mg/kg of mercury in SB-3(5-7) to 16,800 mg/kg of iron in SB-19(7-9). Lead was detected in SB-1(4-5), located in the area of the former maintenance building, at a concentration of 2,250 mg/kg, which exceeded the Part 375 SCOs for Commercial Use and Groundwater Protection. The concentration of manganese (2,640 mg/kg) in SB-7(9-10) exceeded the Part 375 SCOs for Groundwater Protection, but was below the SCO for Commercial Use. The remaining detections were below the Part 375 SCOs for Commercial Use and Groundwater Protection. PCBs were not detected in soil samples analyzed from SB-5, SB-8, SB-16 or SB-16.

Soil samples collected from SB-13, located on the downgradient side of the former tank farm, exhibited the highest level of observable contamination (PID response, odors, or staining), whereas soil samples collected from SB-18, located beneath a concrete slab (former plastics manufacturing building), did not exhibit any evidence of contamination during sample collection. The laboratory results for the soil sample collected form SB-13 and SB-18 were contradictory to the field observations, with SB-13 containing no SVOCs above the laboratory reporting limit, and SB-18 containing the highest SVOC concentrations. This may be an anomalous detection or a laboratory mix-up, but actual conditions in these areas can be confirmed during future development.

Measureable NAPL was not measured during gauging of all the monitoring wells. Groundwater results indicated VOCs including 1,1,1-trichloroethane (TCA), 1,1-dichlorethane (DCE), and tetrachloroethane (PCE), and acetone were detected in MW-6 at concentrations of 8.2, 2.7, 1.4, and 12 µg/l, respectively.

MW-6 is located in the middle portion of the site and along the eastern (downgradient) property boundary. The concentration of 1,1,1-TCA exceeded the NYSDEC AWQV of 5 µg/l for Class GA groundwater. The concentration of 1,1-DCE, PCE, and acetone were below their respective AWQVs. No other VOCs were detected in the groundwater samples. Between one and eleven SVOC compounds were identified in MW-2, MW-3, MW-4, MW-6 and MW-7 at concentrations ranging from 0.6 µg/l to 17 µg/l. The concentration of benzo(a)anthracene (0.93 µg/l), benzo(a)pyrene (0.66 µg/l) and chrysene (1.1 µg/l) in MW-2, and benzo(a)anthracene (0.6 µg/l), benzo(b)fluoranthene (0.6 µg/l), and chrysene (0.71 µg/l) in MW-6 exceeded their respective NYSDEC Class GA groundwater standard. The remaining concentrations were below their respective NYSDEC Class GA AWQVs. Metals were detected in each well at concentrations that ranged from and estimated 1.1 µg/l (chromium in MW-7) to 153,000 µg/l (calcium in MW-4). Sodium (all samples), iron (all samples except MW-5) and manganese (all samples except MW-1 and MW-5) were detected at concentrations above the Class GA AWQVs. The concentration of magnesium in MW-3, and arsenic and barium in MW-4 also exceeded the GA AWQVs. Lead was detected above the laboratory reporting limits in MW-1, MW-2, MW-3, MW-4, and MW-6 at concentrations of 4.9 µg/l (estimated) to 18µg/l, which was below the GA standard. Antimony, beryllium, cadmium, mercury, selenium, and thallium were not detected in the groundwater samples. Fingerprint analysis of the groundwater sample from MW-4 identified one hydrocarbon pattern that was a match to motor oil.

6.0 DISCUSSION

The testing program confirmed that conditions at the site are consistent with previous investigations. The sampling results verified that groundwater contained negligible levels of VOCs and SVOCs and measureable NAPL was not observed in any of the monitoring wells. In addition, the concentrations have not increased when compared to results from previous investigations.

Based on the investigation data, AKRF recommends that the Remedial Work Plan (RWP) for the Triangle site be deferred until it can be incorporated into a development plan. The RWP should include removal of isolated areas of grossly contaminated soil, a contingency for any soil contamination that is encountered during site development, and a soil gas sampling plan to confirm the extent (if any) of naturally occurring methane that has been documented on adjacent parcels. The RWP will include design parameters for a site cap that will minimize any leaching of the underlying material and the use of engineering controls such as a vapor barrier below the building foundations to prevent potential soil gas (methane and/or hydrocarbon) intrusion.

The RWP should also include a Soil Management Plan (SMP), and Stormwater Pollution Prevention Plan (SWPPP), Community Air Monitoring Plan (CAMP), and Health and Safety Plan (HASP). The SMP would include procedures for excavation, stockpiling, and on-site reuse of the fill material, and a proposed site grading plan to allow for reuse of all material that is not grossly contaminated. The SWPPP would include an Erosion and Sediment Control Plan to outline procedures for perimeter site controls, stabilized construction entrances, equipment decontamination, and dust suppression, routine inspection and maintenance requirements. A Notice of Intent for inclusion under the general permit would be submitted to the NYSDEC. The CAMP would specify air monitoring along the perimeter of the site consistent with NYSDOS Generic CAMP to ensure that the measures outlined in the SMP and SWPPP are protective of the surrounding community. The HASP would specify training and personal air monitoring in accordance with OSHA requirements. The Remedial Work Plan would be made available to the public during the mandatory 30-day period specified in the VCA. Assistance would be provided to the NYSDEC, including preparing and distributing fact sheets and placing documents in the repositories, as applicable.

The RWP would also describe and required post-remediation documents (i.e. Final Engineering Report, Site Management Plan, Operation, Maintenance, and Monitoring (OM&M) Plan for post-development monitoring and annual certifications, and the execution of Deed Restriction, as specified in the Voluntary Cleanup Agreement (VCA).

7.0 LIMITATIONS

The findings set forth in this report are strictly limited in scope and time to the date of the evaluation described herein. The conclusions and recommendations presented in the report are based solely on the services and any limitations described in this report.

This report may contain conclusions that are based on the analysis of data collected at the time and locations noted in the report through intrusive or non-intrusive sampling. However, further investigation might reveal additional data or variations of the current data, which may differ from our understanding of the conditions presented in this report and require the enclosed recommendations to be reevaluated or modified.

Chemical analyses may have been performed for specific parameters during the course of this investigation, as summarized in the text and tables. It should be noted that additional chemical constituents, not searched for during this investigation, may be present at the site. Due to the nature of the investigation and the limited data available, no warranty, expressed or implied, shall be construed with respect to undiscovered liabilities. The presence of biological hazards, radioactive materials, lead-based paint and asbestos-containing materials was not investigated, unless specified in the report.

Interpretations of the data, including comparison to regulatory standards, guidelines or background values, are not opinions that these comparisons are legally applicable. Furthermore, any conclusions or recommendations should not be construed as legal advice. For such advice, the client is recommended to seek appropriate legal counsel. Disturbance, handling, transportation, storage and disposal of known or potentially contaminated materials is subject to all applicable laws, which may or may not be fully described as part of this report.

The analytical data, conclusions, and/or recommendations provided in this report should not be construed in any way as a classification of waste that may be generated during future disturbance of the project site. Waste(s) generated at the site including excess fill may be considered regulated solid waste and potentially hazardous waste. Requirements for intended disposal facilities should be determined beforehand as the data provided in this report may be insufficient and could vary following additional sampling.

This report may be based solely or partially on data collected, conducted, and provided by, AKRF and/or others. No warranty is expressed or implied by usage of such data. Such data may be included in other investigation reports or documentation. In addition, these reports may have been based upon available previous reports, historical records, documentation from federal, state and local government agencies, personal interviews, and geological mapping. This report is subject, at a minimum, to the limitations of the previous reports, historical documents, availability and accuracy of collected documentation, and personal recollection of those persons interviewed. In certain instances, AKRF has been required to assume that the information provided is accurate with limited or no corroboratory evidence.

This report is intended for the use solely by FB Orangeburg, LLC. Reliance by third parties on the information and opinions contained herein is strictly prohibited and requires the written consent of AKRF. AKRF accepts no responsibility for damages incurred by third parties for any decisions or actions taken based on this report. This report must be used, interpreted, and presented in its entirety.

8.0 REFERENCES

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TABLES

Table 1

Orangeburg Commons Triangle Parcel

Orangeburg, NY

Water Level Summary

Well ID	Screen Position in Aquifer	Depth of Well (ft bg)	Grade Elevation (ftmsl)	Top of Steel Protective Casing Elevation (ftmsl)	Top of PVC Well Casing Elevation (ftmsl)	Date of Measurement	Depth to Water (ftbtoc)	Depth to Water (ft bg)	Water Table Elevation (ftmsl)
MW-1	Shallow	13	NM	NM	NM	12/19/2006	3.99	NM	NM
MW-2	Shallow	13	85.56	88.08	88.03	12/20/2006	6.47	4	81.56
MW-3	Shallow	14	93.04	95.73	95.44	12/19/2006	9.73	7.33	85.71
MW-4	Shallow	13	95.1	97.59	97.54	12/20/2006	5.81	3.37	91.73
MW-5	Shallow	17	95.13	97.84	97.89	12/19/2006	7.51	4.75	90.38
MW-6	Shallow	17	87.83	90.76	90.47	12/20/2006	7.01	4.37	83.46
MW-7	Shallow	17	90.32	93.43	93.16	12/21/2006	9.87	7.03	83.29

ft bg - feet below grade

ftbtoc - feet below top-of-casing

ftmsl - feet mean sea level

NM - MW-1 was destroyed prior to survey

Table 2

Orangeburg Commons Triangle Parcel

Orangeburg, NY

Phase II Soil Analytical Results

Volatile Organic Compounds

Client ID Lab Sample ID Date Sampled Dilution µg/Kg	NYSDEC Part 375 Commercial Use	NYSDEC Part 375 Groundwater Protection	TP-SB-1 (4-5) 220-7435-8 12/5/2008 1	TP-SB-2 (5-6) 220-7435-1 12/4/2008 4	TP-SB-3 (5-7) 220-7435-5 12/5/2008 1	TP-SB-4 (5-6) 220-7435-4 12/5/2008 1	TP-SB-5 (7-9) 220-7435-3 12/5/2008 1	TP-SB-6 (9-10) 220-7401-11 12/4/2008 1
1,1,1-Trichloroethane	100,000	680	0.86 U	3.6 U	0.82 U	0.79 U	0.87 U	0.83 U
1,1,2,2-Tetrachloroethane	NS	NS	1.2 U	5.1 U *	1.2 U	1.1 U	1.2 U	1.2 U
1,1,2-Trichloroethane	NS	NS	1.0 U	4.3 U	0.98 U	0.94 U	1.0 U	0.99 U
1,1-Dichloroethane	19,000	270	0.76 U	3.2 U	0.73 U	0.70 U	0.77 U	0.74 U
1,1-Dichloroethene	100,000	330	0.93 U	3.9 U	0.89 U	0.85 U	0.94 U	0.90 U
1,2-Dichloroethane	2,300	20	1.3 U	5.3 U	1.2 U	1.2 U	1.3 U	1.2 U
1,2-Dichloropropane	NS	NS	1.1 U	4.8 U	1.1 U	1.0 U	1.1 U	1.1 U
2-Hexanone	NS	NS	3.1 U	13 U	3.0 U	2.9 U	3.1 U	3.0 U
Acetone	100,000	50	2.7 U	610	39	47	30	2.7 U
Benzene	2,900	60	0.83 U	3.5 U	0.80 U	0.77 U	0.84 U	0.81 U
Bromodichloromethane	NS	NS	0.76 U	3.2 U	0.73 U	0.70 U	0.77 U	0.74 U
Bromoform	NS	NS	2.0 U	8.5 U	2.0 U	1.9 U	2.1 U	2.0 U
Bromomethane	NS	NS	1.8 U	7.4 U	1.7 U	1.6 U	1.8 U	1.7 U
Carbon disulfide	NS	NS	0.62 U	8.7 J	0.60 U	0.57 U	0.63 U	0.61 U
Carbon tetrachloride	1,400	760	0.83 U	3.5 U	0.80 U	0.77 U	0.84 U	0.81 U
Chlorobenzene	100,000	1,100	1.0 U	4.3 U	0.99 U	0.95 U	1.0 U	1.0 U
Chloroethane	NS	NS	1.5 U	6.2 U	1.4 U	1.4 U	1.5 U	1.5 U
Chloroform	10,000	370	0.62 U	2.6 U	0.60 U	0.57 U	0.63 U	0.61 U
Chloromethane	NS	NS	1.2 U	4.9 U	1.1 U	1.1 U	1.2 U	1.2 U
cis-1,2-Dichloroethene	59,000	250	1.1 U	4.5 U	1.0 U	1.0 U	1.1 U	1.1 U
cis-1,3-Dichloropropene	NS	NS	0.73 U	3.0 U	0.70 U	0.67 U	0.73 U	0.71 U
Dibromochloromethane	NS	NS	1.3 U	5.2 U	1.2 U	1.2 U	1.3 U	1.2 U
Ethylbenzene	30,000	1,000	0.83 U	3.5 U	0.80 U	8.5	0.84 U	0.81 U
Methyl Ethyl Ketone	100,000	120	3.9 U	16 U	3.8 U	3.6 U	4.0 U	3.8 U
methyl isobutyl ketone	NS	NS	1.1 U	4.6 U	1.1 U	1.0 U	1.1 U	1.1 U
Methylene Chloride	51,000	50	7.0 J B	39 J B	8.2 J B	12 J B	5.9 J B	6.9 J B
Styrene	NS	NS	1.5 U	6.3 U	1.5 U	1.4 U	1.5 U	1.5 U
Tetrachloroethene	5,500	1,300	0.87 U	3.6 U	0.84 U	0.80 U	0.88 U	0.85 U
Toluene	100,000	700	0.69 U	2.9 U *	0.67 U	0.91 J	0.70 U	0.67 U *
trans-1,2-Dichloroethene	100,000	190	1.1 U	4.7 U	1.1 U	1.0 U	1.1 U	1.1 U
trans-1,3-Dichloropropene	NS	NS	1.3 U	5.2 U	1.2 U	1.2 U	1.3 U	1.2 U
Trichloroethene	10,000	470	1.2 U	4.9 U	1.1 U	1.1 U	1.2 U	1.1 U
Vinyl chloride	210	20	1.5 U	6.4 U	1.5 U	1.4 U	1.5 U	1.5 U
Xylenes, Total	100,000	1,600	2.9 U	12 U	2.8 U	14	2.9 U	2.8 U

Table 2

Orangeburg Commons Triangle Parcel

Orangeburg, NY

Phase II Soil Analytical Results

Volatile Organic Compounds

Client ID Lab Sample ID Date Sampled Dilution µg/Kg	NYSDEC Part 375 Commercial Use	NYSDEC Part 375 Groundwater Protection	TP-SB-7 (9-10) 220-7401-9 12/4/2008 1	TP-SB-8 (5-6) 220-7401-5 12/3/2008 1	TP-SB-9 (5-6) 220-7401-4 12/3/2008 1	TP-SB-10 (9-10) 220-7401-6 12/3/2008 1	TP-SB-12 (6-8) 220-7401-2 12/3/2008 1	TP-SB-11 (1-3) 220-7401-3 12/3/2008 1
1,1,1-Trichloroethane	100,000	680	0.82 U	0.81 U	0.82 U	0.83 U	0.81 U	0.84 U
1,1,2,2-Tetrachloroethane	NS	NS	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U
1,1,2-Trichloroethane	NS	NS	0.98 U	0.97 U	0.97 U	0.99 U	0.97 U	1.0 U
1,1-Dichloroethane	19,000	270	0.73 U	0.72 U	0.73 U	0.74 U	0.72 U	0.75 U
1,1-Dichloroethene	100,000	330	0.89 U	0.88 U	0.88 U	0.90 U	0.88 U	0.91 U
1,2-Dichloroethane	2,300	20	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U
1,2-Dichloropropane	NS	NS	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U
2-Hexanone	NS	NS	3.0 U	2.9 U	3.0 U	3.0 U	2.9 U	3.0 U
Acetone	100,000	50	2.6 U	35	32	2.7 U	2.6 U	2.7 U
Benzene	2,900	60	0.80 U	0.79 U	0.80 U	0.81 U	0.79 U	0.82 U
Bromodichloromethane	NS	NS	0.73 U	0.72 U	0.73 U	0.74 U	0.72 U	0.75 U
Bromoform	NS	NS	2.0 U	1.9 U	1.9 U	2.0 U	1.9 U	2.0 U
Bromomethane	NS	NS	1.7 U	1.7 U	1.7 U	1.7 U	1.7 U	1.8 U
Carbon disulfide	NS	NS	0.60 U	0.59 U	0.59 U	0.60 U	0.59 U	0.61 U
Carbon tetrachloride	1,400	760	0.80 U	0.79 U	0.80 U	0.81 U	0.79 U	0.82 U
Chlorobenzene	100,000	1,100	0.99 U	0.98 U	0.99 U	1.0 U	0.98 U	1.0 U
Chloroethane	NS	NS	1.4 U	1.4 U	1.4 U	1.4 U	1.4 U	1.5 U
Chloroform	10,000	370	0.60 U	0.59 U	0.59 U	0.60 U	0.59 U	0.61 U
Chloromethane	NS	NS	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.2 U
cis-1,2-Dichloroethene	59,000	250	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.1 U
cis-1,3-Dichloropropene	NS	NS	0.70 U	0.69 U	0.69 U	0.71 U	0.69 U	0.71 U
Dibromochloromethane	NS	NS	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U
Ethylbenzene	30,000	1,000	0.80 U	0.79 U	0.80 U	0.81 U	0.79 U	0.82 U
Methyl Ethyl Ketone	100,000	120	3.8 U	3.7 U	3.8 U	3.8 U	3.7 U	3.9 U
methyl isobutyl ketone	NS	NS	1.1 U	1.0 U	1.1 U	1.1 U	1.0 U	1.1 U
Methylene Chloride	51,000	50	7.3 J B	7.4 J B	11 J B	7.6 J B	7.5 J B	6.6 J B
Styrene	NS	NS	1.5 U	1.4 U	1.4 U	1.5 U	1.4 U	1.5 U
Tetrachloroethene	5,500	1,300	0.84 U	0.82 U	0.83 U	0.84 U	0.82 U	0.85 U
Toluene	100,000	700	0.67 U	0.66 U	0.66 U	0.67 U	0.65 U	0.68 U
trans-1,2-Dichloroethene	100,000	190	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U
trans-1,3-Dichloropropene	NS	NS	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U
Trichloroethene	10,000	470	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U
Vinyl chloride	210	20	1.5 U	1.4 U	1.5 U	1.5 U	1.4 U	1.5 U
Xylenes, Total	100,000	1,600	2.8 U	2.7 U	2.7 U	2.8 U	2.7 U	2.8 U

Table 2

Orangeburg Commons Triangle Parcel

Orangeburg, NY

Phase II Soil Analytical Results

Volatile Organic Compounds

Client ID Lab Sample ID Date Sampled Dilution µg/Kg	NYSDEC Part 375 Commercial Use	NYSDEC Part 375 Groundwater Protection	TP-SB-13 (5-6) 220-7435-6 12/5/2008 1	TP-SB-14 (5-6) 220-7435-7 12/5/2008 1	TP-SB-15 (1-2) 220-7435-9 12/5/2008 1	TP-SB-16 (6-7) 220-7435-2 12/4/2008 1	TP-SB-17 (6-8) 220-7401-12 12/4/2008 1	TP-SB-18 (6-8) 220-7401-1 12/3/2008 1
1,1,1-Trichloroethane	100,000	680	0.84 U	0.83 U	0.86 U	0.83 U	0.86 U	0.82 U
1,1,2,2-Tetrachloroethane	NS	NS	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U
1,1,2-Trichloroethane	NS	NS	1.0 U	0.99 U	1.0 U	0.98 U	1.0 U	0.98 U
1,1-Dichloroethane	19,000	270	0.75 U	0.74 U	0.77 U	0.74 U	0.76 U	0.73 U
1,1-Dichloroethene	100,000	330	0.91 U	0.90 U	0.93 U	0.89 U	0.93 U	0.89 U
1,2-Dichloroethane	2,300	20	1.2 U	1.2 U	1.3 U	1.2 U	1.3 U	1.2 U
1,2-Dichloropropane	NS	NS	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U
2-Hexanone	NS	NS	3.0 U	3.0 U	3.1 U	3.0 U	3.1 U	3.0 U
Acetone	100,000	50	22 J	160	29	2.6 U	30	2.6 U
Benzene	2,900	60	0.82 U	0.80 U	0.84 U	0.80 U	0.83 U	0.80 U
Bromodichloromethane	NS	NS	0.75 U	0.74 U	0.77 U	0.74 U	0.76 U	0.73 U
Bromoform	NS	NS	2.0 U	2.0 U	2.0 U	2.0 U	2.0 U	2.0 U
Bromomethane	NS	NS	1.8 U	1.7 U	1.8 U	1.7 U	1.8 U	1.7 U
Carbon disulfide	NS	NS	0.61 U	0.60 U	0.63 U	0.60 U	0.62 U	0.60 U
Carbon tetrachloride	1,400	760	0.82 U	0.80 U	0.84 U	0.80 U	0.83 U	0.80 U
Chlorobenzene	100,000	1,100	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	0.99 U
Chloroethane	NS	NS	1.5 U	1.4 U	1.5 U	1.4 U	1.5 U	1.4 U
Chloroform	10,000	370	0.61 U	0.60 U	0.63 U	0.60 U	0.62 U	0.60 U
Chloromethane	NS	NS	1.2 U	1.1 U	1.2 U	1.1 U	1.2 U	1.1 U
cis-1,2-Dichloroethene	59,000	250	1.1 U	1.0 U	1.1 U	1.0 U	1.1 U	1.0 U
cis-1,3-Dichloropropene	NS	NS	0.71 U	0.70 U	0.73 U	0.70 U	0.73 U	0.70 U
Dibromochloromethane	NS	NS	1.2 U	1.2 U	1.3 U	1.2 U	1.3 U	1.2 U
Ethylbenzene	30,000	1,000	0.82 U	0.80 U	0.84 U	0.80 U	0.83 U	0.80 U
Methyl Ethyl Ketone	100,000	120	3.9 U	3.8 U	4.0 U	3.8 U	3.9 U	3.8 U
methyl isobutyl ketone	NS	NS	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U
Methylene Chloride	51,000	50	7.1 J B	11 J B	7.0 J B	8.6 J B	10 J B	7.9 J B
Styrene	NS	NS	1.5 U	1.5 U	1.5 U	1.5 U	1.5 U	1.5 U
Tetrachloroethene	5,500	1,300	0.85 U	0.84 U	0.87 U	0.84 U	0.87 U	0.84 U
Toluene	100,000	700	0.68 U	0.67 U	0.70 U	0.67 U	0.69 U	0.67 U
trans-1,2-Dichloroethene	100,000	190	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U
trans-1,3-Dichloropropene	NS	NS	1.2 U	1.2 U	1.3 U	1.2 U	1.3 U	1.2 U
Trichloroethene	10,000	470	1.1 U	1.1 U	1.2 U	1.1 U	1.2 U	1.1 U
Vinyl chloride	210	20	1.5 U	1.5 U	1.5 U	1.5 U	1.5 U	1.5 U
Xylenes, Total	100,000	1,600	2.8 U	2.8 U	2.9 U	2.8 U	2.9 U	2.8 U

