THIRD ANNUAL
SITE MONITORING REPORT
AND
IC/EC CERTIFICATION

FOR THE

FORMER
CLINTON TERRACE SHOPPING CENTER
78 CROTON AVENUE
OSSINING, NEW YORK

NYSDEC BROWNFIELD # 360110

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Report Due Date: July 15, 2015

Groundwater Sampling Completed July 2015

EXECUTIVE SUMMARY

The following Third Annual Site Monitoring Report and IC/EC Certification is being submitted as required in accordance with Site Management Plan issued for the former Clinton Terrace Shopping Center (Site), Brownfield file number 360110, approved on or about May 15, 2012.

This report includes the results of our site reconnaissance for evidence of Site Wide Cover and/or Soil Vapor Liner disturbance as well as groundwater testing results associated with the three remaining monitoring wells on-site. As you may recall, two of the original five monitoring wells were closed last year with DEC approval, as a result of their consistent lack of contamination.

The Site consists of a 0.9-acre corner parcel known as 78 Croton Avenue, in a local business/residential area of the City of Ossining, New York. The Site was cleaned up under the state Brownfield program after it was determined during routine predevelopment due diligence that the Site was contaminated as a result of historical dry cleaner operations at the shopping center.

Although the dry cleaner has not been in business since 1974, while in operation, it operated a leaky dry cleaning PCE collection system. The spilled PCE created a plume resulting from a leaky pipe beneath the floor slab, extended down through the soil strata about 10 feet and into the groundwater of the Upper Glacial Aquifer. Once in the water column, the PCE migrated with groundwater flow in a northwesterly direction. Delineation efforts revealed the plume existed on-site beneath the existing parking, and had not breached any down gradient property bounds.

Effectively, the remedial effort included extensive dewatering followed by excavation and off-site disposal of contaminated soil "the source" down as deep as 17-18' below grade (7-8 feet into saturated zone). The contaminated soil removal included "polishing" efforts comprised of backfilling of the saturated zone with highly permeable crushed stone inoculated with a mixture of municipal water and 50+ gallons of Hydrogen Releasing Compound (HRC). The HRC is designed to stimulate biological activity, inadvertently resulting in a reduction process that converts the chlorinated molecules into non hazardous constituents.

The Brownfield Program provides benefits to developers willing to redevelop contaminated sites in New York State, with a bias towards those properties, which would not likely have been redeveloped due the complications caused by contamination.

This annual report certifies:

1. the remedial work completed was successful and residual contamination continues to attenuate;
2. Institutional and Engineering Controls (IC/ECs) applied for this Site are working as intended, maintain their integrity and can be expected to continue to operate as designed:

IC/ECs implemented include, but are not necessarily limited to:

1. groundwater monitoring;
2. Inspection of the site wide cover system (SWCS);
3. Inspection of the vapor extraction system (VES):

Please refer to a Well Location Map provided as Appendix A for a depiction of the Site including the new building footprint, existing and former monitoring wells and property bounds. Please refer to the Site Management Plan provided as Appendix B to review the requirements for this Site including a Site Management Program Checklist. The Site Mgmt Program Checklist is a site specific document prepared by

the NYSDEC to aid in the organized implementation of the testing, inspection and monitoring required for this site. In theory, if the Site Management Plan is maintained, the utmost level of health and safety will be in place for the site users and surrounding community, based on the continued use of the property for commercial retail purposes.

The following sections document the implementation of a groundwater monitoring program which includes annual sampling of three on-site monitoring wells. Based on the results of our groundwater testing and annual site inspections, Jade concludes the Site Management Plan is working as intended and the site is currently in compliance with all applicable requirements of the Site Management Plan and as such, Jade makes no recommendation other than to continue with the current plan as currently approved.

1. BACKGROUND DATA

1.1 Introduction

The following *"Second Annual Site Monitoring Report and IC/EC Certification"* details the results of our prior 2 years of groundwater monitoring at the Former Clinton Terrace Shopping Center ("Walgreens") located at the corner of Croton and Clinton Avenues in the City of Ossining, New York, Westchester County, New York. Remedial efforts were completed in the summer of 2011, groundwater well installation was completed in the summer of 2012, summer of 2014 complete the second year of monitoring.