Table 2

Orangeburg Commons Triangle Parcel

Orangeburg, NY

Phase II Soil Analytical Results

Volatile Organic Compounds

Client ID Lab Sample ID Date Sampled Dilution µg/Kg	NYSDEC Part 375 Commercial Use	NYSDEC Part 375 Groundwater Protection	TP-SB-19 (9-10) 220-7401-10 12/4/2008 1	TP-SB-20 (14-15) 220-7401-7 12/3/2008 1	TP-SB-21 (9-10) 220-7401-8 12/3/2008 1	TP-SB-22B (6-8) 220-7401-13 12/4/2008 1 (duplicate of SB-17)	TP-FB-1 220-7401-14 12/4/2008 1 µg/L	TP-TBI 220-7401-15 12/4/2008 1 µg/L
1,1,1-Trichloroethane	100,000	680	0.83 U	0.82 U	0.82 U	0.85 U	0.69 U	0.69 U
1,1,2,2-Tetrachloroethane	NS	NS	1.2 U	1.2 U	1.2 U	1.2 U	0.81 U	0.81 U
1,1,2-Trichloroethane	NS	NS	0.99 U	0.97 U	0.97 U	1.0 U	0.65 U	0.65 U
1,1-Dichloroethane	19,000	270	0.74 U	0.73 U	0.73 U	0.76 U	1.0 U	1.0 U
1,1-Dichloroethene	100,000	330	0.90 U	0.88 U	0.88 U	0.92 U	0.83 U	0.83 U
1,2-Dichloroethane	2,300	20	1.2 U	1.2 U	1.2 U	1.3 U	0.72 U	0.72 U
1,2-Dichloropropane	NS	NS	1.1 U	1.1 U	1.1 U	1.1 U	0.71 U	0.71 U
2-Hexanone	NS	NS	3.0 U	3.0 U	3.0 U	3.1 U	1.1 U	1.1 U
Acetone	100,000	50	2.7 U	2.6 U	14 J	23 J	1.0 U	1.0 U
Benzene	2,900	60	0.81 U	0.79 U	0.79 U	0.83 U	0.74 U	0.74 U
Bromodichloromethane	NS	NS	0.74 U	0.73 U	0.73 U	0.76 U	0.48 U	0.48 U
Bromoform	NS	NS	2.0 U	1.9 U	1.9 U	2.0 U	0.46 U	0.46 U
Bromomethane	NS	NS	1.7 U	1.7 U	1.7 U	1.8 U	2.1 U	2.1 U
Carbon disulfide	NS	NS	0.60 U	0.59 U	0.59 U	0.62 U	0.90 U	0.90 U
Carbon tetrachloride	1,400	760	0.81 U	0.79 U	0.79 U	0.83 U	1.1 U	1.1 U
Chlorobenzene	100,000	1,100	1.0 U	0.98 U	0.98 U	1.0 U	0.72 U	0.72 U
Chloroethane	NS	NS	1.4 U	1.4 U	1.4 U	1.5 U	1.1 U	1.1 U
Chloroform	10,000	370	0.60 U	0.59 U	0.59 U	0.62 U	0.67 U	0.67 U
Chloromethane	NS	NS	1.2 U	1.1 U	1.1 U	1.2 U	1.1 U *	1.1 U *
cis-1,2-Dichloroethene	59,000	250	1.0 U	1.0 U	1.0 U	1.1 U	0.99 U	0.99 U
cis-1,3-Dichloropropene	NS	NS	0.71 U	0.69 U	0.69 U	0.72 U	0.28 U	0.28 U
Dibromochloromethane	NS	NS	1.2 U	1.2 U	1.2 U	1.2 U	0.55 U	0.55 U
Ethylbenzene	30,000	1,000	0.81 U	0.79 U	0.79 U	0.83 U	0.87 U	0.87 U
Methyl Ethyl Ketone	100,000	120	3.8 U	3.8 U	3.8 U	3.9 U	1.1 U	1.1 U
methyl isobutyl ketone	NS	NS	1.1 U	1.1 U	1.1 U	1.1 U	0.38 U	0.38 U
Methylene Chloride	51,000	50	7.6 J B	7.8 J B	6.3 J B	7.8 J B	0.78 U *	0.78 U *
Styrene	NS	NS	1.5 U	1.4 U	1.4 U	1.5 U	0.64 U	0.64 U
Tetrachloroethene	5,500	1,300	0.84 U	0.83 U	0.83 U	0.86 U	0.81 U	0.81 U
Toluene	100,000	700	0.67 U	0.66 U	0.66 U	0.69 U	0.72 U	0.72 U
trans-1,2-Dichloroethene	100,000	190	1.1 U	1.1 U	1.1 U	1.1 U	0.76 U	0.76 U
trans-1,3-Dichloropropene	NS	NS	1.2 U	1.2 U	1.2 U	1.2 U	0.57 U	0.57 U
Trichloroethene	10,000	470	1.1 U	1.1 U	1.1 U	1.2 U	0.62 U	0.62 U
Vinyl chloride	210	20	1.5 U	1.5 U	1.5 U	1.5 U	0.99 U	0.99 U
Xylenes, Total	100,000	1,600	2.8 U	2.7 U	2.7 U	2.8 U	2.3 U	2.3 U

Table 3

Orangeburg Commons Triangle Parcel

Orangeburg, NY

Phase II Soil Analytical Results

Semi Volatile Organic Compounds

Client ID Lab Sample ID Date Sampled Dilution µg/Kg	NYSDEC Part 375 Commercial Use	NYSDEC Part 375 Groundwater Protection	TP-SB-1 (4-5) 220-7435-8 12/5/2008 4	TP-SB-2 (5-6) 220-7435-1 12/4/2008 2	TP-SB-3 (5-7) 220-7435-5 12/5/2008 10	TP-SB-4 (5-6) 220-7435-4 12/5/2008 1	TP-SB-5 (7-9) 220-7435-3 12/5/2008 1
1,2,4-Trichlorobenzene	NS	NS	250 U	130 U	620 U	57 U	63 U
1,2-Dichlorobenzene	100,000	1,100	250 U	130 U	610 U	56 U	62 U
1,3-Dichlorobenzene	17,000	2,400	210 U	110 U	510 U	47 U	52 U
1,4-Dichlorobenzene	9,800	1,800	270 U	140 U	650 U	61 U	67 U
2,2'-oxybis[1-chloropropane]	NS	NS	300 U	160 U	720 U	67 U	74 U
2,4,5-Trichlorophenol	NS	NS	230 U	120 U	560 U	52 U	57 U
2,4,6-Trichlorophenol	NS	NS	250 U	130 U	610 U	57 U	63 U
2,4-Dichlorophenol	NS	NS	260 U	140 U	630 U	59 U	65 U
2,4-Dimethylphenol	NS	NS	200 U	110 U	490 U	46 U	51 U
2,4-Dinitrophenol	NS	NS	1,700 U *	880 U *	4,100 U *	380 U *	420 U *
2,4-Dinitrotoluene	NS	NS	230 U	120 U	580 U	54 U	59 U
2,6-Dinitrotoluene	NS	NS	210 U	110 U	500 U	47 U	52 U
2-Chloronaphthalene	NS	NS	260 U	140 U	650 U	60 U	66 U
2-Chlorophenol	NS	NS	280 U	150 U	680 U	64 U	70 U
2-Methylnaphthalene	NS	NS	280 U	150 U	2,700 J	260 J	71 U
2-Methylphenol	100,000	330	220 U	120 U	550 U	51 U	56 U
2-Nitroaniline	NS	NS	240 U	130 U	600 U	56 U	61 U
2-Nitrophenol	NS	NS	220 U	110 U	530 U	49 U	54 U
3,3'-Dichlorobenzidine	NS	NS	260 U	130 U	630 U	58 U	64 U
3-Nitroaniline	NS	NS	230 U	120 U	570 U	53 U	59 U
4,6-Dinitro-2-methylphenol	NS	NS	110 U	59 U	270 U	26 U	28 U
4-Bromophenyl phenyl ether	NS	NS	230 U	120 U	560 U	52 U	57 U
4-Chloro-3-methylphenol	NS	NS	220 U	120 U	550 U	51 U	56 U
4-Chloroaniline	NS	NS	200 U	110 U	490 U	46 U	51 U
4-Chlorophenyl phenyl ether	NS	NS	260 U	140 U	640 U	60 U	66 U
4-Methylphenol	34,000	330	300 U	160 U	730 U	67 U	75 U
4-Nitroaniline	NS	NS	230 U	120 U	570 U	53 U	59 U
4-Nitrophenol	NS	NS	280 U	150 U	680 U	63 U	70 U
Acenaphthene	100,000	98,000	490 J	620 J	19,000	61 U	68 U
Acenaphthylene	100,000	107,000	280 U	150 U	700 U	65 U	71 U
Anthracene	100,000	1,000,000	2,100	1,300	7,600	150 J	69 U
Benzo[a]anthracene	1,000	1,000	**8,800**	**7,000**	**9,000**	220 J	58 U
Benzo[a]pyrene	1,000	22,000	**9,600**	**9,000**	**7,200**	39 U	43 U
Benzo[b]fluoranthene	1,000	1,700	**6,700**	**10,000**	**8,100**	50 U	55 U
Benzo[g,h,i]perylene	100,000	1,000,000	5,600	3,500	4,100	40 U	44 U
Benzo[k]fluoranthene	1,000	1,700	**2,000**	**3,400**	**3,200**	45 U	50 U
Benzyl alcohol	NS	NS	220 U	110 U	530 U	49 U	54 U
Bis(2-chloroethoxy)methane	NS	NS	260 U	130 U	630 U	58 U	64 U
Bis(2-chloroethyl)ether	NS	NS	350 U	180 U	860 U	80 U	88 U
Bis(2-ethylhexyl) phthalate	NS	NS	250 U	130 U	600 U	56 U	62 U
Butyl benzyl phthalate	NS	NS	250 U	130 U	620 U	57 U	63 U
Carbazole	NS	NS	250 U	290 J	720 J	56 U	62 U
Chrysene	1,000	1,000	**12,000**	**9,600**	**9,300**	300	66 U
Dibenz(a,h)anthracene	330	1,000,000	**2,000**	**1,700**	**1,100** J	36 U	39 U
Dibenzofuran	14,000	210,000	270 U	390 J	660 U	62 U	68 U
Diethyl phthalate	NS	NS	290 U	150 U	710 U	66 U	72 U
Dimethyl phthalate	NS	NS	260 U	140 U	640 U	60 U	66 U
Di-n-butyl phthalate	NS	NS	290 U	150 U	710 U	66 U	73 U
Di-n-octyl phthalate	NS	NS	220 U	120 U	540 U	50 U	55 U
Fluoranthene	100,000	1,000,000	8,000	5,800	17,000	430	69 U
Fluorene	100,000	386,000	440 J	870	150,00	120 J	71 U
Hexachlorobenzene	330	3,200	300 U	160 U	730 U	68 U	75 U
Hexachlorobutadiene	NS	NS	260 U	140 U	650 U	60 U	66 U
Hexachlorocyclopentadiene	NS	NS	390 U	200 U	940 U	88 U	97 U
Hexachloroethane	NS	NS	240 U	130 U	590 U	55 U	61 U
Indeno[1,2,3-cd]pyrene	500	8,200	**5,100**	**3,800**	**4,300**	39 U	43 U
Isophorone	NS	NS	280 U	150 U	700 U	65 U	71 U
Naphthalene	100,000	12,000	270 U	140 U	660 U	90 J	68 U
Nitrobenzene	NS	NS	300 U	160 U	740 U	69 U	76 U
N-Nitrosodi-n-propylamine	NS	NS	310 U	160 U	750 U	70 U	78 U
N-Nitrosodiphenylamine	NS	NS	250 U	130 U	610 U	57 U	63 U
Pentachlorophenol	2,400	800	150 U	80 U	370 U	35 U	38 U
Phenanthrene	100,000	1,000,000	5,400	2,500	46,000	540	68 U
Phenol	100,000	330	250 U	130 U	620 U	58 U	64 U
Pyrene	100,000	1,000,000	13,000	6,300	20,000	650	77 J

Table 3

Orangeburg Commons Triangle Parcel

Orangeburg, NY

Phase II Soil Analytical Results

Semi Volatile Organic Compounds

Client ID Lab Sample ID Date Sampled Dilution µg/Kg	NYSDEC Part 375 Commercial Use	NYSDEC Part 375 Groundwater Protection	TP-SB-6 (9-10) 220-7401-11 12/4/2008 1	TP-SB-7 (9-10) 220-7401-9 12/4/2008 1	TP-SB-8 (5-6) 220-7401-5 12/3/2008 1	TP-SB-9 (5-6) 220-7401-4 12/3/2008 50	TP-SB-10 (9-10) 220-7401-6 12/3/2008 1
1,2,4-Trichlorobenzene	NS	NS	62 U	61 U	61 U	3,000 U	62 U
1,2-Dichlorobenzene	100,000	1,100	61 U	60 U	60 U	3,000 U	61 U
1,3-Dichlorobenzene	17,000	2,400	51 U	50 U	50 U	2,500 U	51 U
1,4-Dichlorobenzene	9,800	1,800	65 U	65 U	64 U	3,200 U	66 U
2,2'-oxybis[1-chloropropane]	NS	NS	73 U	72 U	71 U	3,600 U	73 U
2,4,5-Trichlorophenol	NS	NS	56 U	55 U	55 U	2,800 U	56 U
2,4,6-Trichlorophenol	NS	NS	62 U	61 U	61 U	3,000 U	62 U
2,4-Dichlorophenol	NS	NS	63 U	63 U	62 U	3,100 U	64 U
2,4-Dimethylphenol	NS	NS	49 U	49 U	49 U	2,400 U	50 U
2,4-Dinitrophenol	NS	NS	410 U *	410 U *	410 U *	20,000 U *	420 U *
2,4-Dinitrotoluene	NS	NS	58 U	57 U	57 U	2,800 U	58 U
2,6-Dinitrotoluene	NS	NS	50 U	50 U	50 U	2,500 U	51 U
2-Chloronaphthalene	NS	NS	65 U	64 U	64 U	3,200 U	65 U
2-Chlorophenol	NS	NS	69 U	68 U	67 U	3,400 U	69 U
2-Methylnaphthalene	NS	NS	70 U	69 U	69 U	3,400 U	70 U
2-Methylphenol	100,000	330	55 U	55 U	54 U	2,700 U	56 U
2-Nitroaniline	NS	NS	60 U	59 U	59 U	3,000 U	60 U
2-Nitrophenol	NS	NS	53 U	53 U	52 U	2,600 U	54 U
3,3'-Dichlorobenzidine	NS	NS	63 U	62 U	62 U	3,100 U	63 U
3-Nitroaniline	NS	NS	57 U	57 U	57 U	2,800 U	58 U
4,6-Dinitro-2-methylphenol	NS	NS	28 U	27 U	27 U	1,400 U	28 U
4-Bromophenyl phenyl ether	NS	NS	56 U	56 U	55 U	2,800 U	56 U
4-Chloro-3-methylphenol	NS	NS	55 U	54 U	54 U	2,700 U	55 U
4-Chloroaniline	NS	NS	50 U	49 U	49 U	2,400 U	50 U
4-Chlorophenyl phenyl ether	NS	NS	64 U	64 U	63 U	3,200 U	65 U
4-Methylphenol	34,000	330	73 U	72 U	72 U	3,600 U	73 U
4-Nitroaniline	NS	NS	57 U	57 U	56 U	2,800 U	58 U
4-Nitrophenol	NS	NS	68 U	68 U	67 U	3,400 U	69 U
Acenaphthene	100,000	98,000	66 U	65 U	65 U	3,300 U	66 U
Acenaphthylene	100,000	107,000	70 U	69 U	69 U	3,400 U	70 U
Anthracene	100,000	1,000,000	67 U	67 U	66 U	9,300 J	68 U
Benzo[a]anthracene	1,000	1,000	56 U	56 U	56 U	**110,000**	57 U
Benzo[a]pyrene	1,000	22,000	42 U	42 U	42 U	**97,000**	43 U
Benzo[b]fluoranthene	1,000	1,700	54 U	54 U	53 U	**120,000**	54 U
Benzo[g,h,i]perylene	100,000	1,000,000	43 U	43 U	42 U	59,000	43 U
Benzo[k]fluoranthene	1,000	1,700	49 U	48 U	48 U	**49,000**	49 U
Benzyl alcohol	NS	NS	53 U	52 U	52 U	2,600 U	53 U
Bis(2-chloroethoxy)methane	NS	NS	63 U	62 U	62 U	3,100 U	63 U
Bis(2-chloroethyl)ether	NS	NS	86 U	85 U	85 U	4,200 U	87 U
Bis(2-ethylhexyl) phthalate	NS	NS	60 U	60 U	59 U	3,000 U	61 U
Butyl benzyl phthalate	NS	NS	62 U	61 U	61 U	3,000 U	62 U
Carbazole	NS	NS	61 U	60 U	60 U	5,600 J	61 U
Chrysene	1,000	1,000	65 U	64 U	64 U	**110,000**	65 U
Dibenz(a,h)anthracene	330	1,000,000	38 U	38 U	38 U	**16,000**	39 U
Dibenzofuran	14,000	210,000	66 U	66 U	65 U	3,300 U	67 U
Diethyl phthalate	NS	NS	71 U	70 U	70 U	3,500 U	71 U
Dimethyl phthalate	NS	NS	64 U	64 U	63 U	3,200 U	65 U
Di-n-butyl phthalate	NS	NS	71 U	71 U	70 U	3,500 U	72 U
Di-n-octyl phthalate	NS	NS	54 U	53 U	53 U	2,700 U	54 U
Fluoranthene	100,000	1,000,000	68 U	67 U	67 U	**130,000**	68 U
Fluorene	100,000	386,000	69 U	69 U	68 U	3,400 U	70 U
Hexachlorobenzene	330	3,200	73 U	72 U	72 U	3,600 U	73 U
Hexachlorobutadiene	NS	NS	65 U	64 U	64 U	3,200 U	65 U
Hexachlorocyclopentadiene	NS	NS	95 U	94 U	93 U	4,700 U	95 U
Hexachloroethane	NS	NS	59 U	59 U	58 U	2,900 U	60 U
Indeno[1,2,3-cd]pyrene	500	8,200	42 U	41 U	41 U	**69,000**	42 U
Isophorone	NS	NS	70 U	69 U	69 U	3,400 U	70 U
Naphthalene	100,000	12,000	67 U	66 U	65 U	3,300 U	67 U
Nitrobenzene	NS	NS	74 U	73 U	73 U	3,700 U	75 U
N-Nitrosodi-n-propylamine	NS	NS	76 U	75 U	74 U	3,700 U	76 U
N-Nitrosodiphenylamine	NS	NS	61 U	61 U	60 U	3,000 U	62 U
Pentachlorophenol	2,400	800	37 U	37 U	37 U	1,900 U	38 U
Phenanthrene	100,000	1,000,000	66 U	66 U	65 U	26,000	67 U
Phenol	100,000	330	62 U	62 U	61 U	3,100 U	63 U
Pyrene	100,000	1,000,000	75 U	74 U	74 U	**120,000**	75 U

Table 3

Orangeburg Commons Triangle Parcel

Orangeburg, NY

Phase II Soil Analytical Results

Semi Volatile Organic Compounds

Client ID Lab Sample ID Date Sampled Dilution µg/Kg	NYSDEC Part 375 Commercial Use	NYSDEC Part 375 Groundwater Protection	TP-SB-11 (1-3) 220-7401-3 12/3/2008 5	TP-SB-12 (6-8) 220-7401-2 12/3/2008 1	TP-SB-13 (5-6) 220-7435-6 12/5/2008 1	TP-SB-14 (5-6) 220-7435-7 12/5/2008 1	TP-SB-15 (1-2) 220-7435-9 12/5/2008 2
1,2,4-Trichlorobenzene	NS	NS	320 U	61 U	61 U	62 U	130 U
1,2-Dichlorobenzene	100,000	1,100	310 U	60 U	60 U	61 U	130 U
1,3-Dichlorobenzene	17,000	2,400	260 U	50 U	50 U	51 U	110 U
1,4-Dichlorobenzene	9,800	1,800	330 U	64 U	64 U	65 U	140 U
2,2'-oxybis[1-chloropropane]	NS	NS	370 U	71 U	71 U	73 U	150 U
2,4,5-Trichlorophenol	NS	NS	290 U	55 U	55 U	56 U	120 U
2,4,6-Trichlorophenol	NS	NS	310 U	60 U	61 U	62 U	130 U
2,4-Dichlorophenol	NS	NS	320 U	62 U	62 U	63 U	130 U
2,4-Dimethylphenol	NS	NS	250 U	49 U	49 U	50 U	100 U
2,4-Dinitrophenol	NS	NS	2,100 U *	410 U *	410 U *	410 U *	860 U *
2,4-Dinitrotoluene	NS	NS	290 U	57 U	57 U	58 U	120 U
2,6-Dinitrotoluene	NS	NS	260 U	49 U	50 U	50 U	100 U
2-Chloronaphthalene	NS	NS	330 U	64 U	64 U	65 U	130 U
2-Chlorophenol	NS	NS	350 U	67 U	68 U	69 U	140 U
2-Methylnaphthalene	NS	NS	360 U	69 U	69 U	70 U	150 U
2-Methylphenol	100,000	330	280 U	54 U	54 U	55 U	110 U
2-Nitroaniline	NS	NS	310 U	59 U	59 U	60 U	120 U
2-Nitrophenol	NS	NS	270 U	52 U	52 U	53 U	110 U
3,3'-Dichlorobenzidine	NS	NS	320 U	62 U	62 U	63 U	130 U
3-Nitroaniline	NS	NS	290 U	56 U	57 U	58 U	120 U
4,6-Dinitro-2-methylphenol	NS	NS	140 U	27 U	27 U	28 U	57 U
4-Bromophenyl phenyl ether	NS	NS	290 U	55 U	55 U	56 U	120 U
4-Chloro-3-methylphenol	NS	NS	280 U	54 U	54 U	55 U	110 U
4-Chloroaniline	NS	NS	250 U	49 U	49 U	50 U	100 U
4-Chlorophenyl phenyl ether	NS	NS	330 U	63 U	64 U	65 U	130 U
4-Methylphenol	34,000	330	370 U	71 U	72 U	73 U	150 U
4-Nitroaniline	NS	NS	290 U	56 U	56 U	57 U	120 U
4-Nitrophenol	NS	NS	350 U	67 U	67 U	68 U	140 U
Acenaphthene	100,000	98,000	340 U	65 U	65 U	87 J	210 J
Acenaphthylene	100,000	107,000	360 U	69 U	69 U	70 U	340 J
Anthracene	100,000	1,000,000	860 J	66 U	66 U	300 J	770
Benzo[a]anthracene	1,000	1,000	**8,000**	55 U	56 U	**1,600**	**6,500**
Benzo[a]pyrene	1,000	22,000	**21,000**	42 U	42 U	**1,400**	**6,600**
Benzo[b]fluoranthene	1,000	1,700	**11,000**	53 U	53 U	**1,900**	**7,200**
Benzo[g,h,i]perylene	100,000	1,000,000	13,000	42 U	42 U	490	5,400
Benzo[k]fluoranthene	1,000	1,700	**3,000**	48 U	48 U	690	**3,200**
Benzyl alcohol	NS	NS	270 U	52 U	52 U	53 U	110 U
Bis(2-chloroethoxy)methane	NS	NS	320 U	62 U	62 U	63 U	130 U
Bis(2-chloroethyl)ether	NS	NS	440 U	84 U	85 U	86 U	180 U
Bis(2-ethylhexyl) phthalate	NS	NS	310 U	59 U	59 U	60 U	130 U
Butyl benzyl phthalate	NS	NS	320 U	61 U	61 U	62 U	130 U
Carbazole	NS	NS	310 U	60 U	60 U	130 J	250 J
Chrysene	1,000	1,000	**11,000**	63 U	64 U	**1,700**	**7,100**
Dibenz(a,h)anthracene	330	1,000,000	**55,00**	38 U	38 U	**390**	**1,800**
Dibenzofuran	14,000	210,000	340 U	65 U	65 U	66 U	140 U
Diethyl phthalate	NS	NS	360 U	69 U	70 U	71 U	150 U
Dimethyl phthalate	NS	NS	330 U	63 U	64 U	65 U	130 U
Di-n-butyl phthalate	NS	NS	360 U	70 U	70 U	71 U	150 U
Di-n-octyl phthalate	NS	NS	270 U	53 U	53 U	54 U	110 U
Fluoranthene	100,000	1,000,000	3,900	66 U	67 U	2,200	7,300
Fluorene	100,000	386,000	350 U	68 U	68 U	69 U	190 J
Hexachlorobenzene	330	3,200	370 U	72 U	72 U	73 U	150 U
Hexachlorobutadiene	NS	NS	330 U	64 U	64 U	65 U	130 U
Hexachlorocyclopentadiene	NS	NS	480 U	93 U	93 U	95 U	200 U
Hexachloroethane	NS	NS	300 U	58 U	58 U	59 U	120 U
Indeno[1,2,3-cd]pyrene	500	8,200	**7,700**	41 U	41 U	**700**	**6,700**
Isophorone	NS	NS	360 U	69 U	69 U	70 U	150 U
Naphthalene	100,000	12,000	340 U	65 U	66 U	67 U	140 U
Nitrobenzene	NS	NS	380 U	73 U	73 U	74 U	150 U
N-Nitrosodi-n-propylamine	NS	NS	390 U	74 U	75 U	76 U	160 U
N-Nitrosodiphenylamine	NS	NS	310 U	60 U	60 U	61 U	130 U
Pentachlorophenol	2,400	800	190 U	37 U	37 U	38 U	78 U
Phenanthrene	100,000	1,000,000	2,100	65 U	65 U	810	3,200
Phenol	100,000	330	320 U	61 U	61 U	62 U	130 U
Pyrene	100,000	1,000,000	7,100	74 U	77 J	1,700	8,900

Table 3

Orangeburg Commons Triangle Parcel

Orangeburg, NY

Phase II Soil Analytical Results

Semi Volatile Organic Compounds

Client ID Lab Sample ID Date Sampled Dilution µg/Kg	NYSDEC Part 375 Commercial Use	NYSDEC Part 375 Groundwater Protection	TP-SB-16 (6-7) 220-7435-2 12/4/2008 1	TP-SB-17 (6-8) 220-7401-12 12/4/2008 1	TP-SB-18 (6-8) 220-7401-1 12/3/2008 50	TP-SB-19 (9-10) 220-7401-10 12/4/2008 1	TP-SB-20 (14-15) 220-7401-7 12/3/2008 1
1,2,4-Trichlorobenzene	NS	NS	61 U	64 U	3,100 U	62 U	61 U
1,2-Dichlorobenzene	100,000	1,100	60 U	63 U	3,000 U	61 U	60 U
1,3-Dichlorobenzene	17,000	2,400	50 U	53 U	2,500 U	51 U	50 U
1,4-Dichlorobenzene	9,800	1,800	65 U	68 U	3,300 U	66 U	65 U
2,2'-oxybis[1-chloropropane]	NS	NS	72 U	75 U	3,600 U	73 U	72 U
2,4,5-Trichlorophenol	NS	NS	55 U	58 U	2,800 U	56 U	55 U
2,4,6-Trichlorophenol	NS	NS	61 U	64 U	3,100 U	62 U	61 U
2,4-Dichlorophenol	NS	NS	62 U	66 U	3,200 U	63 U	63 U
2,4-Dimethylphenol	NS	NS	49 U	51 U	2,500 U	50 U	49 U
2,4-Dinitrophenol	NS	NS	410 U *	430 U *	21,000 U *	410 U *	410 U *
2,4-Dinitrotoluene	NS	NS	57 U	60 U	2,900 U	58 U	57 U
2,6-Dinitrotoluene	NS	NS	50 U	52 U	2,500 U	51 U	50 U
2-Chloronaphthalene	NS	NS	64 U	67 U	3,200 U	65 U	64 U
2-Chlorophenol	NS	NS	68 U	71 U	3,400 U	69 U	68 U
2-Methylnaphthalene	NS	NS	69 U	73 U	3,500 U	70 U	69 U
2-Methylphenol	100,000	330	54 U	57 U	2,800 U	55 U	55 U
2-Nitroaniline	NS	NS	59 U	62 U	3,000 U	60 U	59 U
2-Nitrophenol	NS	NS	52 U	55 U	2,700 U	53 U	53 U
3,3'-Dichlorobenzidine	NS	NS	62 U	65 U	3,100 U	63 U	62 U
3-Nitroaniline	NS	NS	57 U	60 U	2,900 U	58 U	57 U
4,6-Dinitro-2-methylphenol	NS	NS	27 U	29 U	1,400 U	28 U	27 U
4-Bromophenyl phenyl ether	NS	NS	55 U	58 U	2,800 U	56 U	55 U
4-Chloro-3-methylphenol	NS	NS	54 U	57 U	2,700 U	55 U	54 U
4-Chloroaniline	NS	NS	49 U	52 U	2,500 U	50 U	49 U
4-Chlorophenyl phenyl ether	NS	NS	64 U	67 U	3,200 U	65 U	64 U
4-Methylphenol	34,000	330	72 U	76 U	3,600 U	73 U	72 U
4-Nitroaniline	NS	NS	56 U	60 U	2,900 U	57 U	57 U
4-Nitrophenol	NS	NS	67 U	71 U	3,400 U	68 U	67 U
Acenaphthene	100,000	98,000	65 U	69 U	3,300 U	66 U	65 U
Acenaphthylene	100,000	107,000	69 U	73 U	3,500 U	70 U	69 U
Anthracene	100,000	1,000,000	66 U	70 U	11,000 J	68 U	67 U
Benzo[a]anthracene	1,000	1,000	110 J	120 J	**120,000**	57 U	56 U
Benzo[a]pyrene	1,000	22,000	120 J	98 J	**100,000**	42 U	42 U
Benzo[b]fluoranthene	1,000	1,700	120 J	120 J	**130,000**	54 U	54 U
Benzo[g,h,i]perylene	100,000	1,000,000	88 J	45 U	63,000	43 U	43 U
Benzo[k]fluoranthene	1,000	1,700	48 U	53 J	**49,000**	49 U	48 U
Benzyl alcohol	NS	NS	52 U	55 U	2,600 U	53 U	52 U
Bis(2-chloroethoxy)methane	NS	NS	62 U	65 U	3,100 U	63 U	62 U
Bis(2-chloroethyl)ether	NS	NS	85 U	89 U	4,300 U	86 U	85 U
Bis(2-ethylhexyl) phthalate	NS	NS	60 U	63 U	3,000 U	61 U	60 U
Butyl benzyl phthalate	NS	NS	61 U	64 U	3,100 U	62 U	61 U
Carbazole	NS	NS	60 U	63 U	6,600 J	61 U	60 U
Chrysene	1,000	1,000	130 J	120 J	**120,000**	65 U	64 U
Dibenz(a,h)anthracene	330	1,000,000	38 U	40 U	**18,000**	39 U	38 U
Dibenzofuran	14,000	210,000	66 U	69 U	3,300 U	67 U	66 U
Diethyl phthalate	NS	NS	70 U	74 U	3,500 U	71 U	70 U
Dimethyl phthalate	NS	NS	64 U	67 U	3,200 U	65 U	64 U
Di-n-butyl phthalate	NS	NS	70 U	74 U	3,600 U	72 U	71 U
Di-n-octyl phthalate	NS	NS	53 U	56 U	2,700 U	54 U	53 U
Fluoranthene	100,000	1,000,000	100 J	210 J	**140,000**	68 U	67 U
Fluorene	100,000	386,000	68 U	72 U	3,500 U	69 U	69 U
Hexachlorobenzene	330	3,200	72 U	76 U	3,600 U	73 U	72 U
Hexachlorobutadiene	NS	NS	64 U	67 U	3,200 U	65 U	64 U
Hexachlorocyclopentadiene	NS	NS	93 U	98 U	4,700 U	95 U	94 U
Hexachloroethane	NS	NS	59 U	62 U	3,000 U	59 U	59 U
Indeno[1,2,3-cd]pyrene	500	8,200	41 U	43 U	**75,000**	42 U	41 U
Isophorone	NS	NS	69 U	73 U	3,500 U	70 U	69 U
Naphthalene	100,000	12,000	66 U	69 U	3,300 U	67 U	66 U
Nitrobenzene	NS	NS	73 U	77 U	3,700 U	74 U	73 U
N-Nitrosodi-n-propylamine	NS	NS	75 U	79 U	3,800 U	76 U	75 U
N-Nitrosodiphenylamine	NS	NS	60 U	64 U	3,100 U	61 U	60 U
Pentachlorophenol	2,400	800	37 U	39 U	1,900 U	38 U	37 U
Phenanthrene	100,000	1,000,000	70 J	110 J	30,000	66 U	65 U
Phenol	100,000	330	62 U	65 U	3,100 U	63 U	62 U
Pyrene	100,000	1,000,000	200 J	230 J	**130,000**	75 U	74 U

Table 3

Orangeburg Commons Triangle Parcel

Orangeburg, NY

Phase II Soil Analytical Results

Semi Volatile Organic Compounds

Client ID Lab Sample ID Date Sampled Dilution µg/Kg	NYSDEC Part 375 Commercial Use	NYSDEC Part 375 Groundwater Protection	TP-SB-21 (9-10) 220-7401-8 12/3/2008 1	TP-SB-22B (6-8) 220-7401-13 12/4/2008 1 (duplicate of SB-17)	TP-FB-1 220-7401-14 12/4/2008 1 µg/L
1,2,4-Trichlorobenzene	NS	NS	61 U	64 U	0.71 U
1,2-Dichlorobenzene	100,000	1,100	60 U	63 U	0.52 U
1,3-Dichlorobenzene	17,000	2,400	50 U	52 U	0.47 U
1,4-Dichlorobenzene	9,800	1,800	65 U	67 U	0.55 U
2,2'-oxybis[1-chloropropane]	NS	NS	72 U	75 U	0.77 U
2,4,5-Trichlorophenol	NS	NS	55 U	58 U	0.59 U
2,4,6-Trichlorophenol	NS	NS	61 U	63 U	0.53 U
2,4-Dichlorophenol	NS	NS	63 U	65 U	0.60 U
2,4-Dimethylphenol	NS	NS	49 U	51 U	0.54 U
2,4-Dinitrophenol	NS	NS	410 U *	430 U *	1.2 U
2,4-Dinitrotoluene	NS	NS	57 U	60 U	0.33 U
2,6-Dinitrotoluene	NS	NS	50 U	52 U	0.46 U
2-Chloronaphthalene	NS	NS	64 U	67 U	0.53 U
2-Chlorophenol	NS	NS	68 U	71 U	0.66 U
2-Methylnaphthalene	NS	NS	69 U	72 U	0.51 U
2-Methylphenol	100,000	330	54 U	57 U	0.65 U
2-Nitroaniline	NS	NS	59 U	62 U	0.58 U
2-Nitrophenol	NS	NS	53 U	55 U	0.55 U
3,3'-Dichlorobenzidine	NS	NS	62 U	65 U	0.72 U
3-Nitroaniline	NS	NS	57 U	59 U	0.40 U
4,6-Dinitro-2-methylphenol	NS	NS	27 U	28 U	0.40 U
4-Bromophenyl phenyl ether	NS	NS	55 U	58 U	0.53 U
4-Chloro-3-methylphenol	NS	NS	54 U	56 U	1.5 U
4-Chloroaniline	NS	NS	49 U	51 U	0.73 U
4-Chlorophenyl phenyl ether	NS	NS	64 U	67 U	0.53 U
4-Methylphenol	34,000	330	72 U	75 U	0.42 U
4-Nitroaniline	NS	NS	57 U	59 U	0.30 U
4-Nitrophenol	NS	NS	67 U	70 U	0.41 U
Acenaphthene	100,000	98,000	65 U	68 U	0.41 U
Acenaphthylene	100,000	107,000	69 U	72 U	0.51 U
Anthracene	100,000	1,000,000	67 U	75 J	0.46 U
Benzo[a]anthracene	1,000	1,000	56 U	280 J	0.40 U
Benzo[a]pyrene	1,000	22,000	42 U	250 J	0.40 U
Benzo[b]fluoranthene	1,000	1,700	53 U	300 J	0.41 U
Benzo[g,h,i]perylene	100,000	1,000,000	43 U	150 J	0.32 U
Benzo[k]fluoranthene	1,000	1,700	48 U	120 J	0.47 U
Benzyl alcohol	NS	NS	52 U	55 U	0.42 U
Bis(2-chloroethoxy)methane	NS	NS	62 U	65 U	1.2 U
Bis(2-chloroethyl)ether	NS	NS	85 U	89 U	1.1 U
Bis(2-ethylhexyl) phthalate	NS	NS	60 U	62 U	0.54 U
Butyl benzyl phthalate	NS	NS	61 U	64 U	0.52 U
Carbazole	NS	NS	60 U	63 U	0.38 U
Chrysene	1,000	1,000	64 U	270 J	0.43 U
Dibenz(a,h)anthracene	330	1,000,000	38 U	40 U	0.35 U
Dibenzofuran	14,000	210,000	66 U	68 U	0.42 U
Diethyl phthalate	NS	NS	70 U	73 U	0.46 U
Dimethyl phthalate	NS	NS	64 U	67 U	0.36 U
Di-n-butyl phthalate	NS	NS	70 U	73 U	0.53 U
Di-n-octyl phthalate	NS	NS	53 U	55 U	0.49 U
Fluoranthene	100,000	1,000,000	67 U	480	0.46 U
Fluorene	100,000	386,000	68 U	71 U	0.52 U
Hexachlorobenzene	330	3,200	72 U	75 U	0.52 U
Hexachlorobutadiene	NS	NS	64 U	67 U	0.93 U
Hexachlorocyclopentadiene	NS	NS	94 U	98 U	0.82 U
Hexachloroethane	NS	NS	59 U	61 U	0.57 U
Indeno[1,2,3-cd]pyrene	500	8,200	41 U	160 J	0.45 U
Isophorone	NS	NS	69 U	72 U	0.41 U
Naphthalene	100,000	12,000	66 U	69 U	0.46 U
Nitrobenzene	NS	NS	73 U	76 U	0.79 U
N-Nitrosodi-n-propylamine	NS	NS	75 U	78 U	0.45 U
N-Nitrosodiphenylamine	NS	NS	60 U	63 U	0.38 U
Pentachlorophenol	2,400	800	37 U	39 U	1.3 U
Phenanthrene	100,000	1,000,000	65 U	210 J	0.42 U
Phenol	100,000	330	62 U	64 U	0.32 U
Pyrene	100,000	1,000,000	74 U	510	0.46 U

Table 4
Orangeburg Commons Triangle Parcel
Orangeburg, NY

Phase II Soil Analytical Results

Metals

Client ID Lab Sample ID Date Sampled mg/kg	NYSDEC Part 375 Commercial Use	NYSDEC Part 375 Groundwater Protection	TP-SB-1 (4-5) 220-7435-8 12/5/2008	TP-SB-2 (5-6) 220-7435-1 12/4/2008	TP-SB-3 (5-7) 220-7435-5 12/5/2008	TP-SB-4 (5-6) 220-7435-4 12/5/2008	TP-SB-5 (7-9) 220-7435-3 12/5/2008	TP-SB-6 (9-10) 220-7401-11 12/4/2008
Aluminum	**NS**	**NS**	8,790	7,090	6,230	5,310	8,770	7,820
Antimony	**NS**	**NS**	1.5 U	1.4 U	1.3 U	1.4 U	1.6 U	1.6 U
Arsenic	**16**	**16**	4.0 J	7.3	3.2 J	3.9 J	2.2 J	3.4 J
Barium	**350**	**820**	107	113	106	126	104	115
Beryllium	**14**	**47**	0.57 J	0.29 J	0.43 J	0.39 J	0.47 J	0.53 J
Cadmium	**2.5**	**7.5**	0.64 U	0.61 U	0.55 U	0.62 U	0.69 U	0.69 U
Calcium	**NS**	**NS**	2,140	1,240	2,590	1,660	2,030	2,000
Chromium	**36**	**NS**	17.6	23.3	13.9	11.0	19.7	14.5
Cobalt	**NS**	**NS**	6.7	12.6	5.8	5.0	6.4	7.4
Copper	**270**	**1,720**	22.3	23.9	12.6	9.6	8.2	15.8
Iron	**NS**	**NS**	12,400	12,100	10,800	10,400	14,900	14,100
Lead	**400**	**450**	**2,250**	15.6	6.5	4.7 J	7.3	6.9
Magnesium	**NS**	**NS**	3,070	2,320	3,140	3,250	3,590	4,180
Manganese	**2,000**	**2,000**	122	67.2	211	147	107	733
Mercury	**0.81**	**0.73**	0.056 J	0.048 J	0.019 J	0.015 U	0.017 U	0.017 U
Nickel	**140**	**130**	14.6	18.5	9.5	10.9	15.2	17.0
Potassium	**NS**	**NS**	764	719	924	877	1,110	1,070
Selenium	**36**	**4**	1.1 U	1.5 J	0.96 U	1.1 U	1.2 U	1.2 U
Silver	**36**	**8.3**	0.34 U	0.33 U	0.30 U	0.33 U	0.37 U	0.37 U
Sodium	**NS**	**NS**	197 J	101 J	110 J	186 J	218 J	129 J
Thallium	**NS**	**NS**	3.8 U	3.6 U	3.3 U	3.7 U	4.1 U	4.1 U
Vanadium	**NS**	**NS**	27.3	18.4	24.4	16.1	24.9	21.4
Zinc	**2,200**	**2,480**	39.9	32.4	23.8	25.0	31.2	33.1

Table 4
Orangeburg Commons Triangle Parcel
Orangeburg, NY

Phase II Soil Analytical Results

Metals

Client ID Lab Sample ID Date Sampled mg/kg	NYSDEC Part 375 Commercial Use	NYSDEC Part 375 Groundwater Protection	TP-SB-7 (9-10) 220-7401-9 12/4/2008	TP-SB-8 (5-6) 220-7401-5 12/3/2008	TP-SB-9 (5-6) 220-7401-4 12/3/2008	TP-SB-10 (9-10) 220-7401-6 12/3/2008	TP-SB-11 (1-3) 220-7401-3 12/3/2008	TP-SB-12 (6-8) 220-7401-2 12/3/2008
Aluminum	**NS**	**NS**	8,010	6,930	7,660	7,550	8,540	5,710
Antimony	**NS**	**NS**	1.5 U	1.2 U	1.3 U	1.7 U	1.6 U	1.3 U
Arsenic	**16**	**16**	3.0 J	8.8	1.3 J	3.9 J	6.7	2.3 J
Barium	**350**	**820**	215	78.4	110	119	182	97.2
Beryllium	**14**	**47**	0.39 J	0.45 J	0.44 J	0.51 J	0.50 J	0.46 J
Cadmium	**2.5**	**7.5**	0.67 U	0.51 U	0.58 U	0.73 U	0.69 U	0.57 U
Calcium	**NS**	**NS**	2,380	2,090	2,220	1,670	2,330	18,800
Chromium	**36**	**NS**	21.5	**38.4**	17.3	16.0	19.9	11.9
Cobalt	**NS**	**NS**	9.1	8.7	6.6	5.9	7.9	5.4
Copper	**270**	**1,720**	23.2	6.5	14.9	13.9	39.2	9.9
Iron	**NS**	**NS**	13,100	15,300	13,000	14,600	15,700	11,000
Lead	**400**	**450**	3.6 J	6.0	15.1	7.0 J	44.7	5.5
Magnesium	**NS**	**NS**	3,720	3,960	2,960	3,380	2,920	4,490
Manganese	**2,000**	**2,000**	**2,640**	218	134	510	807	378
Mercury	**0.81**	**0.73**	0.016 U	0.015 U	0.016 U	0.017 U	0.042 J	0.016 U
Nickel	**140**	**130**	24.1	15.4	11.9	13.9	15.1	12.3
Potassium	**NS**	**NS**	513	896	671	1,000	766	1210
Selenium	**36**	**4**	1.2 U	0.88 U	1.0 U	1.3 U	1.2 U	0.98 U
Silver	**36**	**8.3**	0.36 U	0.27 U	0.31 U	0.39 U	0.37 U	0.31 U
Sodium	**NS**	**NS**	231 J	140 J	120 J	112 J	137 J	185 J
Thallium	**NS**	**NS**	4.0 U	3.0 U	3.5 U	4.4 U	4.1 U	3.4 U
Vanadium	**NS**	**NS**	26.1	31.0	24.1	24.2	27.3	16.0
Zinc	**2,200**	**2,480**	30.3	33.1	32.7	27.8 J	58.8	27.1

Table 4
Orangeburg Commons Triangle Parcel
Orangeburg, NY

Phase II Soil Analytical Results

Metals

Client ID Lab Sample ID Date Sampled mg/kg	NYSDEC Part 375 Commercial Use	NYSDEC Part 375 Groundwater Protection	TP-SB-13 (5-6) 220-7435-6 12/5/2008	TP-SB-14 (5-6) 220-7435-7 12/5/2008	TP-SB-15 (1-2) 220-7435-9 12/5/2008	TP-SB-16 (6-7) 220-7435-2 12/4/2008	TP-SB-17 (6-8) 220-7401-12 12/4/2008	TP-SB-18 (6-8) 220-7401-1 12/3/2008
Aluminum	**NS**	**NS**	8,870	6,690	10,900	5,990	6,320	7,210
Antimony	**NS**	**NS**	1.5 U	1.2 U	1.3 U	1.3 U	1.4 U	1.3 U
Arsenic	**16**	**16**	3.2 J	2.3 J	4.8 J	1.7 J	0.72 U	2.2 J
Barium	**350**	**820**	136	97.3	129	124	50.5	64.8
Beryllium	**14**	**47**	0.48 J	0.49 J	0.57 J	0.31 J	0.26 U	0.49 J
Cadmium	**2.5**	**7.5**	0.65 U	0.54 U	0.57 U	0.57 U	0.61 U	0.54 U
Calcium	**NS**	**NS**	939	13,300	2,860	1,360	1,390	2,950
Chromium	**36**	**NS**	19.7	13.7	18.4	7.8	16.6	16.4
Cobalt	**NS**	**NS**	32.0	5.2	7.1	4.6	3.7	5.6
Copper	**270**	**1,720**	44.2	8.1	20.4	7.3	13.5	12.0
Iron	**NS**	**NS**	12,400	10,300	14,100	9,500	8,040	13,700
Lead	**400**	**450**	4.9 J	5.8	36.4	4.4 J	5.4 J	7.4
Magnesium	**NS**	**NS**	2570	3,900	3,070	2,690	2,250	3,590
Manganese	**2,000**	**2,000**	79.8	133	643	220	112	146
Mercury	**0.81**	**0.73**	0.022 J	0.017 U	0.071	0.017 U	0.017 U	0.016 U
Nickel	**140**	**130**	37.2	13.1	13.1	12.5	9.7	13.5
Potassium	**NS**	**NS**	527	1,630	629	915	612	1270
Selenium	**36**	**4**	1.1 U	0.93 U	0.98 U	1.0 U	1.0 U	0.94 U
Silver	**36**	**8.3**	0.35 U	0.29 U	0.31 U	0.31 U	0.33 U	0.29 U
Sodium	**NS**	**NS**	91.1 J	248	232	145 J	80.7 J	141 J
Thallium	**NS**	**NS**	3.9 U	3.2 U	3.4 U	3.4 U	3.6 U	3.2 U
Vanadium	**NS**	**NS**	28.5	16.0	26.3	12.6	14.4	20.1
Zinc	**2,200**	**2,480**	85.3	26.4	89.2	21.0 J	25.5	30.0