1.1.1 Project Background/ Spill Details

The original Clinton Corners Shopping Center built in 1950 replaced two lots improved with residential dwellings with ground floor retail space. The grocery space was appended to, doubling the floor space in 1960, and the new space divided into several retail units. The southern most end unit closest to Clinton Place was immediately occupied by a "state of the art" dry cleaner facility that utilized 10 Westinghouse coin operated dry cleaning machines just left inside the front door, in the northwest corner of the unit. All ten machines were reportedly inside a containment designed to collect any spilled PCE. The spill containment directed the spilled PCE through a 2" copper drain pipe down to a 550 gallon steel tank set beneath the solvent machines. The start of the remedial efforts in Spring 2011 included the removal of the tank, which was filled with a mix of PCE/water.

During the tank system removal it became apparent that the floor drain inside of the containment was connect to the tank via 1 ½" copper tubing, which traversed from the center of the room, north towards the interior wall, then down into the subsurface, then back south to the tank. During removal of the slab, a weld failure was identified at a 45 degree fitting at the interior wall (u-turn). Based on the details of the failure it was clear that every time PCE was discharged from the floor drain to the tank, a small amount was released through this breech and into the subsurface.

Although anticipated to be relatively small discharges, the chronic and continuous nature of the discharges resulted in a plume of chlorinated solvent beginning just beneath the leaky piping, extending down to the saturated zone and then traveling down and northwest carried by groundwater currents (our inspection revealed the tank did not leak and was filled almost to capacity with PCE when uncovered).

Monitoring well MW-2 was installed in front of the new building (which essentially holds the same footprint as the previous improvements) directly down gradient within 30' of the point of release. It is expected the highest concentrations of PCE will persist in this well.

1.1.2 Summary of Remedial Efforts

As noted above, during the late spring and summer of 2011, Jade oversaw the dewatering of the site which dropped the water table 5+ feet and then the excavation of soil beneath the former machines from just below the slab to a depth of 7+ feet below the natural static water level (16'+ below grade). Dewater was treated and discharged to the county sewer under permit. Discharge samples were collected daily from the treatment system to insure the discharge met permit requirements. Contaminated soil was disposed as either hazardous waste at StableX, Canada or non-hazardous landfill cover in western New York State.

Once end point soil samples revealed all of the source contamination had been removed (soil contaminated above the regulatory limit of 1,300 ppb), the excavation stopped, the floor of the excavation lined with geo-textile and backfilled highly permeable ¾" crushed stone to an elevation of approximately 2' above the water table. Prior to covering the stone with geo-textile and shutting down the dewatering system, the gravel pack was inoculated with 150 gallons of HRC with the intention of enhancing the natural degradation process and speeding up completion of the groundwater monitoring program.

1.1.3 Monitoring Well Installation and Layout

After the remediation was complete, it cleared the way for redevelopment. In accordance with our final approval with the NYSDEC, after redevelopment in the summer of 2011 Jade installed three (3) new 2" monitoring wells across the front of the new building and a fourth further out in the parking lot, in a position further directly down gradient of MW-2 and the source.

In addition to monitoring wells installed for the purposes of monitoring, the NYSDEC requested we also test the Sites permanent dewatering system installed to manage groundwater elevation to prevent possible flooding of the building basement. In addition to the pump system, the entire foundation was sealed with a very expensive liner to protect the interior in the event the pump system failed.

The effluent originating at a pump system set just behind the building, discharged into a catch basin also behind the building, near the dewatering pit. The catch basin was connected to the Site stormwater control system and as such the pump effluent ultimately discharged to Sing Sing Creek, a tributary of the Hudson River, and regulated resource. Despite the ability to draw in contaminated groundwater, to date, only trace levels of PCE have been detected in the pump effluent, well below the discharge standards. In addition to the newly installed wells and the pump system, Jade salvaged a former 2" well drilled in the northeast corner of the site and included it in the monitoring program for a total of five (5) wells and one pump effluent. The map provided in Appendix A depicts the details of this description.

1.1.4 NYSDEC Approvals / Plan Changes

In 2014, the NYSDEC approved the closure of MW-1 and MW-5 and discontinued sampling of the groundwater discharge system. In addition, quarterly sampling was changed to annual.