Table 4
Orangeburg Commons Triangle Parcel
Orangeburg, NY
Phase II Soil Analytical Results
Metals

Client ID Lab Sample ID Date Sampled mg/kg	NYSDEC Part 375 Commercial Use	NYSDEC Part 375 Groundwater Protection	TP-SB-19 (9-10) 220-7401-10 12/4/2008	TP-SB-20 (14-15) 220-7401-7 12/3/2008	TP-SB-21 (9-10) 220-7401-8 12/3/2008	TP-SB-22B (6-8) 220-7401-13 12/4/2008	TP-FB-1 220-7401-14 12/4/2008 µg/L
Aluminum	**NS**	**NS**	8,480	5,060	6,360	4,990	47 U
Antimony	**NS**	**NS**	1.6 U	1.4 U	1.3 U	1.4 U	8.8 U
Arsenic	**16**	**16**	2.5 J	1.9 J	0.92 J	2.2 J	4.4 U
Barium	**350**	**820**	84.5	59.1	37.1	50.4	1.2 U
Beryllium	**14**	**47**	0.52 J	0.35 J	0.32 J	0.27 J	1.1 U
Cadmium	**2.5**	**7.5**	0.69 U	0.60 U	0.55 U	0.59 U	2.8 U
Calcium	**NS**	**NS**	1,850	11,400	1,650	1410	62 U
Chromium	**36**	**NS**	16.8	9.2	12.3	18.6	1.0 U
Cobalt	**NS**	**NS**	9.0	5.0	4.1	3.7	1.4 U
Copper	**270**	**1,720**	15.2	8.0	7.2	14.5	1.4 U
Iron	**NS**	**NS**	16,800	10,100	8,530	10,300	62 U
Lead	**400**	**450**	6.7	5.1 J	4.0 J	4.2 J	3.0 U
Magnesium	**NS**	**NS**	3,470	3,400	2,590	1830	49 U
Manganese	**2,000**	**2,000**	841	448	190	161	2.3 U
Mercury	**0.81**	**0.73**	0.016 U	0.017 U	0.016 U	0.017 U	0.090 U
Nickel	**140**	**130**	16.9	11.4	9.8	8.0	1.4 U
Potassium	**NS**	**NS**	1,190	1,070	873	492	81 U
Selenium	**36**	**4**	1.2 U	1.0 U	0.95 U	1.0 U	3.2 U
Silver	**36**	**8.3**	0.37 U	0.32 U	0.29 U	0.32 U	1.3 U
Sodium	**NS**	**NS**	162 J	167 J	155 J	98.4 J	150 J
Thallium	**NS**	**NS**	4.1 U	3.6 U	3.3 U	3.5 U	8.0 U
Vanadium	**NS**	**NS**	25.9	14.6	251	22.0	1.2 U
Zinc	**2,200**	**2,480**	31.6	23.2	21.7	20.5 J	7.0 U

Table 5
Orangeburg Commons Triangle Parcel
Orangeburg, NY
Phase II Soil and Groundwater Analytical Results
Polychlorinated Biphenyls

Client ID Lab Sample ID Date Sampled µg/Kg	NYSDEC Part 375 Commercial Use	NYSDEC Part 375 Groundwater Protection	TP-SB-5 (7-9) 220-7435-3 12/5/2008	TP-SB-8 (5-6) 220-7401-5 12/3/2008	TP-SB-15 (1-2) 220-7435-9 12/5/2008	TP-SB-16 (6-7) 220-7435-2 12/4/2008
PCB-1016	**1000**	**3,200**	5.4 U	5.0 U	5.4 U	5.1 U
PCB-1221	**1000**	**3,200**	1.3 U	1.2 U	1.3 U	1.2 U
PCB-1232	**1000**	**3,200**	5.4 U	5.0 U	5.4 U	5.1 U
PCB-1242	**1000**	**3,200**	5.4 U	5.0 U	5.4 U	5.1 U
PCB-1248	**1000**	**3,200**	5.4 U	5.0 U	5.4 U	5.1 U
PCB-1254	**1000**	**3,200**	1.8 U	1.7 U	1.8 U	1.7 U
PCB-1260	**1000**	**3,200**	4.1 U	3.7 U	4.0 U	3.9 U

Table 6
Orangeburg Commons Triangle Parcel
Orangeburg, NY
Phase II Groundwater Analytical Results
Volatile Organic Compounds

Client ID Lab Sample ID Date Sampled µg/L	NYSDEC Class GA Ambient Standard	TP-MW-1 220-7535-8 12/12/2008	TP-MW-2 220-7535-9 12/12/2008	TP-MW-3 220-7535-2 12/11/2008	TP-MW-3-MS 220-7535-3 12/11/2008	TP-MW-4 220-7535-1 12/11/2008	TP-MW-5 220-7535-5 12/11/2008	TP-MW-5 220-7535-5 12/11/2008
1,1,1-Trichloroethane	5	0.69 U	0.69 U	0.69 U H	0.69 U H	0.69 U H	0.69 U	0.69 U H
1,1,2,2-Tetrachloroethane	5	0.81 U	0.81 U	0.81 U H	0.81 U H	0.81 U H	0.81 U	0.81 U H
1,1,2-Trichloroethane	1	0.65 U	0.65 U	0.65 U H	0.65 U H	0.65 U H	0.65 U	0.65 U H
1,1-Dichloroethane	5	1.0 U	1.0 U	1.0 U H	1.0 U H	1.0 U H	1.0 U	1.0 U H
1,1-Dichloroethene	5	0.83 U	0.83 U	0.83 U H	0.83 U H	0.83 U H	0.83 U	0.83 U H
1,2-Dichloroethane	0.6	0.72 U	0.72 U	0.72 U H	0.72 U H	0.72 U H	0.72 U	0.72 U H
1,2-Dichloropropane	1	0.71 U	0.71 U	0.71 U H	0.71 U H	0.71 U H	0.71 U	0.71 U H
2-Hexanone	50	1.1 U	1.1 U *	1.1 U H	1.1 U H	1.1 U H	1.1 U *	1.1 U H
Acetone	50	1.0 U	1.0 U	12 H	1.0 U H	1.0 U H	1.0 U	1.0 U H
Benzene	1	0.74 U	0.74 U	0.74 U H	0.74 U H	0.74 U H	0.74 U	0.74 U H
Bromodichloromethane	50	0.48 U	0.48 U	0.48 U H	0.48 U H	0.48 U H	0.48 U	0.48 U H
Bromoform	50	0.46 U	0.46 U	0.46 U H	0.46 U H	0.46 U H	0.46 U	0.46 U H
Bromomethane	5	2.1 U *	2.1 U	2.1 U H *	2.1 U H *	2.1 U H *	2.1 U	2.1 U H *
Carbon disulfide	60	0.90 U	0.90 U	0.90 U H	0.90 U H	0.90 U H	0.90 U	0.90 U H
Carbon tetrachloride	5	1.1 U	1.1 U	1.1 U H	1.1 U H	1.1 U H	1.1 U	1.1 U H
Chlorobenzene	5	0.72 U	0.72 U	0.72 U H	0.72 U H	0.72 U H	0.72 U	0.72 U H
Chloroethane	5	1.1 U *	1.1 U	1.1 U H *	1.1 U H *	1.1 U H *	1.1 U	1.1 U H *
Chloroform	7	0.67 U	0.67 U	0.67 U H	0.67 U H	0.67 U H	0.67 U	0.67 U H
Chloromethane	5	1.1 U *	1.1 U	1.1 U H *	1.1 U H *	1.1 U H *	1.1 U	1.1 U H *
cis-1,2-Dichloroethene	5	0.99 U	0.99 U	0.99 U H	0.99 U H	0.99 U H	0.99 U	0.99 U H
cis-1,3-Dichloropropene	0.4 sum	0.28 U	0.28 U	0.28 U H	0.28 U H	0.28 U H	0.28 U	0.28 U H
Dibromochloromethane	50	0.55 U	0.55 U	0.55 U H	0.55 U H	0.55 U H	0.55 U	0.55 U H
Ethylbenzene	5	0.87 U	0.87 U	0.87 U H	0.87 U H	0.87 U H	0.87 U	0.87 U H
Methyl Ethyl Ketone	50	1.1 U	1.1 U	1.1 U H	1.1 U H	1.1 U H	1.1 U	1.1 U H
methyl isobutyl ketone	NS	0.38 U	0.38 U	0.38 U H	0.38 U H	0.38 U H	0.38 U	0.38 U H
Methylene Chloride	5	0.78 U *	0.78 U *	0.78 U H *	0.78 U H *	0.78 U H *	0.78 U *	0.78 U H *
Styrene	5	0.64 U	0.64 U	0.64 U H	0.64 U H	0.64 U H	0.64 U	0.64 U H
Tetrachloroethene	5	0.81 U	0.81 U	0.81 U H	0.81 U H	0.81 U H	0.81 U	0.81 U H
Toluene	5	0.72 U	0.72 U	0.72 U H	0.72 U H	0.72 U H	0.72 U	0.72 U H
trans-1,2-Dichloroethene	5	0.76 U	0.76 U	0.76 U H	0.76 U H	0.76 U H	0.76 U	0.76 U H
trans-1,3-Dichloropropene	0.4 sum	0.57 U	0.57 U	0.57 U H	0.57 U H	0.57 U H	0.57 U	0.57 U H
Trichloroethene	5	0.62 U	0.62 U	0.62 U H	0.62 U H	0.62 U H	0.62 U	0.62 U H
Vinyl chloride	2	0.99 U	0.99 U	0.99 U H	0.99 U H	0.99 U H	0.99 U	0.99 U H
Xylenes, Total	5	2.3 U	2.3 U	2.3 U H	2.3 U H	2.3 U H	2.3 U	2.3 U H

Table 6
Orangeburg Commons Triangle Parcel
Orangeburg, NY
Phase II Groundwater Analytical Results
Volatile Organic Compounds

Client ID Lab Sample ID Date Sampled µg/L	NYSDEC Class GA Ambient Standard	TP-MW-6 220-7535-7 12/12/2008	TP-MW-7 220-7535-4 12/11/2008	TP-MW-22B 220-7535-6 12/11/2008 (duplicate of MW-5)	TP-MW-22B 220-7535-6 12/11/2008 (duplicate of MW-5)	TP-EB-2 220-7535-10 12/12/2008	TRIP BLANK 220-7535-11 12/12/2008
1,1,1-Trichloroethane	**5**	**8.2**	0.69 U	0.69 U	0.69 U H	0.69 U	0.69 U
1,1,2,2-Tetrachloroethane	**5**	0.81 U	0.81 U	0.81 U	0.81 U H	0.81 U	0.81 U
1,1,2-Trichloroethane	**1**	0.65 U	0.65 U	0.65 U	0.65 U H	0.65 U	0.65 U
1,1-Dichloroethane	**5**	2.7 J	1.0 U	1.0 U	1.0 U H	1.0 U	1.0 U
1,1-Dichloroethene	**5**	0.83 U	0.83 U	0.83 U	0.83 U H	0.83 U	0.83 U
1,2-Dichloroethane	**0.6**	0.72 U	0.72 U	0.72 U	0.72 U H	0.72 U	0.72 U
1,2-Dichloropropane	**1**	0.71 U	0.71 U	0.71 U	0.71 U H	0.71 U	0.71 U
2-Hexanone	**50**	1.1 U	1.1 U *	1.1 U *	1.1 U H	1.1 U	1.1 U *
Acetone	**50**	1.0 U	1.0 U	1.0 U	1.0 U H	1.0 U	1.0 U
Benzene	**1**	0.74 U	0.74 U	0.74 U	0.74 U H	0.74 U	0.74 U
Bromodichloromethane	**50**	0.48 U	0.48 U	0.48 U	0.48 U H	0.48 U	0.48 U
Bromoform	**50**	0.46 U	0.46 U	0.46 U	0.46 U H	0.46 U	0.46 U
Bromomethane	**5**	2.1 U *	2.1 U	2.1 U	2.1 U H *	2.1 U *	2.1 U
Carbon disulfide	**60**	0.90 U	0.90 U	0.90 U	0.90 U H	0.90 U	0.90 U
Carbon tetrachloride	**5**	1.1 U	1.1 U	1.1 U	1.1 U H	1.1 U	1.1 U
Chlorobenzene	**5**	0.72 U	0.72 U	0.72 U	0.72 U H	0.72 U	0.72 U
Chloroethane	**5**	1.1 U *	1.1 U	1.1 U	1.1 U H *	1.1 U *	1.1 U
Chloroform	**7**	0.67 U	0.67 U	0.67 U	0.67 U H	0.67 U	0.67 U
Chloromethane	**5**	1.1 U *	1.1 U	1.1 U	1.1 U H *	1.1 U *	1.1 U
cis-1,2-Dichloroethene	**5**	0.99 U	0.99 U	0.99 U	0.99 U H	0.99 U	0.99 U
cis-1,3-Dichloropropene	**0.4 sum**	0.28 U	0.28 U	0.28 U	0.28 U H	0.28 U	0.28 U
Dibromochloromethane	**50**	0.55 U	0.55 U	0.55 U	0.55 U H	0.55 U	0.55 U
Ethylbenzene	**5**	0.87 U	0.87 U	0.87 U	0.87 U H	0.87 U	0.87 U
Methyl Ethyl Ketone	**50**	1.1 U	1.1 U	1.1 U	1.1 U H	1.1 U	1.1 U
methyl isobutyl ketone	**NS**	0.38 U	0.38 U	0.38 U	0.38 U H	0.38 U	0.38 U
Methylene Chloride	**5**	0.78 U *	0.78 U *	0.78 U *	0.78 U H *	0.78 U *	0.78 U *
Styrene	**5**	0.64 U	0.64 U	0.64 U	0.64 U H	0.64 U	0.64 U
Tetrachloroethene	**5**	1.4 J	0.81 U	0.81 U	0.81 U H	0.81 U	0.81 U
Toluene	**5**	0.72 U	0.72 U	0.72 U	0.72 U H	0.72 U	0.72 U
trans-1,2-Dichloroethene	**5**	0.76 U	0.76 U	0.76 U	0.76 U H	0.76 U	0.76 U
trans-1,3-Dichloropropene	**0.4 sum**	0.57 U	0.57 U	0.57 U	0.57 U H	0.57 U	0.57 U
Trichloroethene	**5**	0.62 U	0.62 U	0.62 U	0.62 U H	0.62 U	0.62 U
Vinyl chloride	**2**	0.99 U	0.99 U	0.99 U	0.99 U H	0.99 U	0.99 U
Xylenes, Total	**5**	2.3 U	2.3 U	2.3 U	2.3 U H	2.3 U	2.3 U

Table 7
Orangeburg Commons Triangle Parcel
Orangeburg, NY
Phase II Groundwater Analytical Results
Semi Volatile Organic Compounds

Client ID Lab Sample ID Date Sampled µg/L	NYSDEC Class GA Ambient Standard	TP-MW-1 220-7535-8 12/12/2008	TP-MW-2 220-7535-9 12/12/2008	TP-MW-3 220-7535-2 12/11/2008	TP-MW-3-MS 220-7535-3 12/11/2008	TP-MW-4 220-7535-1 12/11/2008
1,2,4-Trichlorobenzene	5	0.65 U	0.65 U	0.72 U	0.70 U	1.4 U
1,2-Dichlorobenzene	3	0.48 U	0.48 U	0.53 U	0.52 U	1.0 U
1,3-Dichlorobenzene	3	0.43 U	0.43 U	0.48 U	0.46 U	0.92 U
1,4-Dichlorobenzene	3	0.51 U	0.51 U	0.57 U	0.55 U	1.1 U
2,2'-oxybis[1-chloropropane]	5	0.71 U	0.71 U	0.79 U	0.76 U	1.5 U
2,4,5-Trichlorophenol	NS	0.54 U	0.54 U	0.60 U	0.58 U	1.2 U
2,4,6-Trichlorophenol	NS	0.49 U	0.49 U	0.54 U	0.53 U	1.1 U
2,4-Dichlorophenol	5	0.55 U	0.55 U	0.61 U	0.59 U	1.2 U
2,4-Dimethylphenol	50	0.50 U	0.50 U	0.56 U	0.54 U	1.1 U
2,4-Dinitrophenol	10	1.1 U	1.1 U	1.2 U	1.2 U	2.4 U
2,4-Dinitrotoluene	5	0.30 U	0.30 U	0.33 U	0.32 U	0.65 U
2,6-Dinitrotoluene	5	0.42 U	0.42 U	0.47 U	0.45 U	0.90 U
2-Chloronaphthalene	10	0.49 U	0.49 U	0.54 U	0.53 U	1.1 U
2-Chlorophenol	NS	0.61 U	0.61 U	0.68 U	0.66 U	1.3 U
2-Methylnaphthalene	NS	0.47 U	0.47 U	0.94 J	0.73 J	1.2 J
2-Methylphenol	NS	0.60 U	0.60 U	0.67 U	0.65 U	1.3 U
2-Nitroaniline	5	0.53 U	0.53 U	0.59 U	0.57 U	1.1 U
2-Nitrophenol	NS	0.51 U	0.51 U	0.57 U	0.55 U	1.1 U
3,3'-Dichlorobenzidine	5	0.66 U	0.66 U	0.73 U	0.71 U	1.4 U
3-Nitroaniline	5	0.37 U	0.37 U	0.41 U	0.40 U	0.80 U
4,6-Dinitro-2-methylphenol	NS	0.37 U	0.37 U	0.41 U	0.40 U	0.80 U
4-Bromophenyl phenyl ether	NS	0.49 U	0.49 U	0.54 U	0.53 U	1.1 U
4-Chloro-3-methylphenol	NS	1.3 U	1.3 U	1.5 U	1.4 U	2.9 U
4-Chloroaniline	5	0.67 U	0.67 U	0.74 U	0.72 U	1.4 U
4-Chlorophenyl phenyl ether	NS	0.49 U	0.49 U	0.54 U	0.53 U	1.1 U
4-Methylphenol	NS	0.39 U	0.39 U	0.43 U	0.42 U	0.84 U
4-Nitroaniline	5	0.28 U	0.28 U	0.31 U	0.30 U	0.60 U
4-Nitrophenol	NS	0.38 U	0.38 U	0.42 U	0.41 U	0.82 U
Acenaphthene	20	0.38 U	5.5	8.4	6.3	0.82 U
Acenaphthylene	NS	0.47 U	0.47 U	0.52 U	0.51 U	1.0 U
Anthracene	50	0.42 U	0.94 J	1.0 J	0.88 J	3.5 J
Benzo[a]anthracene	0.002	0.37 U	**0.93** J	0.41 U	0.40 U	0.80 U
Benzo[a]pyrene	ND	0.37 U	**0.66** J	0.41 U	0.40 U	0.80 U
Benzo[b]fluoranthene	0.002	0.38 U	0.38 U	0.42 U	0.41 U	0.82 U
Benzo[g,h,i]perylene	NS	0.29 U	0.29 U	0.32 U	0.31 U	0.62 U
Benzo[k]fluoranthene	0.002	0.43 U	0.43 U	0.48 U	0.46 U	0.92 U
Benzyl alcohol	NS	0.39 U	0.39 U	0.43 U	0.42 U	0.84 U
Bis(2-chloroethoxy)methane	5	1.1 U	1.1 U	1.3 U	1.2 U	2.4 U
Bis(2-chloroethyl)ether	1	1.0 U	1.0 U	1.2 U	1.1 U	2.2 U
Bis(2-ethylhexyl) phthalate	5	0.50 U	0.50 U	0.56 U	0.54 U	1.1 U
Butyl benzyl phthalate	50	0.48 U	0.48 U	0.53 U	0.52 U	1.0 U
Carbazole	NS	0.35 U	0.35 U	0.73 J	0.38 U	0.75 U
Chrysene	0.002	0.40 U	**1.1** J	0.44 U	0.43 U	0.86 U
Dibenz(a,h)anthracene	NS	0.32 U	0.32 U	0.36 U	0.34 U	0.69 U
Dibenzofuran	NS	0.39 U	0.39 U	0.58 J	0.54 J	1.3 J
Diethyl phthalate	50	0.42 U	0.42 U	0.47 U	0.45 U	0.90 U
Dimethyl phthalate	50	0.33 U	0.33 U	0.37 U	0.35 U	0.71 U
Di-n-butyl phthalate	50	0.49 U	0.49 U	0.54 U	0.53 U	1.1 U
Di-n-octyl phthalate	50	0.45 U	0.45 U	0.50 U	0.48 U	0.97 U
Fluoranthene	50	0.42 U	1.1 J	1.2 J	1.2 J	12
Fluorene	50	0.48 U	3.3 J	4.4 J	3.7 J	2.9 J
Hexachlorobenzene	0.04	0.48 U	0.48 U	0.53 U	0.52 U	1.0 U
Hexachlorobutadiene	0.5	0.86 U	0.86 U	0.96 U	0.92 U	1.8 U
Hexachlorocyclopentadiene	5	0.75 U	0.75 U	0.83 U	0.81 U	1.6 U
Hexachloroethane	5	0.52 U	0.52 U	0.58 U	0.56 U	1.1 U
Indeno[1,2,3-cd]pyrene	0.002	0.41 U	0.41 U	0.46 U	0.44 U	0.88 U
Isophorone	50	0.38 U	0.38 U	0.42 U	0.41 U	0.82 U
Naphthalene	10	0.42 U	0.42 U	0.91 J	0.45 U	0.90 U
Nitrobenzene	0.4	0.73 U	0.73 U	0.81 U	0.78 U	1.6 U
N-Nitrosodi-n-propylamine	NS	0.41 U	0.41 U	0.46 U	0.44 U	0.88 U
N-Nitrosodiphenylamine	50	0.35 U	0.35 U	0.39 U	0.38 U	0.75 U
Pentachlorophenol	NS	1.2 U	1.2 U	1.3 U	1.3 U	2.6 U
Phenanthrene	50	0.39 U	0.39 U	4.9	4.6	6.3 J
Phenol	NS	0.29 U	0.29 U	0.32 U	0.31 U	0.62 U
Pyrene	50	0.42 U	3.0 J	1.8 J	1.5 J	17

Table 7
Orangeburg Commons Triangle Parcel
Orangeburg, NY
Phase II Groundwater Analytical Results
Semi Volatile Organic Compounds

Client ID Lab Sample ID Date Sampled µg/L	TP-MW-5 220-7535-5 12/11/2008	TP-MW-6 220-7535-7 12/12/2008	TP-MW-7 220-7535-4 12/11/2008	TP-MW-22B 220-7535-6 12/11/2008 (dupicate of MW-5)	TP-EB-2 220-7535-10 12/12/2008
1,2,4-Trichlorobenzene	0.71 U	0.71 U	0.73 U	0.71 U	0.68 U
1,2-Dichlorobenzene	0.53 U	0.53 U	0.54 U	0.52 U	0.51 U
1,3-Dichlorobenzene	0.47 U	0.47 U	0.48 U	0.47 U	0.45 U
1,4-Dichlorobenzene	0.56 U	0.56 U	0.57 U	0.55 U	0.54 U
2,2'-oxybis[1-chloropropane]	0.78 U	0.78 U	0.80 U	0.77 U	0.75 U
2,4,5-Trichlorophenol	0.59 U	0.59 U	0.61 U	0.59 U	0.57 U
2,4,6-Trichlorophenol	0.54 U	0.54 U	0.55 U	0.53 U	0.52 U
2,4-Dichlorophenol	0.60 U	0.60 U	0.62 U	0.60 U	0.58 U
2,4-Dimethylphenol	0.55 U	0.55 U	0.56 U	0.54 U	0.53 U
2,4-Dinitrophenol	1.2 U	1.2 U	1.3 U	1.2 U	1.2 U
2,4-Dinitrotoluene	0.33 U	0.33 U	0.34 U	0.33 U	0.32 U
2,6-Dinitrotoluene	0.46 U	0.46 U	0.47 U	0.46 U	0.44 U
2-Chloronaphthalene	0.54 U	0.54 U	0.55 U	0.53 U	0.52 U
2-Chlorophenol	0.67 U	0.67 U	0.69 U	0.66 U	0.64 U
2-Methylnaphthalene	0.52 U	0.52 U	0.53 U	0.51 U	0.49 U
2-Methylphenol	0.66 U	0.66 U	0.67 U	0.65 U	0.63 U
2-Nitroaniline	0.58 U	0.58 U	0.60 U	0.58 U	0.56 U
2-Nitrophenol	0.56 U	0.56 U	0.57 U	0.55 U	0.54 U
3,3'-Dichlorobenzidine	0.73 U	0.73 U	0.74 U	0.72 U	0.69 U
3-Nitroaniline	0.41 U	0.41 U	0.42 U	0.40 U	0.39 U
4,6-Dinitro-2-methylphenol	0.41 U	0.41 U	0.42 U	0.40 U	0.39 U
4-Bromophenyl phenyl ether	0.54 U	0.54 U	0.55 U	0.53 U	0.52 U
4-Chloro-3-methylphenol	1.5 U	1.5 U	1.5 U	1.5 U	1.4 U
4-Chloroaniline	0.74 U	0.74 U	0.75 U	0.73 U	0.71 U
4-Chlorophenyl phenyl ether	0.54 U	0.54 U	0.55 U	0.53 U	0.52 U
4-Methylphenol	0.43 U	0.43 U	0.44 U	0.42 U	0.41 U
4-Nitroaniline	0.31 U	0.31 U	0.31 U	0.30 U	0.29 U
4-Nitrophenol	0.42 U	0.42 U	0.43 U	0.41 U	0.40 U
Acenaphthene	0.42 U	0.42 U	0.44 J	0.41 U	0.40 U
Acenaphthylene	0.52 U	0.52 U	0.53 U	0.51 U	0.49 U
Anthracene	0.46 U	0.46 U	0.47 U	0.46 U	0.44 U
Benzo[a]anthracene	0.41 U	**0.60** J	0.42 U	0.40 U	0.39 U
Benzo[a]pyrene	0.41 U	0.41 U	0.42 U	0.40 U	0.39 U
Benzo[b]fluoranthene	0.42 U	**0.60** J	0.43 U	0.41 U	0.40 U
Benzo[g,h,i]perylene	0.32 U	0.32 U	0.33 U	0.32 U	0.31 U
Benzo[k]fluoranthene	0.47 U	0.47 U	0.48 U	0.47 U	0.45 U
Benzyl alcohol	0.43 U	0.43 U	0.44 U	0.42 U	0.41 U
Bis(2-chloroethoxy)methane	1.2 U	1.2 U	1.3 U	1.2 U	1.2 U
Bis(2-chloroethyl)ether	1.1 U	1.1 U	1.2 U	1.1 U	1.1 U
Bis(2-ethylhexyl) phthalate	0.55 U	0.55 U	0.56 U	0.54 U	0.53 U
Butyl benzyl phthalate	0.53 U	0.53 U	0.54 U	0.52 U	0.51 U
Carbazole	0.38 U	0.38 U	0.39 U	0.38 U	0.37 U
Chrysene	0.44 U	**0.71** J	0.45 U	0.43 U	0.42 U
Dibenz(a,h)anthracene	0.35 U	0.35 U	0.36 U	0.35 U	0.34 U
Dibenzofuran	0.43 U	0.43 U	0.44 U	0.42 U	0.41 U
Diethyl phthalate	0.46 U	0.46 U	0.47 U	0.46 U	0.44 U
Dimethyl phthalate	0.36 U	0.36 U	0.37 U	0.36 U	0.35 U
Di-n-butyl phthalate	0.54 U	0.54 U	0.55 U	0.53 U	0.52 U
Di-n-octyl phthalate	0.49 U	0.49 U	0.51 U	0.49 U	0.47 U
Fluoranthene	0.46 U	0.83 J	0.47 U	0.46 U	0.44 U
Fluorene	0.53 U	0.53 U	0.54 U	0.52 U	0.51 U
Hexachlorobenzene	0.53 U	0.53 U	0.54 U	0.52 U	0.51 U
Hexachlorobutadiene	0.95 U	0.95 U	0.97 U	0.93 U	0.91 U
Hexachlorocyclopentadiene	0.82 U	0.82 U	0.84 U	0.82 U	0.79 U
Hexachloroethane	0.57 U	0.57 U	0.58 U	0.57 U	0.55 U
Indeno[1,2,3-cd]pyrene	0.45 U	0.45 U	0.46 U	0.45 U	0.43 U
Isophorone	0.42 U	0.42 U	0.43 U	0.41 U	0.40 U
Naphthalene	0.46 U	0.46 U	0.47 U	0.46 U	0.44 U
Nitrobenzene	0.80 U	0.80 U	0.82 U	0.79 U	0.77 U
N-Nitrosodi-n-propylamine	0.45 U	0.45 U	0.46 U	0.45 U	0.43 U
N-Nitrosodiphenylamine	0.38 U	0.38 U	0.39 U	0.38 U	0.37 U
Pentachlorophenol	1.3 U	1.3 U	1.4 U	1.3 U	1.3 U
Phenanthrene	0.43 U	0.43 U	0.49 J	0.42 U	0.41 U
Phenol	0.32 U	0.32 U	0.33 U	0.32 U	0.31 U
Pyrene	0.46 U	0.94 J	0.47 U	0.46 U	0.44 U

Table 8
Orangeburg Commons Triangle Parcel
Orangeburg, NY
Phase II Groundwater Analytical Results
Metals

Client ID Lab Sample ID Date Sampled µg/L	NYSDEC Class GA Ambient Standard	TP-MW-1 220-7535-8 12/12/2008	TP-MW-2 220-7535-9 12/12/2008	TP-MW-3 220-7535-2 12/11/2008	TP-MW-3-MS 220-7535-3 12/11/2008	TP-MW-4 220-7535-1 12/11/2008	TP-MW-5 220-7535-5 12/11/2008	TP-MW-6 220-7535-7 12/12/2008	TP-MW-7 220-7535-4 12/11/2008	TP-MW-22B 220-7535-6 12/11/2008	TP-EB-2 220-7535-10 12/12/2008
Aluminum	**NS**	2,300	2,800	47 U	47 U	9,900	51 J	4,500	860	47 U	47 U
Antimony	**3**	8.8 U	8.8 U	8.8 U	8.8 U	8.8 U	8.8 U	8.8 U	8.8 U	8.8 U	8.8 U
Arsenic	**25**	4.4 U	18 J	4.4 U	4.4 U	**59**	4.4 U	4.4 U	4.4 U	4.4 U	4.4 U
Barium	**1,000**	140	240	410	380	**2,400**	170	330	110	160	1.7 J
Beryllium	**3**	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U
Cadmium	**5**	2.8 U	2.8 U	2.8 U	2.8 U	2.8 U	2.8 U	2.8 U	2.8 U	2.8 U	2.8 U
Calcium	**NS**	69,000	139,000	151,000	140,000	153,000	132,000	123,000	61,600	129,000	62 U
Chromium	**50**	5.0 J	6.7 J	1.0 U	1.0 U	18	1.0 U	9.5 J	1.1 J	1.0 U	1.0 U
Cobalt	**NS**	2.1 J	9.8 J	1.4 U	1.4 U	7.3 J	1.4 U	4.2 J	2.5 J	1.4 U	1.4 U
Copper	**200**	12	12	1.4 U	1.5 J	40	1.5 J	19	6.3 J	1.4 U	1.4 U
Iron	**300+**	**2,800**	**18,900**	**570**	**500**	**37,400**	150 J	**6,500**	**1,200**	89 J	62 U
Lead	**25**	4.9 J	5.9 J	3.0 U	3.0 U	16	3.0 U	5.8 J	3.0 U	3.0 U	3.0 U
Magnesium	**35,000**	10,000	21,600	**38,600**	**35,700**	30,500	28,000	22,500	11,700	27,100	49 U
Manganese	**300+**	180	**3,100**	**6,600**	**6,100**	**3,400**	52	**1,500**	**4,400**	50	2.3 U
Mercury	**0.7**	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U
Nickel	**100**	5.5 J	11	2.3 J	1.8 J	18	1.4 U	14	7.6 J	1.4 U	1.4 U
Potassium	**NS**	9,500	4,100	3,300	3,000	12,700	2,900	3,600	2,600	2,800	81 U
Selenium	**10**	3.2 U	3.2 U	3.2 U	3.2 U	3.2 U	3.2 U	3.2 U	3.2 U	3.2 U	3.2 U
Silver	**50**	1.3 U	1.3 U	1.3 U	1.3 U	1.3 U	1.3 U	1.3 U	1.3 U	1.3 U	1.3 U
Sodium	**20,000**	**30,100**	**52,800**	**38,800**	**35,600**	**109,000**	**67,100**	**49,500**	**46,500**	**65,300**	50 U
Thallium	**0.5**	8.0 U	8.0 U	8.0 U	8.0 U	8.0 U	8.0 U	8.0 U	8.0 U	8.0 U	8.0 U
Vanadium	**NS**	8.4 J	7.9 J	1.2 U	1.2 U	23	1.3 J	14	1.2 U	1.9 J	1.2 U
Zinc	**2,000**	18 J	23 J	7.0 U	7.0 U	55	7.0 U	24 J	24 J	7.0 U	7.0 U

Tables 1-7
Orangeburg Commons Triangle Parcel
Orangeburg, NY

Phase II Soil and Groundwater Analytical Results

Notes

GENERAL

NS : No soil cleanup objective listed.

ND : No Detect

U : The analyte was not detected at the indicated concentration.

SB : Site Background

J : Indicates an estimated value.

*** :** Surrogate exceeds the control limit

Exceedences are highlighted in bold font.

SOIL

Part 375 Soil Cleanup Objectives : Soil Clean-up Objectives listed in NYSDEC (New York State Department of Environmental Conservation) "Part 375" Regulations (6 NYCRR Park 375).

Eastern US Background : For heavy metals, Eastern US Soil Background values may be used as soil cleanup objectives.

µg/kg : micrograms per kilogram = parts per billion (ppb)

mg/kg : milligrams per kilogram = parts per million (ppm)

B : The analyte was found in an associated blank, as well as in the sample.

Metals

J : Sample result is greater than the MDL but below the CRDL

GROUNDWATER

NYSDEC Class GA Ambient Standard : New York State Department of Environmental Conservation Technical and Operational Guidance Series (1.1.1): Class GA Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations.

µg/L : micrograms per Liter = parts per billion (ppb)

mg/L : milligrams per Liter = parts per million (ppm)

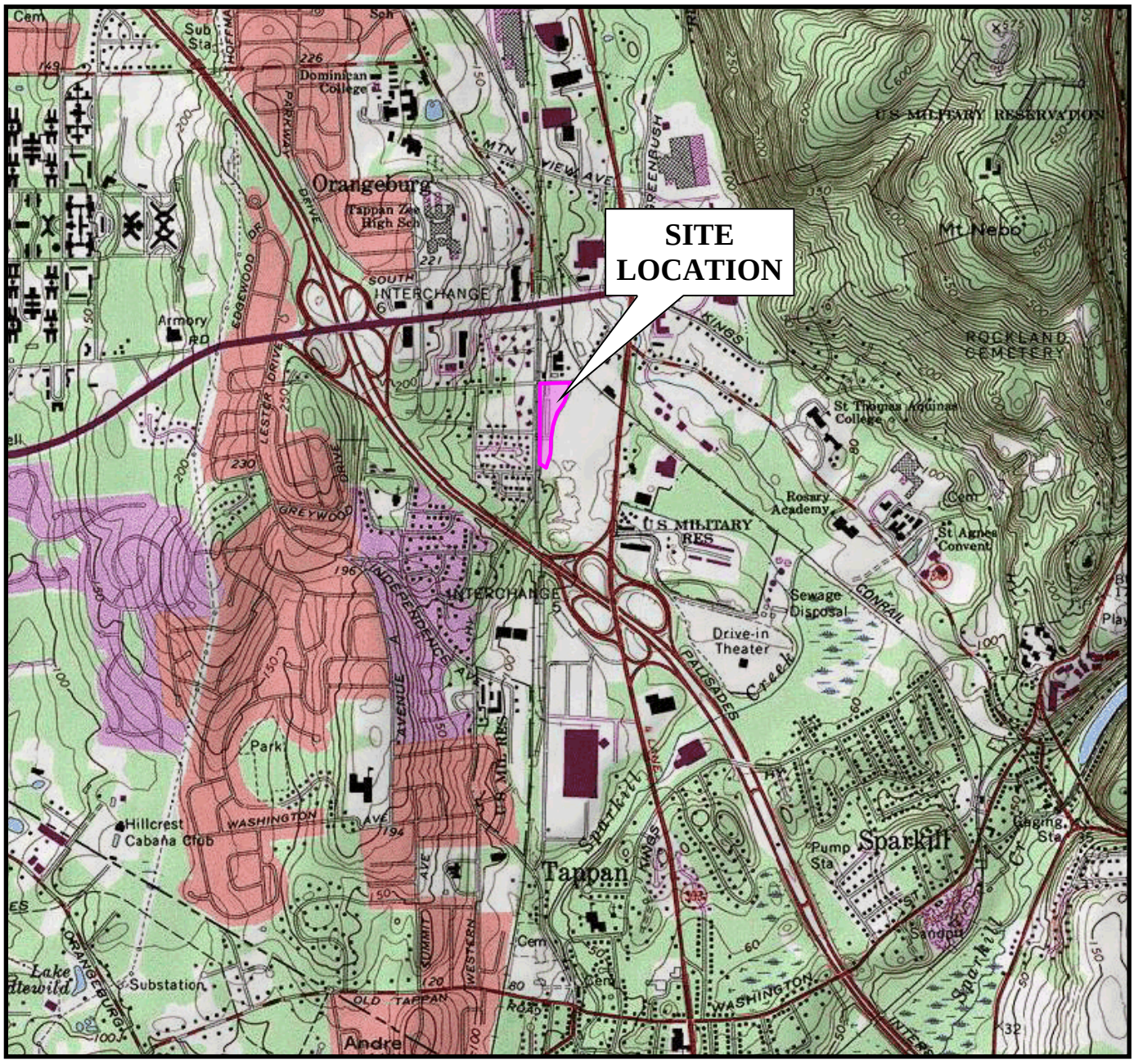
H : Sample was prepped or analyzed beyond the specified holding time.

Metals

J : Sample result is greater than the MDL but below the CRDL

+ : Standard applies to the sum of the detections of the indicated compounds.

FIGURES



SCALE IN FEET

0’ 1000’ 2000’ 4000’

SCALE: 1”=2000’

N

SOURCE:

7.5 MINUTE SERIES USGS TOPOGRAPHIC MAP
QUADRANGLE: Nyack, NY 1979

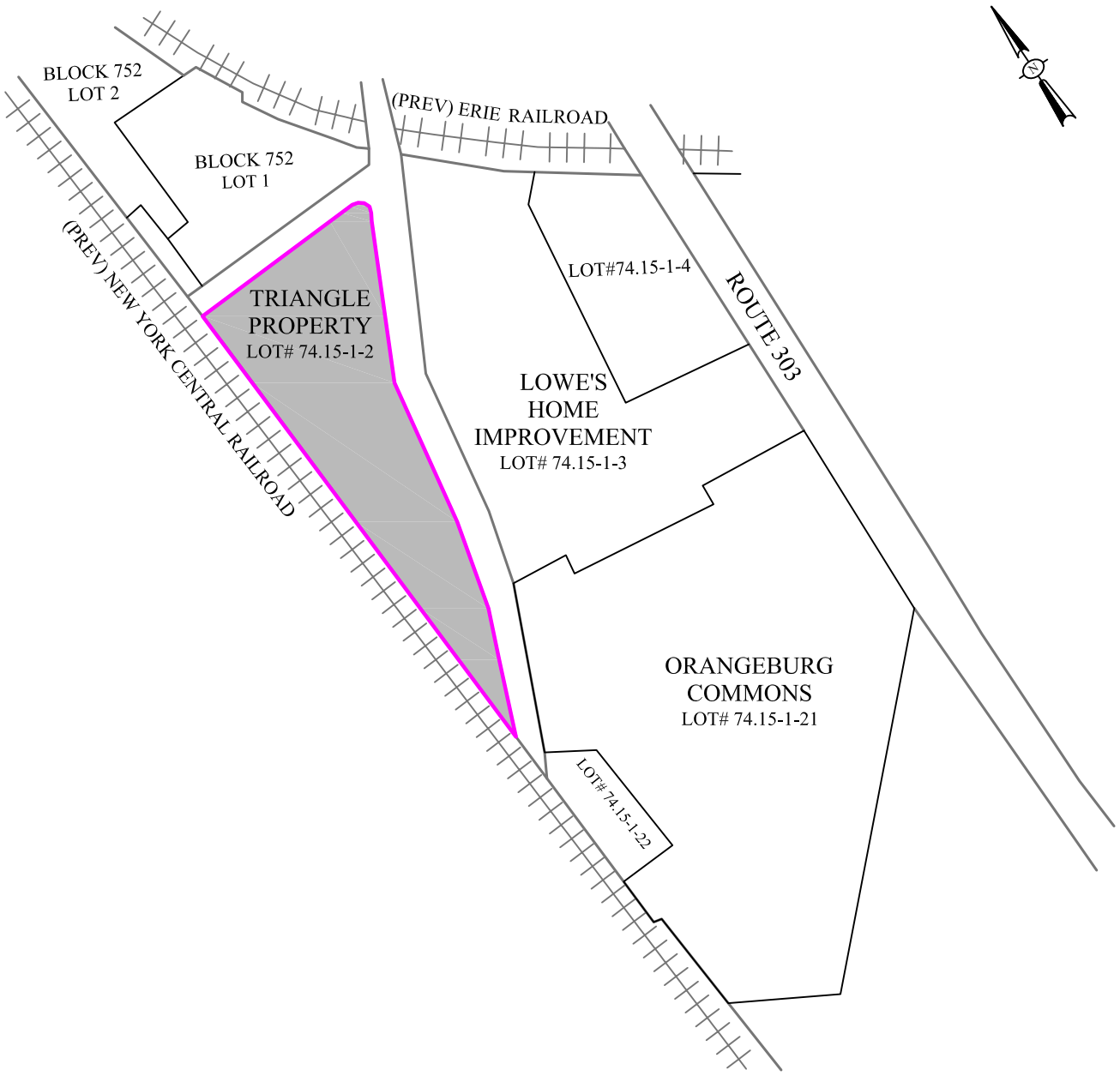
TRIANGLE PARCEL
ORANGETOWN, NEW YORK

PROJECT SITE LOCATION

AKRF ENGINEERING P.C.