1.2 Purpose and Objective

The primary purpose of this monitoring program is to document the effectiveness of the remedial efforts and enhanced natural attenuation program put in place to deal with the residual plume. Based on our discussions with the NYSDEC, they would consider total site closure when 2-3 consistent sampling events reveal PCE levels at or near applicable regulatory levels. Jade anticipated residual levels of chlorinated solvents will meet or drop below regulatory levels within the 8-10 quarters (2-3 years). We have reached that time period and anticipate the NYSDEC may close the requirement of sampling for this Site.

2.0 Third Biannual Certification

2.1 Groundwater Monitoring

2.1.1 Field Screening / Sampling

On all sampling events, Jade purged accessible wells of a minimum 5 gallons (multiple well volumes) using dedicated bailers. The samples were screened, placed in VOA bottles without head space, labeled and placed in a cooler with blue ice for preservation during next day transport to a NYSDOH certified lab for chemical analysis, specifically utilizing, EPA Analytical method 8010 which is a GC/MS analysis that reports only halogenated compounds that specifically include PCE and many of its degradation products.

2.1.2 Sample Management / Analytical Results

Sample analysis results are summarized below, (<) indicates constituent not detected above the labs method detection limit (MDL). The Reportable Detection Limit (RDL) is consistently 5 ppb or better for all constituents. Although the presence of HRC or an expected residual thereof, appeared to be reaching down gradient well MW-2 during prior sampling, no evidence of biological activity was noted in any wells during this most recent sampling.

2.1.3 Sample Management / Analytical Results – cont.

Samples were collected in lab preserved water sample jars, labeled and packed in a cooler with ice during overnight courier to a NELAP certified laboratory for chemical analysis using standard chain of custody procedures. Concentrations above the method detection limit are bolded. The cells shaded yellow indicate constituent concentrations between 5 and 50 parts per billion – within order of magnitude of criteria, orange between 50 and 500 ppb– within one and two orders of magnitude of criteria and cells shaded red indicate constituent concentrations exceeding 500 ppb– two order of magnitude of criteria. Please refer to the complete report in Appendix C for the complete list of parameters and associated detection limits.

From the summary table its clear CVOC levels continue to degrade rapidly towards non-detect levels

2.0 Second Biannual Certification - cont

The summary table below depicts changes in groundwater impact as a result of post remediation between April 2012 and July 2015.

Groundwater Monitoring Summary Table

Constituent Detected	Date Sampled					
	April 2012	Sept 2012	Jan 2013	March 2013	July 2013	July 2015
MW-2 (directly down gradient of point of release)						
Tetrachloroethylene	**280**	**12**	**32**	**25 J**	**11**	**3.7**
Trichloroethylene	<5	<5	<10	<120	<25	<2.0
Cis 1-2 Dichloroethylene	<5	<5	**770**	**450**	**350**	**3.1**
Cis 1-3 Dichloropropene	<5	<5	<5	<120	<25	<2.0
Vinyl Chloride	<5	<5	**55**	**36 J**	<25	<2.0
MW-3						
Tetrachloroethylene	<10	<5	<10	<10	<5	<100.0
Trichloroethylene	<10	<5	<10	<10	<5	<100.0
Cis 1-2 Dichloroethylene	<10	<5	<10	**0.85** j	**1.9**	<100.0
Cis 1-3 Dichloropropene	<10	<5	<10	<10	<5	<100.0
Vinyl Chloride	<10	<5	<10	<10	<5	<100.0
MW-4 (further directly down gradient of MW-2 and point of release)						
Tetrachloroethylene	<5	<5	**1.5**	**20**	<5	<2.0
Trichloroethylene	<5	<5	<1	**1.8**	<5	<2.0
Cis 1-2 Dichloroethylene	<5	**2.6**	<1	**86**	**0.99**	<2.0
Cis 1-3 Dichloropropene	<5	<5	<0.5	<1	<5	<2.0
Vinyl Chloride	<5	<5	<1	**5.8**	**3.3**	<2.0

Notes:

1. All concentrations provided in ppb / µg/L;
2. Detection limits of 5 ppb or better maintained;
3. Shading indicates exceeding yellow within order of magnitude, orange two orders of mag, red three orders;
4. Odor in sample MW-3 indicates the trailing edge of HRC may still be active in this area, resulting in dilution.