Environmental Consultants
440 Park Avenue South, New York, N.Y. 10016

DATE **02.26.08**
PROJECT No. **80105**
SCALE **AS SHOWN**
FIGURE **1**



0' 200' 400' 800'

SCALE IN FEET

LEGEND:

PROJECT SITE BOUNDARY

TRIANGLE PARCEL

ORANGETOWN, NEW YORK

SITE PLAN DETAIL

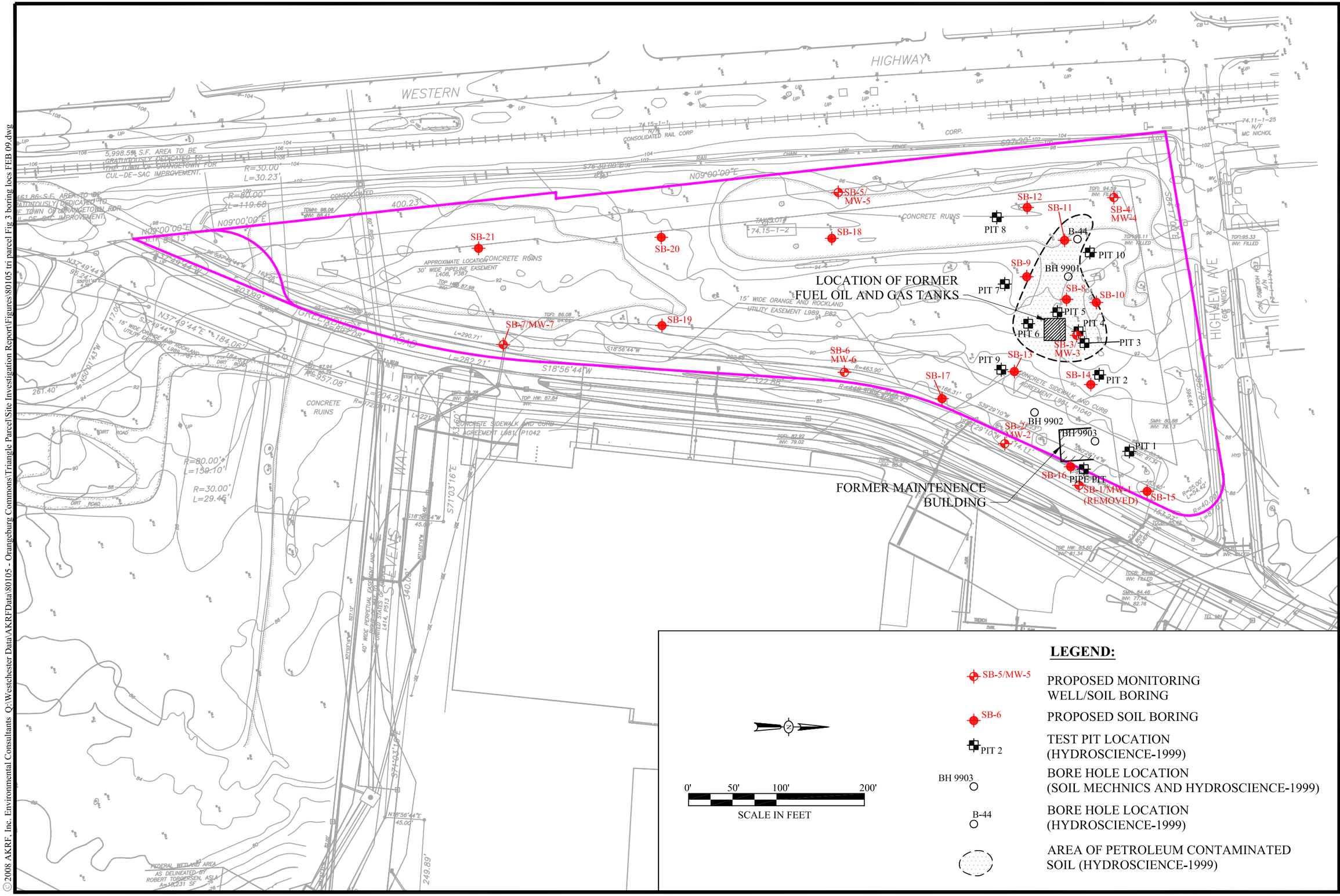
AKRF Engineering, P.C.
Environmental Consultants
440 Park Avenue South, New York, N.Y. 10016

DATE **8.14.08**

PROJECT No. **80105**

SCALE **1"=400'**

FIGURE **2**



LEGEND:

- SB-5/MW-5 — PROPOSED MONITORING WELL/SOIL BORING
- SB-6 — PROPOSED SOIL BORING
- PIT 2 — TEST PIT LOCATION (HYDROSCIENCE-1999)
- BH 9903 — BORE HOLE LOCATION (SOIL MECHNICS AND HYDROSCIENCE-1999)
- B-44 — BORE HOLE LOCATION (HYDROSCIENCE-1999)
- AREA OF PETROLEUM CONTAMINATED SOIL (HYDROSCIENCE-1999)

AKRF
Environmental Consultants
440 Park Avenue South, New York, NY 10016

TRIANGLE PARCEL
ORANGETOWN, NEW YORK

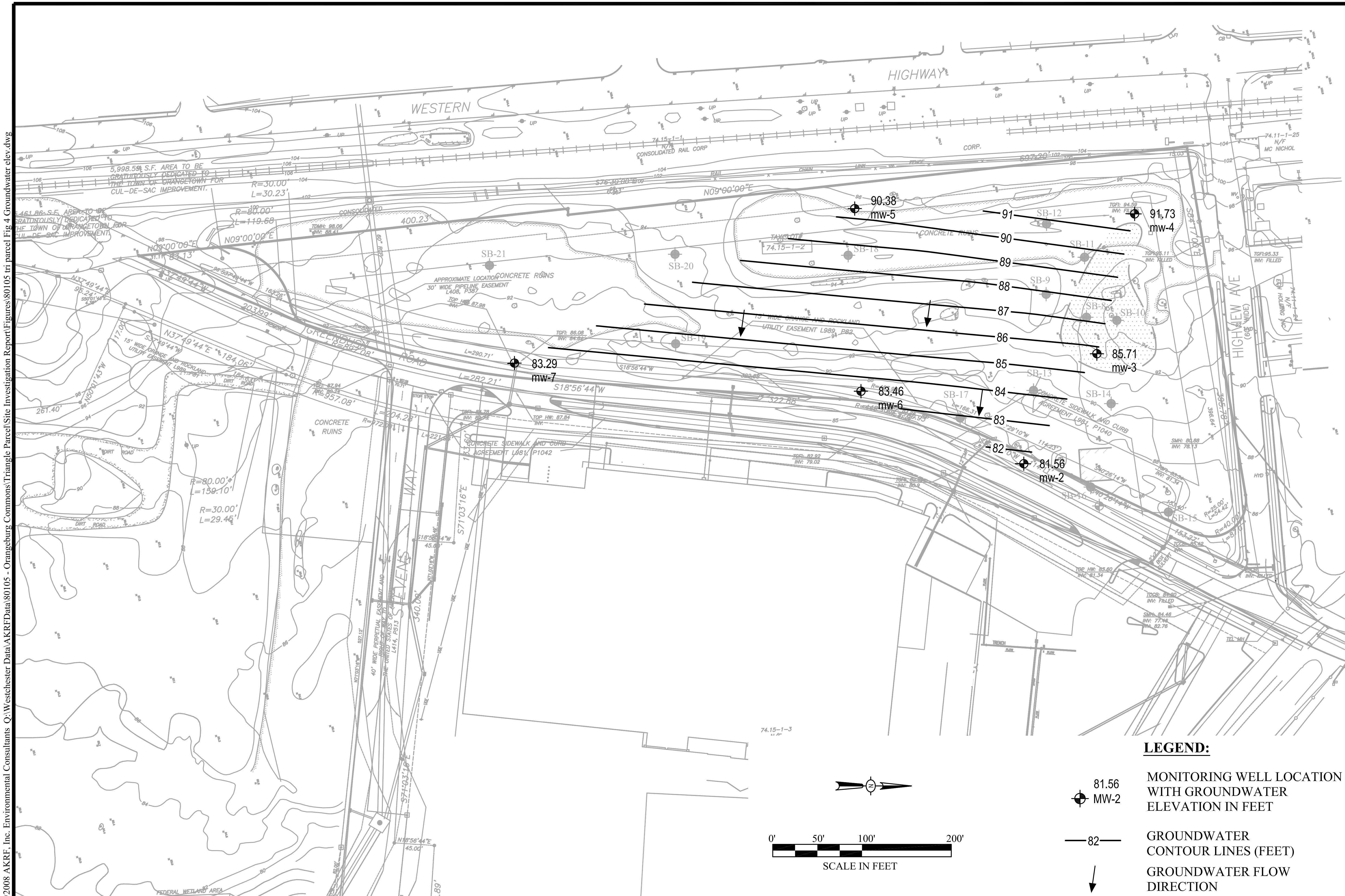
SITE PLAN SHOWING HISTORICAL AND PROPOSED SAMPLING LOCATIONS, FEB 2009

DATE **06.02.09**

PROJECT NO. **80105**

SCALE **as shown**

FIGURE **3**



AKRF
Environmental Consultants
440 Park Avenue South, New York, NY 10016

TRIANGLE PARCEL
ORANGETOWN, NEW YORK

WATER TABLE ELEVATION CONTOUR MAP

DATE 5.13.09

PROJECT NO. 80105

SCALE as shown

FIGURE 4

APPENDIX A
SOIL BORING LOGS

AKRF, Inc.

Environmental Consultants

34 South Broadway, Suite 314
White Plains, NY 10601

Triangle Parcel

Orangeburg, NY

Boring No. SB-1/MW-1

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 32 Clear
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 1315	**Time:** 1345
Date: 12/5/08	**Date:** 12/5/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	44"	Top 4": TOP SOIL. Bottom 40": Reddish/brown fine SAND, SILT, and fine GRAVEL (TILL).	ND	No Odor	Dry	TP-SB-1 (4'-5')
2			ND	No Odor	Dry	
3			ND	No Odor	Dry	
4			ND	No Odor	Moist	
5						
6	42"	Bottom 20": Reddish/brown fine SAND, SILT, and fine GRAVEL (TILL). Bottom 22": Reddish/brown SILT, some fine Sand, fine Gravel, trace Clay (TILL).	ND	No Odor	Wet	TP-MW-1
7			ND	No Odor	Wet	
8			ND	No Odor	Wet	
9			ND	No Odor	Wet	
10						
11	40"	Reddish/brown SILT, some fine Sand, fine Gravel, trace Clay (TILL).	ND	No Odor	Wet	
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15						
16		End of boring at 15 feet below grade. One-inch microwell installed at 13 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 5 feet below grade in geoprobe sample liner on 12/5/08.
Groundwater encountered at 4 feet below grade during groundwater sampling on 12/12/08.
Soil sample TP-SB-1 (4'-5') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).
Groundwater sample TP-MW-1 submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8270) and TAL metals (6010/7471).

AKRF, Inc.

Environmental Consultants

34 South Broadway, Suite 314
White Plains, NY 10601

Triangle Parcel

Orangeburg, NY

Boring No. SB-2/MW-2

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 32 Clear
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 1335	**Time:** 1415
Date: 12/4/08	**Date:** 12/4/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	36"	Top 6": TOP SOIL. Bottom 30": Black fine SAND, some Silt, Brick, Coal Slag (FILL).	ND	No Odor	Dry	
2			2.6	Petroleum-like odor from 6"	Dry	
3			6.2	to 8 feet below grade	Dry	
4						
5						
6	47"	Top 36": Black fine SAND, some Silt, Brick, Coal Slag (FILL). Middle 2": ROCK FRAGMENTS. Bottom 15": Reddish/brown SILT, some fine Sand (TILL).	7.8	Petroleum-like odor	Dry	TP-SB-2 (5'-6')
7			2.6		Wet	
8			0.4	Petroleum-like odor	Wet	
9			ND		Wet	
10				No odor		
11	58"	Reddish/brown SILT and fine unsorted GRAVEL, some fine Sand (TILL).	ND	No Odor	Wet	TP-MW-2
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15			ND	No Odor	Wet	
16		End of boring at 15 feet below grade. One-inch microwell installed at 13 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
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30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 6 feet below grade in geoprobe sample liner on 12/4/08.
Groundwater encountered at 6.5 feet below grade during groundwater sampling on 12/12/08.
Soil sample TP-SB-2 (5'-6') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).
Groundwater sample TP-MW-2 submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8270) and TAL metals (6010/7471).

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Triangle Parcel

Orangeburg, NY

Boring No. SB-3/MW-3

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 32 Clear
Sampler: AKRF/ Steve Grens

Drilling

Start	Finish
Time: 1040	**Time:** 1105
Date: 12/5/08	**Date:** 12/5/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	28"	Top 2": TOP SOIL. Bottom 26": BRICK, black FELT PIPE (FILL).	ND	No Odor	Dry	
2			0	Petroleum-like odor from 3 feet to 5 feet below grade	Dry	
3			0		Dry	
4			0.4			
5			3.2			
6	40"	Top 3": SLOUGH. Middle 20": Brown SILT and fine GRAVEL, some brown fine Sand (FILL). Middle 6": Brown medium coarse SAND, some Silt. Bottom 11": Reddish/brown SILT and fine unsorted Gravel (TILL)	5	Sweet, solvent-like (unknown hydro-carbon) odor from 5 feet to 8 feet below grade	Dry	TP-SB-3 (5'-7')
7			3		Moist	
8			0.3		Wet	
9			0.2	No Odor	Wet	
10			ND			
11	48"	Reddish/brown SILT and fine unsorted Gravel (TILL)	ND	No Odor	Wet	TP-MW-3
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15						
16		End of boring at 15 feet below grade. One-inch microwell installed at 14 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 7 feet below grade in geoprobe sample liner on 12/4/08.
Groundwater encountered at 9.7 feet below grade during groundwater sampling on 12/11/08.
Soil sample TP-SB-3 (5'-7') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).
Groundwater sample TP-MW-3 submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8270) and TAL metals (6010/7471).

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Triangle Parcel

Orangeburg, NY

Boring No. SB-4/MW-4

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 32 Clear
Sampler: AKRF/ Steve Grens

Drilling

Start	Finish
Time: 0830	**Time:** 1010
Date: 12/5/08	**Date:** 12/5/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	36"	Top 6": CONCRETE. Bottom 30": Black/gray fine SAND, some Silt, trace Clay.	ND ND 0.8	No Odor Sweet, solvent-like (unknown hydro-carbon) odor from 3 to 8 feet below grade.	Dry Dry Dry	
2						
3						
4						
5						
6	42"	Top 6": Black/gray fine SAND, some Silt, trace Clay. Middle 30": Reddish/brown medium coarse SAND, some Silt, trace fine Gravel. Bottom 6": Reddish/brown SILT and fine GRAVEL (TILL).	1.2 0.6 0.4 ND	Petroleum-like odor Petroleum-like odor No odor	Dry Wet Wet Wet	TP-SB-4 (5'-6')
7						
8						
9						
10						
11	58"	Reddish/brown SILT and fine GRAVEL (TILL).	ND ND ND ND ND	No Odor No Odor No Odor No Odor No Odor	Wet Wet Wet Wet Wet	TP-MW-4
12						
13						
14						
15						
16		End of boring at 15 feet below grade. One-inch microwell installed at 13 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 6 feet below grade in geoprobe sample liner on 12/5/08.
Groundwater encountered at 5.8 feet below grade during groundwater sampling on 12/11/08.
Soil sample TP-SB-4 (5'-6') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).
Groundwater sample TP-MW-4 submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8270) and TAL metals (6010/7471).

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Triangle Parcel

Orangeburg, NY

Boring No. SB-5/MW-5

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 32 Clear
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 0750	**Time:** 0825
Date: 12/5/08	**Date:** 12/5/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	12"	Top 8": TOP SOIL. Middle 2": WOOD (FILL). Bottom 2": Brown fine SAND and SILT, trace fine Gravel.	ND	No Odor	Dry	
2						
3						
4						
5						
6	53"	Top 20" Brown fine SAND and SILT, trace fine Gravel. Middle 26": Reddish/brown SILT and fine unsorted GRAVEL (TILL).	ND	No Odor	Dry	TP-SB-5 (7'-9')
7		Bottom 7": Brown coarse SAND, some Silt, trace fine Gravel.	ND	No Odor	Dry	
8			ND	No Odor	Dry	
9			ND	No Odor	Dry	
10			ND	No Odor	Wet	
11	58"	Reddish/brown SILT and fine GRAVEL, some fine Sand (TILL).	ND	No Odor	Wet	TP-MW-5 / TP-MW-22B (Duplicate)
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15			ND	No Odor	Wet	
16		Advanced probe to 17 feet below grade to set well.				
17						
18		End of boring at 17 feet below grade. One-inch microwell installed at 17 feet below grade.				
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 9 feet below grade in geoprobe sample liner on 12/5/08.
Groundwater encountered at 7.5 feet below grade during groundwater sampling on 12/11/08.
Soil sample TP-SB-5 (7'-9') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260),TAL metals (6010/7471) and PCBs.
Groundwater sample TP-MW-5 and TP-MW-22B (Duplicate) submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8270) and TAL metals (6010/7471).

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Triangle Parcel

Orangeburg, NY

Boring No. SB-6/MW-6

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 32 Overcast
Sampler: AKRF/ Steve Grens

Drilling

Start	Finish
Time: 1120	**Time:** 1210
Date: 12/4/08	**Date:** 12/4/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	14"	Top 2": TOP SOIL. Middle 8": ASH, COAL SLAG (FILL). Bottom 4": Brown/ red fine SAND, SILT and fine GRAVEL (TILL).	ND	No Odor	Dry	
2						
3						
4						
5						
6	58"	Brown/ red fine SAND, SILT and fine unsorted GRAVEL (TILL).	ND	No Odor	Dry	TP-SB-6 (9'-10') / TP-SB-6MS (9'-10')
7			ND	No Odor	Dry	
8			ND	No Odor	Dry	
9			ND	No Odor	Dry	
10			ND	No Odor	Dry	
11	58"	Brown/ red fine SAND, SILT and fine unsorted GRAVEL (TILL).	ND	No Odor	Wet	TP-MW-6
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15			ND	No Odor	Wet	
16		Advanced probe to 17 feet below grade to set well.				
17						
18		End of boring at 17 feet below grade One-inch microwell installed to 17 feet below grade.				
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 10 feet below grade in geoprobe sample liner on 12/4/08.
Groundwater encountered at 7 feet below grade during groundwater sampling on 12/12/08.
Soil sample TP-SB-6 / TP-SB-6MS (9'-10') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).
Groundwater sample TP-MW-6 submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8270) and TAL metals (6010/7471).

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Triangle Parcel

Orangeburg, NY

Boring No. SB-7/MW-7

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 32 Overcast
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 0950	**Time:** 1040
Date: 12/4/08	**Date:** 12/4/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	25"	Top 2": TOP SOIL.	ND	No Odor	Dry	
2		Middle 8": Reddish/brown fine SAND, SILT and fine GRAVEL.	ND	No Odor	Dry	
3		Bottom 15": ASH, BRICK, COAL SLAG, FELT PIPE, some black Silty Sand (FILL).	ND	No Odor	Dry	
4						
5						
6	39"	Top 15": ASH, BRICK, COAL SLAG, FELT PIPE, some black Silty Sand (FILL).	ND	No Odor	Dry	
7		Bottom 24": Reddish/brown SILT, some fine Gravel, trace fine Sand.	ND	No Odor	Dry	TP-SB-7 (9'-10')
8			ND	No Odor	Dry	
9			ND	No Odor	Dry	
10						
11	58"	Reddish/brown SILT, some fine Gravel, trace fine Sand.	ND	No Odor	Wet	
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	TP-MW-7
14			ND	No Odor	Wet	
15			ND	No Odor	Wet	
16		Advanced probe to 17 feet below grade to set well.				
17						
18		End of boring at 17 feet below grade.				
19		One-inch microwell installed to 17 feet below grade.				
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 10 feet below grade in geoprobe sample liner on 12/4/08.
Groundwater encountered at 9.9 feet below grade during groundwater sampling on 12/11/08.
Soil sample TP-SB-7 (9'-10') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).
Groundwater sample TP-MW-7 submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8270) and TAL metals (6010/7471).

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Triangle Parcel

Orangeburg, NY

Boring No. SB-8

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 45 Clear
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 1250	**Time:** 1315
Date: 12/3/08	**Date:** 12/3/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	25"	Top 3": TOP SOIL. Middle 11": Reddish/brown SILT, some fine Sand, Fine Gravel. Middle 4": Reddish/brown coarse SAND, some Silt. Bottom 8": Reddish/brown SILT, some fine Sand, unsorted fine Gravel (TILL).	ND	No Odor	Dry	
2			ND	No Odor	Dry	
3						
4						
5						
6	33"	Reddish/brown SILT, some fine Sand and fine Gravel (TILL).	ND	No Odor	Dry	
7			ND	No Odor	Wet	
8			ND	No Odor	Wet	TP-SB-8 (5'-6')
9						
10						
11	60"	Top 48": Reddish/brown SILT, some fine Sand and fine Gravel (TILL). Bottom 12": Light brown medium coarse SAND, some Silt and fine Gravel (TILL).	ND	No Odor	Wet	
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15			ND	No Odor	Wet	
16		End of boring at 15 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 6 feet below grade in geoprobe sample liner on 12/3/08.
Soil sample TP-SB-8 (5'-6') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260), TAL metals (6010/7471) and PCBs (8082).

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Triangle Parcel

Orangeburg, NY

Boring No. SB-9

Sheet 1 of 1

Environmental Consultants

34 South Broadway, Suite 314
White Plains, NY 10601

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 45 Clear
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 1145	**Time:** 1215
Date: 12/3/08	**Date:** 12/3/08

Depth (feet)	Recovery (Inches)	Surface Condition: Concrete	PID Reading (ppm)	Odor	Moisture	Comments
1	27"	Top 3": CONCRETE. Bottom 24": Black FELT PIPE, COAL and ASH (FILL).	ND	No Odor	Dry	
2			ND	Petroleum- like odor from 3'-6.5'	Dry	
3						
4						
5						
6	48"	Top 18": Brown fine to medium SAND, some Silt, fine Gravel (FILL). Bottom 30": Reddish/brown medium coarse SAND and unsorted fine GRAVEL, some Silt (TILL).	ND	Petroleum-like	Dry	TP-SB-9 (5'-6')
7			ND	Petroleum-like odor	Wet	
8			ND	No Odor	Wet	
9			ND	No Odor	Wet	
10						
11	60"	Reddish/brown medium coarse SAND and unsorted fine GRAVEL, some Silt.	ND	No Odor	Wet	
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15			ND	No Odor	Wet	
16		End of boring at 15 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 6 feet below grade in geoprobe sample liner on 12/3/08.
Soil sample TP-SB-9 (5'-6') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).

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Triangle Parcel

Orangeburg, NY

Boring No. SB-10

Sheet 1 of 1

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White Plains, NY 10601

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 45 Clear
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 1320	**Time:** 1345
Date: 12/3/08	**Date:** 12/3/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	40"	Top 2": TOP SOIL. Middle 4": CONCRETE. Middle 6": COAL SLAG and ASH (FILL). Bottom 28'; Reddish/brown SILT and fine SAND, some unsorted fine Gravel (TILL).	ND	No Odor	Dry	
2			ND	No Odor	Dry	
3			ND	No Odor	Dry	
4			ND	No Odor	Dry	
5						
6	48"	Top 12": Reddish/brown SILT and fine SAND, some unsorted fine Gravel. Middle 14": Reddish/brown SILT, some fine Sand, Clay, fine Gravel (TILL). Bottom 22": Reddish/brown fine SAND and GRAVEL (TILL).	ND	No Odor	Dry	
7			ND	No Odor	Dry	
8			ND	No Odor	Dry	
9			ND	No Odor	Moist	TP-SB-10 (9'-10')
10						
11	60"	Top 50": Reddish/brown fine SAND and GRAVEL (TILL). Middle 8": Brown coarse SAND (TILL). Bottom 2": Fine GRAVEL, trace Silt (TILL).	ND	No Odor	Wet	
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15			ND	No Odor	Wet	
16		End of boring at 15 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 10 feet below grade in geoprobe sample liner on 12/3/08.
Soil sample TP-SB-10 (9'-10') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).

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Triangle Parcel

Orangeburg, NY

Boring No. SB-11

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 45 Clear
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 1320	**Time:** 1345
Date: 12/3/08	**Date:** 12/3/08

Depth (feet)	Recovery (Inches)	Surface Condition: Concrete	PID Reading (ppm)	Odor	Moisture	Comments
1	36"	Top 2": CONCRETE. Middle 4": Black FELT PIPE, BRICK and ASH (FILL). Bottom 30": Brown fine SAND, SILT and fine GRAVEL.	ND	No Odor	Dry	TP-SB-11 (1'-3')
2			ND	No Odor	Dry	
3			ND	No Odor	Dry	
4						
5						
6	44"	Top 19": Fine to medium GRAVEL, some medium coarse Sand (TILL). Bottom 25": Reddish/brown medium coarse SAND, some Silt and fine Gravel (TILL).	ND	No Odor	Wet	
7			ND	No Odor	Wet	
8			ND	No Odor	Wet	
9			ND	No Odor	Wet	
10						
11	45"	Top 27": Medium coarse SAND and fine GRAVEL (TILL). Middle 2": Fine GRAVEL, some Silt (TILL). Bottom 16": Brown fine SAND, some Silt, trace fine Gravel (TILL).	ND	No Odor	Wet	
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15						
16		End of boring at 15 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 5 feet below grade in geoprobe sample liner on 12/3/08.
Soil sample TP-SB-11 (1'-3') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).