As can be seen in the summary table, significant degradation resulting in contaminant concentrations dropping below regulatory levels has occurred and only trace concentrations of PCE remains at MW-2 installed at the heart of the plume. Based on the results, in 2013 Jade requested and the NYSDEC approved a reduction in the groundwater monitoring program which including the closure of monitoring wells MW-1 and MW-5 and the deletion of the groundwater pump effluent from the sampling program.

In June 2014, MW-1 and MW-5 were grouted with a neat cement tremied in-place to eliminate the potential short circuiting of contamination from grade (e.g. leaking auto/truck fluids) to the groundwater aquifer. In addition to eliminating two wells from the sampling program, Jade also requested and the NYSDEC approved reducing the sampling scheme from quarterly to annual.

2.2 Site Inspection / Cap Integrity

Jade thoroughly inspected the entire site on multiple occasions between the day of sampling and the completion of the soil gas survey on June 10, 2014 and did not identify any evidence of any existing or prior breech in the cap had occurred. At all times, flatwork was intact without evidence of patching or any other indication that the buried vapor barrier, which is not inspect-able, may have been penetrated.

2.3 Sub-surface Depressurization

As part of the building construction plan, a Sub-slab Depressurization System was installed that includes a perforated 4" pipe buried in sub-slab base gravel that extends from the front of the building to the rear of the building. At the rear of the building the perforated pipe penetrates the foundation wall and than an elbow connects the perforated pipe to solid 4" PVC riser that extends up to grade where it is fitted with an in-line fan which exhausts via 2" PVC above the roof line.

A manometer installed in July 2013 confirms a significant vacuum exists inside the perforated pipe. Based on the characteristic of the highly permeable crushed stone bedding beneath the floor slab and the impermeable barrier between the floor slab and gravel pack, Jade expects a measurable differential exists between the basement atmosphere and the sub-slab which would result in a downward migration of gas in the event communication between the basement and sub slab occurred. Based on the type of liner installed, Jade does not anticipate such a breech exists or will exist in the near future. As can be seen in the Final Engineering Report, the very expensive liner is warrantee against the passage of water even under pressure. Jade anticipates such a property would also result in a significant if not complete barrier to vapor migration.

In March 2014, at the direction of the NYSDOH, Jade turned off the in-line fan in order to return the building and sub-slab to equilibrium pending indoor air sampling. The results of that testing is discussed below.

2.4 2014 Indoor Air and Soil Gas Analysis

As noted above, at the direction of the NYSDOH under observation by the NYSDEC, Jade prepared and implemented a work plan that called for the closure of select wells that were consistently providing clean results including the dewatering pump discharge used to keep groundwater pressure off the impermeable liner.

The work plan included a follow-up inspection with the objective of quantifying the hazard posed by residual VOCs that remain in the subsurface after the abatement not physically removed or broken down biologically by the HRC application. As noted earlier, the plan called for turning off the SSDS and returning the site to equilibrium with respect to pressure differential across the floor slab/vapor barrier. In order to establish this equilibrium, the in-fan was turned off and locked out in March 2014.

The vapor quantification effort was conducted in two phases. The first phase included the collection of indoor air samples in the basement and on the first floor, in the backroom and included a soil gas sample being collected from just outside the building just outside the northwest corner of the building. No interior soil gas sampling was conducted because the sampling would breech the liner, thus voiding active warrantees. The second phase included a second soil gas sample collect from just outside the southwest corner of the building very close to the point of release by the former dry cleaner.

Samples were collected utilizing 6 liter summa canisters with draw regulation set to 8 hours. The results are summarized below.

Soil Gas Analysis Results Summary Table		
Volatiles (TO15) By TO15	SW Corner	NW Corner
1,2,4-Trimethylbenzene	38.1	360
1,3,5-Trimethylbenzene	11.7	76
2-Butanone	<1	32
4-Ethyltoluene	7.16	<14
4-Isopropyltoluene	1.73	<10
4-Methyl-2-pentanone(MIBK)	2.59	<30
Acetone	111	1200
Benzene	14.1	130
Carbon Disulfide	1.1	10
Carbon Tetrachloride	0.08	<30
Chloroform	3.5	17
Cyclohexane	11.7	59
Dichlorodifluoromethane	0.48	<30
Ethanol	11,300	<30
Ethyl acetate	13.5	<30
Ethylbenzene	41.4	310
Heptane	24.3	260
Hexane	19.6	300
Isopropylbenzene	3.29	<30
m,p-Xylene	146	890
Methyl Ethyl Ketone	5.62	<30
Methylene Chloride	0.37	<30
n-Butylbenzene	3.41	<30
o-Xylene	51.1	260
Propylene	27.2	34
sec-Butylbenzene	1.48	<30
Styrene	0.73	<30
Tetrachloroethene	**6.74**	**93**
Toluene	428	2300
Trichloroethene	**0.11**	**<30**
Trichlorofluoromethane	0.6	<30
1,2,4-Trimethylbenzene	187	<30
1,3,5-Trimethylbenzene	57.5	<30
4-Ethyltoluene	35.2	<30
4-Isopropyltoluene	9.49	<30
4-Methyl-2-pentanone(MIBK)	10.6	<30
Acetone	264	<30
Benzene	45	<30
Carbon Disulfide	3.42	<30
Carbon Tetrachloride	0.503	<30
Chloroform	17.1	<30
Cyclohexane	40.2	<30

Dichlorodifluoromethane	2.37	<30
Ethanol	21,300	<30
Ethyl acetate	48.6	<30
Ethylbenzene	180	<30
Heptane	99.5	<30
Hexane	69	<30
Isopropylbenzene	16.2	<30
m,p-Xylene	634	<30
Methyl Ethyl Ketone	16.6	<30
Methylene Chloride	1.28	<30
n-Butylbenzene	18.7	<30
o-Xylene	222	<30
Propylene	46.8	<30
sec-Butylbenzene	8.12	<30
Styrene	3.11	<30
Tetrachloroethene	45.7	<30
Toluene	1,610	<30
Trichloroethene	0.591	<30
Trichlorofluoromethane	3.37	<30

Notes:
1. All concentrations provided in PPBV / µg/L.
2. Detection limits of 1 ppbv or better maintained.
3. Only constituents detected provided. Full species list provided in appendices.
4. < = detection limit

Because low level PCE remained in these samples, the SSDS system remains in operation.

3. CONCLUSIONS / RECOMMENDATIONS

Groundwater Monitoring

The groundwater monitoring results document continued CVOC degradation and lab measurements indicate CVOCs levels are for the first time below regulatory standards for the first time since the anticipated dissociative spike which appears to have occurred on schedule during the first half of 2013, about 6-8 months after the completion of the physical remediation activities and aquifer inoculation. Two plus year later, groundwater concentrations of CVOCs are being measured below applicable regulatory levels in all wells. **The lack of any exceedences after two years of consistent contaminant degradation warrants a discontinuance of future groundwater monitoring for this Site as part of the Site Management Plan.**

Site Wide Cover / Vapor Barrier / Sub-slab Depressurization Integrity

As of our July 8, 2015 Site Inspection, both the Site Wide Cover and Soil Vapor Barrier are considered intact as no area of the property was compromised in anyway indicating the cover or the liner under the building could have been broken/breached. Moreover, the vacuum gauge attached to the SSDS just below the in-line fan indicates a vacuum remains beneath the building and that negative pressure differential should be protecting building occupants from soil vapor migration.

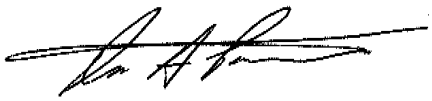
Based on these conclusions/considerations, Jade recommends the NYSDEC consider progressing this project to the next level and alleviate the need for further groundwater testing for this Site, and all remaining on-site monitoring wells be closed.

4. IC/EC CERTIFICATION / SIGNATURE PAGE

Based on quarterly inspections of the Site, Jade certifies that based on inspection, no site activities have occurred that have compromised the integrity of the Institutional or Engineering Controls that apply to the Site. All areas of the property remain covered with intact blacktop, concrete and/or grass/mulch in the Sites minimal landscaping areas. Based on this most recent testing event, Jade concludes further testing would not necessarily provide cost efficient data and recommends the NYSDEC consider closing the testing portion of this Annual Certification.