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Triangle Parcel

Orangeburg, NY

Boring No. SB-12

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 45 Clear
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 0950	**Time:** 1015
Date: 12/3/08	**Date:** 12/3/08

Depth (feet)	Recovery (Inches)	Surface Condition: Concrete	PID Reading (ppm)	Odor	Moisture	Comments
1	27"	Top 13": Black FELT PIPE, ASH and GRAVEL (FILL).	ND	No Odor	Dry	
2		Bottom 14": Reddish/brown medium coarse SAND, some Silt, trace Gravel (TILL).	ND	No Odor	Dry	
3			ND	No Odor	Dry	
4						
5						
6	33"	Top 6": SLOUGH.	ND	No Odor	Dry	TP-SB-12 (6'-8')
7		Bottom 27": Reddish/brown SILT, some fine Sand, fine Gravel (TILL).	ND	No Odor	Dry	
8			ND	No Odor	Dry	
9			ND	No Odor	Dry	
10						
11	60"	Reddish/brown medium coarse SAND and fine GRAVEL, some Silt, trace Clay (TILL).	ND	No Odor	Wet	
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15						
16		End of boring at 15 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 10 feet below grade in geoprobe sample liner on 12/3/08.
Soil sample TP-SB-12 (6'-8') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).

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Triangle Parcel

Orangeburg, NY

Boring No. SB-13

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 32 Clear
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 1100	**Time:** 1200
Date: 12/5/08	**Date:** 12/5/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	48"	Top 4": TOP SOIL. Middle 20": COAL (FILL). Bottom 24": Reddish/brown fine SAND and SILT, trace fine Gravel.	ND	No Odor	Dry	
2			0.2	Petroleum-like odor	Dry	
3			0.6		Dry	
4				Petroleum-like odor		
5						
6	58"	Top 4": Reddish/brown fine SAND and SILT, trace fine Gravel. Middle 40": Black fine to medium SAND, some Silt. Bottom 14": Reddish/brown SILT and fine GRAVEL, some fine Sand (TILL).	2.4	Petroleum-like odor	Dry	
7			20.3	Petroleum-like odor	Wet	
8			18.2	Petroleum-like odor	Wet	
9			6.6	Solvent-like odor	Wet	TP-SB-13 (5'-6')
10			0.2			
11	58"	Reddish/brown SILT and fine GRAVEL, some fine Sand (TILL).	ND	Solvent-like odor	Wet	
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15			ND	No Odor		
16		End of boring at 15 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 6 feet below grade in geoprobe sample liner on 12/5/08.
Soil sample TP-SB-13 (5'-6') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).

AKRF, Inc.

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Triangle Parcel

Orangeburg, NY

Boring No. SB-14

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 32 Clear
Sampler: AKRF/ Steve Grens

Drilling

Start	Finish
Time: 1200	**Time:** 1230
Date: 12/5/08	**Date:** 12/5/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	40"	Top 4": TOP SOIL. Middle 8": CONCRETE, BRICK (FILL). Bottom 28": Reddish/brown fine SAND, some Silt, trace fine Gravel.	ND	No Odor	Dry	
2			ND	No Odor	Dry	
3			ND	No Odor	Dry	
4			ND	No Odor		
5						
6	48"	Top 38": BRICK, CONCRETE (FILL). Bottom 10": Brown fine to medium SAND, trace Silt.	0.8	Sweet, solvent-like (unknown hydro-carbon) odor from 5 to 7 feet below grade	Dry	TP-SB-14 (5'-6')
7			0.2		Dry	
8			ND	No Odor	Dry	
9			ND	No Odor	Wet	
10						
11	58"	Top 24": Brown fine to medium SAND, trace Silt. Bottom 34": Reddih/ brown SILT, some unsorted fine Gravel, trace fine Sand (TILL).	ND	No Odor	Wet	
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15			ND	No Odor	Wet	
16		End of boring at 15 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 9 feet below grade in geoprobe sample liner on 12/5/08.
Soil sample TP-SB-14 (5'-6') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).

AKRF, Inc.

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White Plains, NY 10601

Triangle Parcel

Orangeburg, NY

Boring No. SB-15

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 32 Clear
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 1410	**Time:** 1435
Date: 12/5/08	**Date:** 12/5/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	26"	Top 4": TOP SOIL. Middle 10": BRICK, CONCRETE (FILL). Bottom 12": Reddish/brown SILT and fine SAND, trace fine Gravel.	ND	No Odor	Dry	TP-SB-15 (1'-2')
2			0.2	No Odor	Dry	
3			0.4	No Odor	Dry	
4						
5						
6	48"	Top 18": Reddish/brown SILT and fine SAND, trace fine Gravel. Middle 8": Brown medium coarse SAND, some Silt. Bottom 22": Reddish/brown SILT and GRAVEL, some fine Sand (TILL).	ND	No Odor	Dry	
7			ND	No Odor	Dry	
8			ND	No Odor	Dry	
9			ND	No Odor	Wet	
10						
11	58"	Reddish/brown SILT and GRAVEL, some fine Sand (TILL).	ND	No Odor	Wet	
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15			ND	No Odor	Wet	
16		End of boring at 15 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 8 feet below grade in geoprobe sample liner on 12/5/08.
Soil sample TP-SB-15 (1'-2') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260), PCBs (8082) and TAL metals (6010/7471).

AKRF, Inc.

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White Plains, NY 10601

Triangle Parcel

Orangeburg, NY

Boring No. SB-16

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 32 overcast
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 1430	**Time:** 1520
Date: 12/4/08	**Date:** 12/4/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	48"	Top 4": TOP SOIL. Middle 36": BRICK, ASH , some fine Sand, Silt (FILL). Bottom 8": Reddish/brown SILT, some fine unsorted Gravel (TILL).	ND	No Odor	Dry	
2			ND	No Odor	Dry	
3			ND	No Odor	Dry	
4			ND	No Odor	Dry	
5						
6	42"	Reddish/brown SILT, some fine unsorted Gravel (TILL).	ND	No Odor	Dry	
7			ND	No Odor	Moist	
8			ND	No Odor	Wet	TP-SB-16 (6'-7')
9			ND	No Odor	Wet	
10						
11	50"	Reddish/brown SILT, some fine unsorted Gravel, finr Sand (TILL).	ND	No Odor	Wet	
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15			ND	No Odor	Wet	
16		End of boring at 15 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 7 feet below grade in geoprobe sample liner on 12/5/08.
Soil sample TP-SB-16 (6'-7') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260), PCBs (8082) and TAL metals (6010/7471).

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White Plains, NY 10601

Triangle Parcel

Orangeburg, NY

Boring No. SB-17

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 32 overcast
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 1250	**Time:** 1315
Date: 12/4/08	**Date:** 12/4/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	27"	Top 2": TOP SOIL. Middle 4": ASH, COAL SLAG (FILL). Bottom 21": Reddish/brown fine SAND and SILT.	ND	No Odor	Dry	
2			ND	No Odor	Dry	
3			ND	No Odor	Dry	
4			ND	No Odor	Dry	
5						
6	42"	Reddish/brown fine SAND and SILT, trace fine Gravel (TILL).	ND	No Odor	Dry	TP-SB-17 (6'-8') / TP-SB-22B(6'-8')
7			ND	No Odor	Dry	
8			ND	No Odor	Dry	
9			ND	No Odor	Wet	
10						
11	58"	Reddish/brown fine SAND and SILT, trace fine Gravel (TILL).	ND	No Odor	Wet	
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15			ND	No Odor	Wet	
16		End of boring at 15 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 8 feet below grade in geoprobe sample liner on 12/4/08.
Soil sample TP-SB-17 (6'-8') and TP-SB-22B (6'-8') (blind duplicate) submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260), PCBs (8082) and TAL metals (6010/7471).

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White Plains, NY 10601

Triangle Parcel

Orangeburg, NY

Boring No. SB-18

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 45 Clear
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 0910	**Time:** 0950
Date: 12/3/08	**Date:** 12/3/08

Depth (feet)	Recovery (Inches)	Surface Condition: Concrete	PID Reading (ppm)	Odor	Moisture	Comments
1	38"	Top 4": CONCRETE. Middle 2": Black FELT PIPE (FILL). Bottom 32": Reddish/brown SILT, fine SAND and unsorted GRAVEL, trace Clay (TILL).	ND	No Odor	Dry	
2			ND	No Odor	Dry	
3			ND	No Odor	Dry	
4			ND	No Odor	Dry	
5						
6	47"	Top 12": CONCRETE (SLOUGH). Middle 24": Reddish/brown SILT, fine SAND and fine GRAVEL, trace Clay (TILL). Bottom 11": Reddish/brown medium SAND, some Silt, trace Clay.	ND	No Odor	Dry	TP-SB-18 (6'-8')
7			ND	No Odor	Dry	
8			ND	No Odor	Dry	
9			ND	No Odor	Wet	
10						
11	50"	Top 38": Reddish/brown medium SAND, some Silt, trace Clay. Bottom 12": Reddish/brown SILT, fine SAND and fine GRAVEL, trace Clay (TILL).	ND	No Odor	Wet	
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15			ND	No Odor	Wet	
16		End of boring at 15 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 8 feet below grade in geoprobe sample liner on 12/3/08.
Soil sample TP-SB-18 (6'-8') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).

AKRF, Inc.

Triangle Parcel

Orangeburg, NY

Boring No. SB-19

Sheet 1 of 1

Environmental Consultants

34 South Broadway, Suite 314
White Plains, NY 10601

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 32 Overcast
Sampler: AKRF/ Steve Grens

Drilling

Start	Finish
Time: 1050	**Time:** 1118
Date: 12/4/08	**Date:** 12/4/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	40"	Top 2": TOP SOIL.	ND	No Odor	Dry	
		Middle 6": ROCK fragments (FILL).				
2		Bottom 32": Reddish/brown fine SAND, SILT and fine GRAVEL (FILL).	ND	No Odor	Dry	
3			ND	No Odor	Dry	
4			ND	No Odor	Dry	
5						
6	52"	Top 12": Black felt PIPE, ASH, COAL (FILL).	ND	No Odor	Dry	TP-SB-19 (9'-10')
		Bottom 40": Reddish/brown SILT, some fine Sand, fine unsorted Gravel (TILL).				
7		Brown coarse SAND noted on bottom 2".	ND	No Odor	Dry	
8			ND	No Odor	Dry	
9			ND	No Odor	Moist	
10			ND	No Odor	Moist	
11	38"	Reddish/brown SILT, some fine Sand, fine unsorted Gravel (TILL).	ND	No Odor	Wet	
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15						
16		End of boring at 15 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 10 feet below grade in geoprobe sample liner on 12/4/08.
Soil sample TP-SB-19 (9'-10') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).

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34 South Broadway, Suite 314
White Plains, NY 10601

Triangle Parcel

Orangeburg, NY

Boring No. SB-20

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery.
Weather: 32 Overcast
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 1050	**Time:** 1118
Date: 12/4/08	**Date:** 12/4/08

Depth (feet)	Recovery (Inches)	Surface Condition: Top Soil	PID Reading (ppm)	Odor	Moisture	Comments
1	36"	Top 14": Black felt PIPE, COAL (FILL). Bottom 22": Reddish/brown fine SAND and SILT, some fine unsorted Gravel (TILL).	ND	No Odor	Dry	
2			ND	No Odor	Dry	
3			ND	No Odor	Dry	
4			ND	No Odor	Dry	
5						
6	49"	Reddish/brown fine SAND and SILT, some fine unsorted Gravel (TILL). Occasional 1" banding consisting of micaceous sand throughout sample liner.	ND	No Odor	Dry	
7			ND	No Odor	Dry	
8			ND	No Odor	Dry	
9			ND	No Odor	Dry	
10			ND	No Odor	Dry	
11	58"	Reddish/brown fine SAND and SILT, some fine unsorted Gravel (TILL).	ND	No Odor	Dry	
12			ND	No Odor	Dry	
13			ND	No Odor	Dry	
14			ND	No Odor	Moist	TP-SB-20 (14'-15')
15						
16	58"	Top 36": Reddish/brown medium coarse SAND, some Silt and fine Gravel, trace Clay. Bottom 22": Reddish/brown SILT, some fine SAND and fine unsorted Gravel (TILL). \	ND	No Odor	Wet	
17			ND	No Odor	Wet	
18			ND	No Odor	Wet	
19			ND	No Odor	Wet	
20						
21		End of boring at 15 feet below grade.				
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 15 feet below grade in geoprobe sample liner on 12/3/08.
Soil sample TP-SB-20 (14'-15') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).

AKRF, Inc.

Environmental Consultants

34 South Broadway, Suite 314
White Plains, NY 10601

Triangle Parcel

Orangeburg, NY

Boring No. SB-21

Sheet 1 of 1

Drilling Method: Direct Push
Sampling Method: Macro Core
Driller : Moran Environmental Recovery
Weather: 45 Clear
Sampler: AKRF/ Steve Grens

Drilling	
Start	**Finish**
Time: 1050	**Time:** 1118
Date: 12/4/08	**Date:** 12/4/08

Depth (feet)	Recovery (Inches)	Surface Condition: Asphalt	PID Reading (ppm)	Odor	Moisture	Comments
1	26"	Top 2": ASPHALT. Bottom 24": Reddish/brown SILT, fine SAND, some fine unsorted Gravel (TILL).	ND	No Odor	Dry	
2			ND	No Odor	Dry	
3			ND	No Odor	Dry	
4						
5						
6	42"	Top 6": SLOUGH Bottom 36": Reddish/brown SILT, fine SAND, some fine unsorted Gravel (TILL).	ND	No Odor	Dry	TP-SB-21 (9'-10')
7			ND	No Odor	Dry	
8			ND	No Odor	Dry	
9			ND	No Odor	Moist	
10						
11	46"	Top 40": Reddish/brown SILT, fine SAND, some fine unsorted Gravel (TILL). Bottom 6": Brown medium coarse SAND, trace Silt.	ND	No Odor	Wet	
12			ND	No Odor	Wet	
13			ND	No Odor	Wet	
14			ND	No Odor	Wet	
15						
16		End of boring at 15 feet below grade.				
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Notes: **PID - Photoionization detector** **ND - Not Detected**

Groundwater encountered at approximately 10 feet below grade in geoprobe sample liner on 12/4/08.
Soil sample TP-SB-21 (9'-10') submitted to lab and analyzed for TCL VOCs (8260), TCL SVOCs (8260) and TAL metals (6010/7471).

APPENDIX B

WELL CONSTRUCTION LOGS

AKRF, Inc.

Environmental Consultants

34 South Broadway,
White Plains, N.Y. 10601

Triangle Parcel - Orangeburg, NY

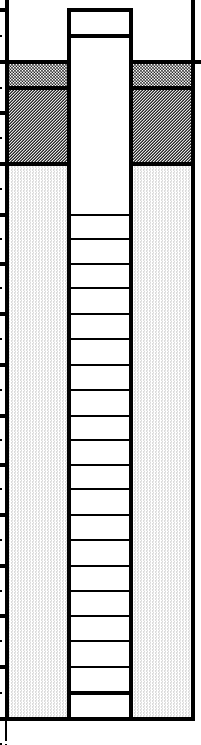
AKRF Project Number : 80105-0008

Well No. MW-1

Sheet 1 of 1

Drilling Method:	Direct Push Probe	**Drilling**	
Sampling Method:	Macro Core	**Start**	**Finish**
Driller :	Moran Environmental Recovery	**Time:** 1315	**Time:**1345
Weather:	32F Clear	**Date:** 12/5/08	**Date:** 12/5/08
Field supervisor:	AKRF/Steve Grens		

Depth (feet)	Well Construction	
+2		**Two foot mounted stick-up box with locking well cap**
0		**Existing Grade**
-1		**Concrete seal 0 to -0.5'**
-2		**Bentonite seal -0.5' to -2'**
-3		**Well riser from +1' to -12.9'**
-4		
-5		
-6		
-7		**Number 1 grade sand pack -2' to -13'**
-8		
-9		
-10		
-11		**20-Slot well screen -3' to -13'**
-12		
-13		
-14		
-15		
-16		
-17		
-18		
-19		
-20		
-21		
-22		
-23		



Notes:

Groundwater encountered at 4 feet below grade during sampling on 12/12/08.

Separate-phase product was not detected with oil/water interface probe.

No methane (CH4) or volatile organic compounds (VOCs) were detected in the well headspace prior to sampling.

AKRF, Inc.

Environmental Consultants

34 South Broadway,
White Plains, N.Y. 10601

Triangle Parcel - Orangeburg, NY

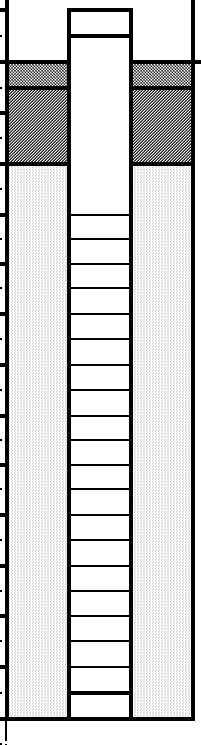
AKRF Project Number : 80105-0008

Well No. MW-2

Sheet 1 of 1

Drilling Method:	Direct Push Probe	**Drilling**	
Sampling Method:	Macro Core	**Start**	**Finish**
Driller :	Moran Environmental Recovery	**Time:** 1335	**Time:**1415
Weather:	32F Clear	**Date:** 12/4/08	**Date:** 12/4/08
Field supervisor:	AKRF/Steve Grens		

Depth (feet)	Well Construction
+2	
0	
-1	
-2	
-3	
-4	
-5	
-6	
-7	
-8	
-9	
-10	
-11	
-12	
-13	
-14	
-15	
-16	
-17	
-18	
-19	
-20	
-21	
-22	
-23	



Surface Condition: Top Soil

Two foot mounted stick-up box with locking well cap

Existing Grade

Concrete seal 0 to -0.5'

Bentonite seal -0.5' to -2'

Well riser from +1' to -12.9'

Number 1 grade sand pack -2' to -13'

20-Slot well screen -3' to -13'

Notes:

Groundwater encountered at 6.5 feet below grade during sampling on 12/12/08.
Petroleum-like sheen and odor noted on groundwater.

Separate-phase product was not detected with oil/water interface probe.
No methane (CH4) or volatile organic compounds (VOCs) were detected in the well headspace prior to sampling.

AKRF, Inc.

Environmental Consultants

34 South Broadway,
White Plains, N.Y. 10601

Triangle Parcel - Orangeburg, NY

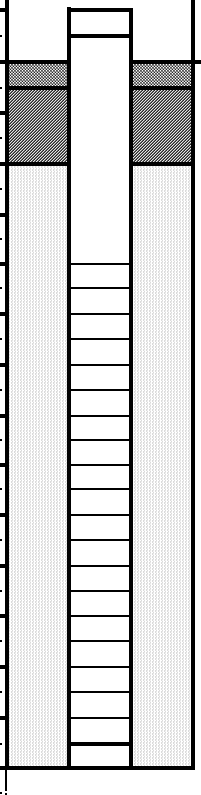
AKRF Project Number : 80105-0008

Well No. MW-3

Sheet 1 of 1

Drilling Method:	Direct Push Probe	**Drilling**	
Sampling Method:	Macro Core	**Start**	**Finish**
Driller :	Moran Environmental Recovery	**Time:** 1040	**Time:**1105
Weather:	32F Clear	**Date:** 12/5/08	**Date:** 12/5/08
Field supervisor:	AKRF/Steve Grens		

Depth (feet)	Well Construction	
+2		**Two foot mounted stick-up box with locking well cap**
0		**Existing Grade**
-1		**Concrete seal 0 to -0.5'**
-2		**Bentonite seal -0.5' to -2'**
-3		**Well riser from +1' to -4'**
-4		
-5		
-6		
-7		
-8		**Number 1 grade sand pack -2' to -14'**
-9		
-10		
-11		
-12		
-13		
-14		**20-Slot well screen -4' to -14'**
-15		
-16		
-17		
-18		
-19		
-20		
-21		
-22		
-23		



Notes:

Groundwater encountered at 9.7 feet below grade during sampling on 12/11/08.
Petroleum-like sheen and odor noted on groundwater.

Separate-phase product was not detected with oil/water interface probe.
No methane (CH4) or volatile organic compounds (VOCs) were detected in the well headspace prior to sampling.

AKRF, Inc.

Environmental Consultants

34 South Broadway,
White Plains, N.Y. 10601

Triangle Parcel - Orangeburg, NY

AKRF Project Number : 80105-0008

Well No. MW-4

Sheet 1 of 1

Drilling Method:	Direct Push Probe	**Drilling**	
Sampling Method:	Macro Core	**Start**	**Finish**
Driller :	Moran Environmental Recovery	**Time:** 0830	**Time:**1010
Weather:	32F Clear	**Date:** 12/5/08	**Date:** 12/5/08
Field supervisor:	AKRF/Steve Grens		

Depth (feet)	Well Construction
+2	
0	
-1	
-2	
-3	
-4	
-5	
-6	
-7	
-8	
-9	
-10	
-11	
-12	
-13	
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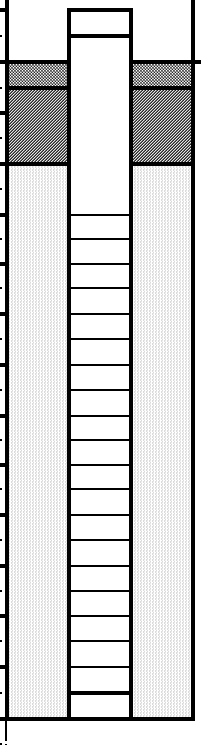
-18	
-19	
-20	
-21	
-22	
-23	



Surface Condition: Top Soil

Two foot mounted stick-up box with locking well cap

Existing Grade

Concrete seal 0 to -0.5'

Bentonite seal -0.5' to -2'

Well riser from +1' to -12.9'

Number 1 grade sand pack -2' to -13'

20-Slot well screen -3' to -13'

Notes:

Groundwater encountered at 5.8 feet below grade during sampling on 12/11/08.

Separate-phase product was not detected with oil/water interface probe.

No methane (CH4) or volatile organic compounds (VOCs) were detected in the well headspace prior to sampling.

AKRF, Inc.

Environmental Consultants

34 South Broadway,
White Plains, N.Y. 10601

Triangle Parcel - Orangeburg, NY

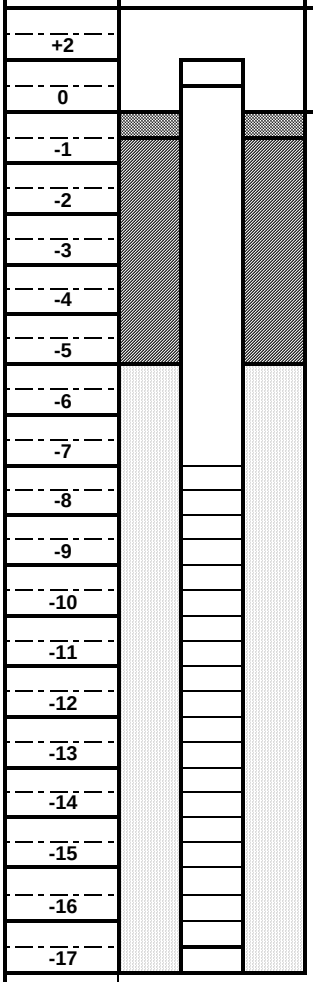
AKRF Project Number : 80105-0008

Well No. MW-5

Sheet 1 **of** 1

Drilling Method:	Direct Push Probe	**Drilling**	
Sampling Method:	Macro Core	**Start**	**Finish**
Driller :	Moran Environmental Recovery	**Time:** 0750	**Time:0820**
Weather:	32F Clear	**Date:** 12/5/08	**Date:** 12/5/08
Field supervisor:	AKRF/Steve Grens		

Depth (feet)	Well Construction	
+2		**Two foot mounted stick-up box with locking well cap**
0		**Existing Grade**
-1		**Concrete seal 0 to -0.5'**
-2		**Bentonite seal -0.5' to -5'**
-3		
-4		
-5		
-6		**Well riser from +1' to -7'**
-7		
-8		
-9		
-10		
-11		**Number 1 grade sand pack -5' to -17'**
-12		
-13		
-14		
-15		
-16		**20-Slot well screen -7' to -17'**
-17		
-18		
-19		
-20		
-21		
-22		
-23		



Notes:

Groundwater encountered at 7.5 feet below grade during sampling on 12/11/08.