The activities detailed herein were planned and supervised by Dave Pelletier, P.E. an Environmental Engineer working in the environmental engineering field since 1984. Mr. Pelletier holds a Bachelors degree in Civil Engineering from Rensselaer Polytechnic Institute, and graduate level training from both Rensselaer Polytechnic Institute and Manhattan College with concentrations in geotechnical and water resource engineering. Mr. Pelletier is a New York State licensed professional engineer and holds multiple certifications in asbestos, Cathodic Protection System Testing and petroleum storage system development, testing and assessment.

Jade Environmental, Inc. further certifies that the conclusions and recommendations provided herein are based on sound engineering principles, commercially accepted standards and NYS Brownfield requirements all having the ultimate goal of reestablishing conditions protective of human health and the environment.



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Dave Pelletier, P.E.
Project Engineer

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Seal

Appendix A

Well Location Map

METES AND BOUNDS DESCRIPTION

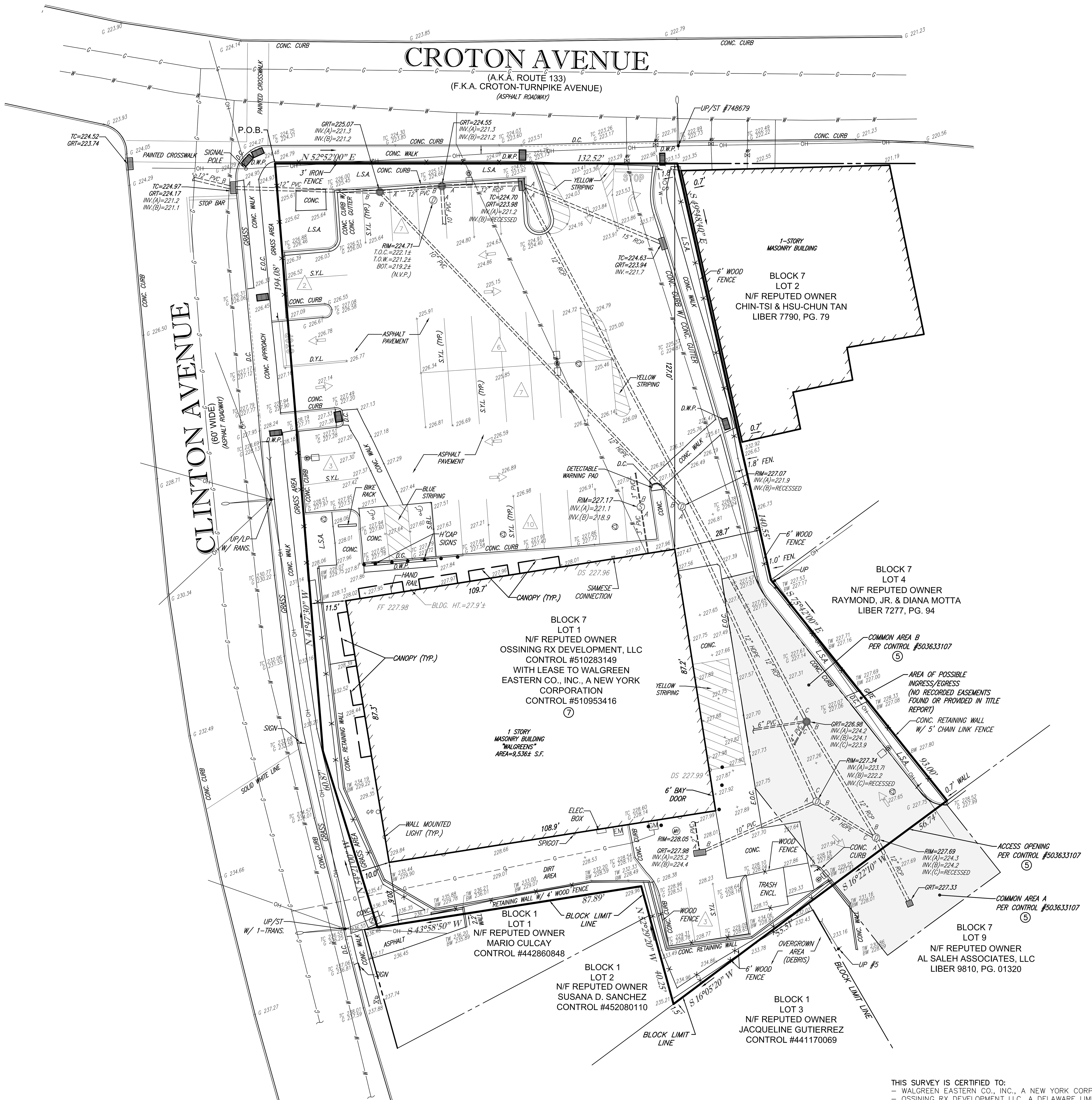
LOT 1, BLOCK 7, SECTION 89.16
VILLAGE OF OSSINING, TOWN OF OSSINING
WESTCHESTER COUNTY, STATE OF NEW YORK