Separate-phase product was not detected with oil/water interface probe.

No methane (CH4) or volatile organic compounds (VOCs) were detected in the well headspace prior to sampling.

AKRF, Inc.

Environmental Consultants

34 South Broadway,
White Plains, N.Y. 10601

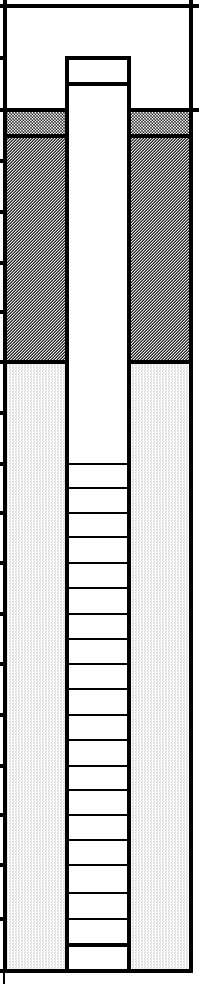
Triangle Parcel - Orangeburg, NY

AKRF Project Number : 80105-0008

Well No. MW-6

Sheet 1 **of** 1

Drilling Method:	Direct Push Probe	**Drilling**	
Sampling Method:	Macro Core	**Start**	**Finish**
Driller :	Moran Environmental Recovery	**Time:** 1120	**Time:**1210
Weather:	32F Overcast	**Date:** 12/4/08	**Date:** 12/4/08
Field supervisor:	AKRF/Steve Grens		

Depth (feet)	Well Construction	
+2		**Two foot mounted stick-up box with locking well cap**
0		**Existing Grade**
-1		**Concrete seal 0 to -0.5'**
-2		**Bentonite seal -0.5' to -5'**
-3		
-4		
-5		
-6		**Well riser from +1' to -7'**
-7		
-8		
-9		
-10		
-11		**Number 1 grade sand pack -5' to -17'**
-12		
-13		
-14		
-15		
-16		**20-Slot well screen -7' to -17'**
-17		
-18		
-19		
-20		
-21		
-22		
-23		

Notes:

Groundwater encountered at 7 feet below grade during sampling on 12/12/08.

Separate-phase product was not detected with oil/water interface probe.

No methane (CH4) or volatile organic compounds (VOCs) were detected in the well headspace prior to sampling.

AKRF, Inc.

Environmental Consultants

34 South Broadway,
White Plains, N.Y. 10601

Triangle Parcel - Orangeburg, NY

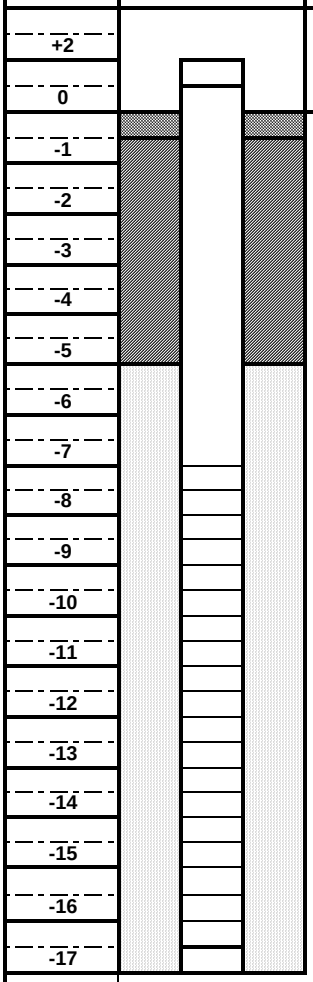
AKRF Project Number : 80105-0008

Well No. MW-7

Sheet 1 **of** 1

Drilling Method:	Direct Push Probe	**Drilling**	
Sampling Method:	Macro Core	**Start**	**Finish**
Driller :	Moran Environmental Recovery	**Time:** 0950	**Time:**1040
Weather:	32F Overcast	**Date:** 12/4/08	**Date:** 12/4/08
Field supervisor:	AKRF/Steve Grens		

Depth (feet)	Well Construction	
+2		**Two foot mounted stick-up box with locking well cap**
0		**Existing Grade**
-1		**Concrete seal 0 to -0.5'**
-2		**Bentonite seal -0.5' to -5'**
-3		
-4		
-5		
-6		**Well riser from +1' to -7'**
-7		
-8		
-9		
-10		
-11		**Number 1 grade sand pack -5' to -17'**
-12		
-13		
-14		
-15		
-16		**20-Slot well screen -7' to -17'**
-17		
-18		
-19		
-20		
-21		
-22		
-23		



Notes:

Groundwater encountered at 9.9 feet below grade during sampling on 12/11/08.

Separate-phase product was not detected with oil/water interface probe.

No methane (CH4) or volatile organic compounds (VOCs) were detected in the well headspace prior to sampling.

APPENDIX C

LOW FLOW SAMPLING LOGS

Well Sampling Log

Job No: 80105-0004	**Client:**	**Well No:** MW-1
Project Location: Triangle Parcel, Orangeburg, NY	**Sampled By: SG**	
Date: 12/12/08	**Sampling Time:**	
LEL at surface: 0%		
PID at surface: ND		
Total Depth: 12.99 ft. below top of casing	**Water Column (WC):** 9 feet	*= 0.163 * WC for 2" wells
Depth to Water: 3.99 ft. below top of casing	**Well Volume*:** 0.00 gallons	*= 0.653 * WC for 4" wells
Depth to Product: ND ft. below top of casing	**Volume Purged:** 5 gallons	*= 1.469 * WC for 6" wells
Depth to top of screen: 3.99 ft. below top of casing	**Well Diam.:** 1 inches	Target maximum flow rate is 100 ml/min
Depth to bottom of screen: 13.99 ft. below top of casing	**Purging Device (pump type):** QED Sample Pro Bladder Pump	
Approx. Pump Intake: 8.99 ft. below top of casing		

Time	Depth to Water (Ft.)	Purge Rate (ml/min)	Temp (°C)	Conductivity (mS/cm)	DO (mg/L)	pH	ORP (mV)	Turbidity (NTU)	Comments (problems, odor, sheen)
11:05	4.06	200	9.56	0.42	7.35	7.46	74	-5	Washed silt out of flowthrough cell
11:10	4.06	200	9.04	0.421	7.48	7.80	93	-5	
11:15	4.06	200	7.19	0.437	5.50	7.31	89	416	
11:20	4.06	200	7.30	0.429	7.75	7.40	102	229	
11:25	4.06	200	7.22	0.441	6.20	7.55	105	217	
11:30	4.06	200	7.21	0.442	6.18	7.62	105	218	
11:40	4.06	200	7.38	0.445	5.94	7.70	90	256	
11:55	4.06	200	7.57	0.452	5.92	7.69	88	121	
12:10	4.06	200	7.61	0.456	5.24	7.54	99	92.4	
12:25	4.06	200	7.63	0.456	5.20	7.55	125	49	
12:30	4.06	200	7.65	0.457	5.21	7.55	126	38	
12:35	4.06	200	7.70	0.456	5.19	7.55	129	29.2	
12:45	4.06	200	8.15	0.445	4.50	7.56	113	223	
Stabilization Criteria:				**+/- 3 mS/cm**	**+/- 0.3 mg/L**	**+/- 0.1 pH units**	**+/- 10 mV**	**<50 NTU**	If water quality parameters do not stabilize and/or turbidity is greater than 50 NTU within two hours, discontinue purging and collect sample.

Groundwater samples analyzed for: TCL VOCs, TCL SVOCs, and TAL Metals

Well Sampling Log

Job No: 80105-0004	**Client:**	**Well No:**
Project Location: Triangle Parcel, Orangeburg, NY	**Sampled By: SG**	
Date: 12/12/08	**Sampling Time:** 13:12	**MW-2**
LEL at surface: 0%		
PID at surface: ND		

Total Depth:	13.62 ft. below top of casing	**Water Column (WC):** feet	*= 0.163 * WC for 2" wells
Depth to Water:	6.47 ft. below top of casing	**Well Volume*:** 0.00 gallons	*= 0.653 * WC for 4" wells
Depth to Product:	ND ft. below top of casing	**Volume Purged:** 6 gallons	*= 1.469 * WC for 6" wells
Depth to top of screen:	3.62 ft. below top of casing	**Well Diam.:** 1 inches	Target maximum flow rate is 100 ml/min
Depth to bottom of screen:	13.62 ft. below top of casing	**Purging Device (pump type):**	
Approx. Pump Intake:	8.62 ft. below top of casing	QED Sample Pro Bladder Pump	

Time	Depth to Water (Ft.)	Purge Rate (ml/min)	Temp (°C)	Conductivity (mS/cm)	DO (mg/L)	pH	ORP (mV)	Turbidity (NTU)	Comments (problems, odor, sheen)
12:00	6.81	200	12.92	1.02	2.66	6.50	-40.0	-5	
12:15	6.81	200	13.16	1.09	1.73	6.60	-57.0	320	Washed silt out of flowthrough cell
12:20	6.81	200	13.16	1.09	1.75	6.59	-58.0	210	
12:25	6.81	200	13.18	1.1	1.72	6.60	-58.0	166	
12:40	6.81	200	13.13	1.11	1.66	6.59	-59.0	96.1	
12:50	6.81	200	13.15	1.12	1.63	6.60	-61.0	60.6	
12:55	6.81	200	13.18	1.12	1.70	6.62	-62.0	53.4	
13:00	6.81	200	13.19	1.12	1.68	6.62	-62.0	49.7	
13:05	6.81	200	13.20	1.12	1.70	6.62	-62.0	42	Slight Sheen and petroleum-like odor noted on groundwater
13:10	6.81	200	13.21	1.12	1.69	6.62	-62.0	39	
13:50	6.81	200	13.18	1.12	2.04	6.59	-55.0	217	
Stabilization Criteria:				**+/- 3 mS/cm**	**+/- 0.3 mg/L**	**+/- 0.1 pH units**	**+/- 10 mV**	**<50 NTU**	If water quality parameters do not stabilize and/or turbidity is greater than 50 NTU within two hours, discontinue purging and collect sample.

Groundwater samples analyzed for: TCL VOCs, TCL SVOCs, and TAL Metals

Well Sampling Log

Job No: 80105-0004		**Client:**	**Well No:** MW-3
Project Location: Triangle Parcel, Orangeburg, NY		**Sampled By: SG**	
Date: 12/11/08		**Sampling Time: 14:47**	
LEL at surface: 0%			
PID at surface: ND			
Total Depth:	15.61 ft. below top of casing	**Water Column (** 10 feet	*= 0.163 * WC for 2" wells
Depth to Water:	9.73 ft. below top of casing	**Well Volume*:** 0.00 gallons	*= 0.653 * WC for 4" wells
Depth to Product:	ND ft. below top of casing	**Volume Purged:** 5 gallons	*= 1.469 * WC for 6" wells
Depth to top of screen:	5.61 ft. below top of casing	**Well Diam.:** 1 inches	Target maximum flow rate is 100 ml/min
Depth to bottom of screen:	15.61 ft. below top of casing	**Purging Device (pump type):**	
Approx. Pump Intake:	10.61 ft. below top of casing	QED Sample Pro Bladder Pump	

Time	Depth to Water (Ft.)	Purge Rate (ml/min)	Temp (°C)	Conductivity (mS/cm)	DO (mg/L)	pH	ORP (mV)	Turbidity (NTU)	Comments (problems, odor, sheen)
13:50	9.59	200	13.11	0.946	4.93	7.12	-6	729	Washed silt out of flowthrough cell
13:55	9.59	200	13.30	0.943	4.61	7.12	-7	573	
14:00	9.59	200	13.31	0.962	4.60	7.12	-7	557	
14:10	9.59	200	13.26	0.851	5.15	7.11	-5	232	
14:15	9.59	200	13.36	1.16	5.58	7.10	-3	185	
14:20	9.59	200	13.21	1.13	6.08	7.11	0	128	
14:25	9.59	200	12.97	1.15	6.65	7.10	3	75.5	
14:30	9.59	200	13.15	1.16	6.65	7.09	3	48.2	Slight Sheen and petroleum-like odor noted on groundwater
14:35	9.59	200	13.00	1.16	5.48	7.10	-1	39.5	
14:40	9.59	200	13.06	1.17	5.38	7.09	0	35.9	
14:45	9.59	200	13.22	1.15	5.19	7.10	-2	22.3	
Stabilization Criteria:				**+/- 3 mS/cm**	**+/- 0.3 mg/L**	**+/- 0.1 pH units**	**+/- 10 mV**	**<50 NTU**	If water quality parameters do not stabilize and/or turbidity is greater than 50 NTU within two hours, discontinue purging and collect sample.

Groundwater samples analyzed for: TCL VOCs, TCL SVOCs, and TAL Metals

Well Sampling Log

Job No: 80105-0004		**Client:**	**Well No:**
Project Location: Triangle Parcel, Orangeburg, NY		**Sampled By: SG**	**MW-4**
Date: 12/11/08		**Sampling Time: 11:45**	
LEL at surface: 0%			
PID at surface: ND			
Total Depth:	13.51 ft. below top of casing	**Water Column (** 7.7 feet	*= 0.163 * WC for 2" wells
Depth to Water:	5.81 ft. below top of casing	**Well Volume*:** 0.00 gallons	*= 0.653 * WC for 4" wells
Depth to Product:	ND ft. below top of casing	**Volume Purged:** 5 gallons	*= 1.469 * WC for 6" wells
Depth to top of screen:	3.51 ft. below top of casing	**Well Diam.:** 1 inches	Target maximum flow rate is 100 ml/min
Depth to bottom of screen:	13.51 ft. below top of casing	**Purging Device (pump type):**	
Approx. Pump Intake:	8.51 ft. below top of casing	QED Sample Pro Bladder Pump	

Time	Depth to Water (Ft.)	Purge Rate (ml/min)	Temp (°C)	Conductivity (mS/cm)	DO (mg/L)	pH	ORP (mV)	Turbidity (NTU)	Comments (problems, odor, sheen)
10:00	5.13	300	11.95	1.35	0.57	7.12	-156.0	-5	
10:15	5.13	300	11.95	1.36	0.60	7.12	-156.0	-5	Washed silt out of flowthrough cell
10:25	5.13	300	12.55	1.36	6.15	7.13	-97.0	-5	
10:30	9.10	100	12.66	1.3	4.03	7.12	-93.0	-5	Slight Sheen and petroleum-like odor noted on groundwater
11:05	9.10	150	11.75	1.32	5.68	6.95	-108.0	-5	
11:10	9.10	150	11.68	1.34	1.11	7.13	-126.0	-5	
11:15									
11:35	9.10	150	12.00	1.35	2.47	6.67	-95.0	-5	
11:45									Well went dry
Stabilization Criteria:				**+/- 3 mS/cm**	**+/- 0.3 mg/L**	**+/- 0.1 pH units**	**+/- 10 mV**	**<50 NTU**	If water quality parameters do not stabilize and/or turbidity is greater than 50 NTU within two hours, discontinue purging and collect sample.

Groundwater samples analyzed for: TCL VOCs, TCL SVOCs, and TAL Metals

Well Sampling Log

Job No: 80105-0004	**Client:**	**Well No:** MW-5 and MW-22B (duplicate of MW-5)
Project Location: Triangle Parcel, Orangeburg, NY	**Sampled By: SG**	
Date: 12/11/08	**Sampling Time: 11:42**	
LEL at surface: 0%		
PID at surface: ND		
Total Depth: 16.69 ft. below top of casing	**Water Column (** 10 feet	*= 0.163 * WC for 2" wells
Depth to Water: 7.51 ft. below top of casing	**Well Volume*:** 0.00 gallons	*= 0.653 * WC for 4" wells
Depth to Product: ND ft. below top of casing	**Volume Purged:** 4 gallons	*= 1.469 * WC for 6" wells
Depth to top of screen: 6.69 ft. below top of casing	**Well Diam.:** 1 inches	Target maximum flow rate is 100 ml/min
Depth to bottom of screen: 16.69 ft. below top of casing	**Purging Device (pump type):** QED Sample Pro Bladder Pump	
Approx. Pump Intake: 11.69 ft. below top of casing		

Time	Depth to Water (Ft.)	Purge Rate (ml/min)	Temp (°C)	Conductivity (mS/cm)	DO (mg/L)	pH	ORP (mV)	Turbidity (NTU)	Comments (problems, odor, sheen)
10:50	7.71	200	8.97	0	10.69	7.69	-78	141	
11:10	7.71	200	11.34	0	9.78	7.19	-103	136	Washed silt out of flowthrough cell
11:20	7.71	200	11.92	1.25	2.04	7.00	114	49.6	
11:25	7.71	200	12.01	1.25	0.86	7.01	124	34.2	
11:30	7.71	200	12.08	1.24	0.47	7.02	124	28.2	
11:35	7.71	200	12.08	1.23	0.47	7.03	124	26.3	
11:40	7.71	200	12.10	1.23	0.41	7.03	121	25.3	
12:01	7.71	200	11.50	1.2	3.28	7.05	94	25.2	
Stabilization Criteria:				**+/- 3 mS/cm**	**+/- 0.3 mg/L**	**+/- 0.1 pH units**	**+/- 10 mV**	**<50 NTU**	If water quality parameters do not stabilize and/or turbidity is greater than 50 NTU within two hours, discontinue purging and collect sample.

Groundwater samples analyzed for: TCL VOCs, TCL SVOCs, and TAL Metals

Well Sampling Log

Job No: 80105-0004		**Client:**	**Well No:**
Project Location: Triangle Parcel, Orangeburg, NY		**Sampled By: SG**	**MW-6**
Date: 12/12/08		**Sampling Time: 11:27**	
LEL at surface: 0%			
PID at surface: ND			
Total Depth:	15.82 ft. below top of casing	**Water Column (WC):** feet	*= 0.163 * WC for 2" wells
Depth to Water:	7.01 ft. below top of casing	**Well Volume*:** 0.00 gallons	*= 0.653 * WC for 4" wells
Depth to Product:	ft. below top of casing	**Volume Purged:** 3 gallons	*= 1.469 * WC for 6" wells
Depth to top of screen:	5.82 ft. below top of casing	**Well Diam.:** 1 inches	Target maximum flow rate is 100 ml/min
Depth to bottom of screen:	15.82 ft. below top of casing	**Purging Device (pump type):**	
Approx. Pump Intake:	10.82 ft. below top of casing	QED Sample Pro Bladder Pump	

Time	Depth to Water (Ft.)	Purge Rate (ml/min)	Temp (°C)	Conductivity (mS/cm)	DO (mg/L)	pH	ORP (mV)	Turbidity (NTU)	Comments (problems, odor, sheen)
10:50	15.18	200	13.24	0.543	7.51	6.33	210	-5	
10:55	15.18	200	13.20	0.724	3.63	6.82	141	-5	
11:00	15.18	200	13.86	0.805	2.13	6.81	144	114	
11:05	15.18	200	13.85	0.797	2.06	6.80	143	110	
11:10	15.18	200	13.80	0.758	1.89	6.81	136	65.4	
11:15	15.18	200	13.72	0.797	1.90	6.81	136	49.6	
11:20	15.18	200	13.71	0.774	1.88	6.81	135	37.2	
11:25	15.18	200	13.68	0.797	1.91	6.81	135	32.0	
11:40	13.84	200	13.86	0.794	1.84	6.81	142	59.1	
Stabilization Criteria:				**+/- 3 mS/cm**	**+/- 0.3 mg/L**	**+/- 0.1 pH units**	**+/- 10 mV**	**<50 NTU**	If water quality parameters do not stabilize and/or turbidity is greater than 50 NTU within two hours, discontinue purging and collect sample.

Groundwater samples analyzed for: TCL VOCs, TCL SVOCs, and TAL Metals

Well Sampling Log

Job No: 80105-0004		**Client:**	**Well No:**
Project Location: Triangle Parcel, Orangeburg, NY		**Sampled By: SG/DH**	**MW-7**
Date: 12/11/08		**Sampling Time:** 15:12	
LEL at surface: 0%			
PID at surface: ND			
Total Depth:	19.86 ft. below top of casing	**Water Column (** 10.01 feet	*= 0.163 * WC for 2" wells
Depth to Water:	9.87 ft. below top of casing	**Well Volume*:** 1.63 gallons	*= 0.653 * WC for 4" wells
Depth to Product:	0.00 ft. below top of casing	**Volume Purged:** 5 gallons	*= 1.469 * WC for 6" wells
Depth to top of screen:	9.86 ft. below top of casing	**Well Diam.:** 1 inches	Target maximum flow rate is 100 ml/min
Depth to bottom of screen:	19.86 ft. below top of casing	**Purging Device (pump type):**	
Approx. Pump Intake:	14.86 ft. below top of casing	QED Sample Pro Bladder Pump	

Time	Depth to Water (Ft.)	Purge Rate (ml/min)	Temp (°C)	Conductivity (mS/cm)	DO (mg/L)	pH	ORP (mV)	Turbidity (NTU)	Comments (problems, odor, sheen)
14:20	9.34	200	10.64	0.411	4.44	6.58	59.0	-5	
14:25	9.34	200	11.09	0.449	5.53	6.72	62.0	-5	Washed silt out of flowthrough cell
14:30	9.34	200	11.19	0.489	6.12	6.66	62.0	580	
14:40	9.34	200	12.12	0.492	6.86	6.68	64.0	571	
14:45	9.34	200	12.11	0.497	6.69	6.69	61.0	198	
14:50	9.34	200	12.08	0.491	7.59	6.70	61.0	141	
14:55	9.34	200	12.06	0.49	7.52	6.69	62.0	121	
15:00	9.34	200	12.02	0.5	7.73	6.71	59.0	62	
15:05	9.34	200	11.98	0.511	7.71	6.69	48.0	42	
15:10	9.34	200	12.08	0.516	7.63	6.71	47.0	32	
16:00	9.34	200	11.76	0.539	9.49	7.00	43.0	128	
Stabilization Criteria:				**+/- 3 mS/cm**	**+/- 0.3 mg/L**	**+/- 0.1 pH units**	**+/- 10 mV**	**<50 NTU**	If water quality parameters do not stabilize and/or turbidity is greater than 50 NTU within two hours, discontinue purging and collect sample.

Groundwater samples analyzed for: TCL VOCs, TCL SVOCs, and TAL Metals

APPENDIX D

LABORATORY REPORTS