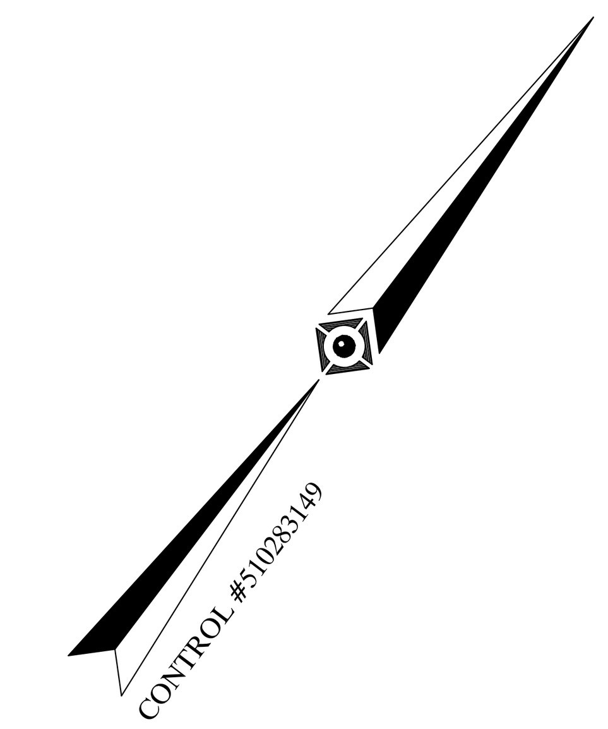
BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHEASTERLY LINE OF CLINTON AVENUE (60' WIDE) WITH THE SOUTHEASTERLY LINE OF CROTON AVENUE (A.K.A. ROUTE 133, F.K.A. CROTON–TURNPIKE AVENUE), AND FROM SAID BEGINNING POINT RUNNING, THENCE;

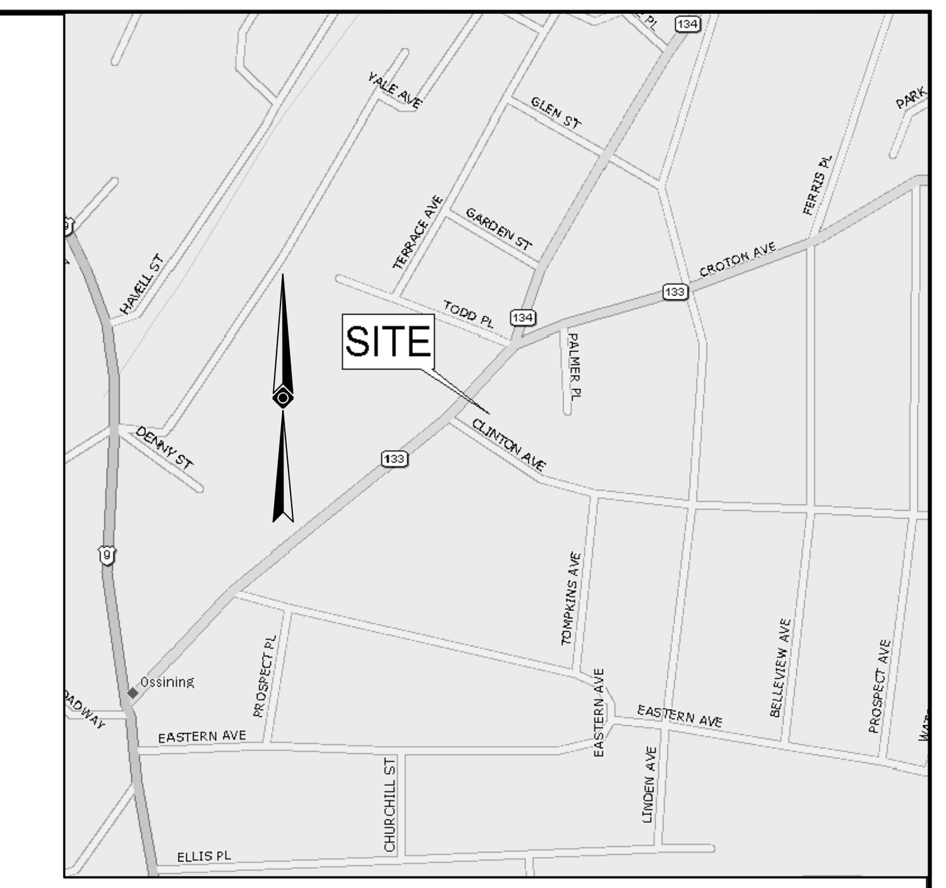
1. ALONG THE SOUTHEASTERLY LINE OF CROTON AVENUE, NORTH 52 DEGREES – 52 MINUTES – 00 SECONDS EAST, A DISTANCE OF 132.52 FEET TO A POINT, THENCE;
2. ALONG THE DIVIDING LINE BETWEEN LOT 1 AND LOT 2, BLOCK 7, SOUTH 49 DEGREES – 48 MINUTES – 40 SECONDS EAST, A DISTANCE OF 140.55 FEET TO A POINT, THENCE;
3. ALONG THE DIVIDING LINE BETWEEN LOT 1 AND LOT 4, BLOCK 7, SOUTH 75 DEGREES – 42 MINUTES – 00 SECONDS EAST, A DISTANCE OF 93.00 FEET TO A POINT, THENCE;
4. ALONG THE DIVIDING LINE BETWEEN LOT 1 AND LOT 9, BLOCK 7, SOUTH 16 DEGREES – 22 MINUTES – 10 SECONDS WEST, A DISTANCE OF 56.74 FEET TO A POINT, THENCE;
5. ALONG THE DIVIDING LINE BETWEEN LOT 1, BLOCK 7 AND LOT 3, BLOCK 1, SOUTH 16 DEGREES – 05 MINUTES – 20 SECONDS WEST, A DISTANCE OF 55.51 FEET TO A POINT, THENCE;
6. ALONG THE COMMON DIVIDING LINE BETWEEN LOT 1, BLOCK 7 AND LOTS 1 & 2, BLOCK 1, NORTH 52 DEGREES – 29 MINUTES – 20 SECONDS WEST, A DISTANCE OF 40.25 FEET TO A POINT, THENCE;
7. ALONG THE DIVIDING LINE BETWEEN BETWEEN LOT 1, BLOCK 7 AND LOT 1, BLOCK 1, SOUTH 43 DEGREES – 58 MINUTES – 50 SECONDS WEST, A DISTANCE OF 87.89 FEET TO A POINT, THENCE;
   ALONG THE NORTHEASTERLY LINE OF CLINTON AVENUE, THE FOLLOWING TWO (2) COURSES:
8. NORTH 54 DEGREES – 21 MINUTES – 00 SECONDS WEST, A DISTANCE OF 60.87 FEET TO A POINT, THENCE;
9. NORTH 41 DEGREES – 47 MINUTES – 30 SECONDS WEST, A DISTANCE OF 194.08 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 39,271 SQUARE FEET OR 0.902 ACRE

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY ROYAL ABSTRACT OF NEW YORK LLC, AGENT FOR STEWART TITLE INSURANCE COMPANY, TITLE NO. 901727, WITH AN EFFECTIVE DATE OF FEBRUARY 23, 2012.







VICINITY MAP
©2008 DeLorme. Street Atlas USA

NOTES:

1. PROPERTY KNOWN AS LOT 1, BLOCK 7, SECTION 89.16 MAP 0056, VILLAGE OF OSSINING, TOWN OF OSSINING, WESTCHESTER COUNTY, STATE OF NEW YORK.
2. AREA = 39,271 S.F. OR 0.902 AC.
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY ROYAL ABSTRACT OF NEW YORK LLC, AGENT FOR STEWART TITLE INSURANCE COMPANY, TITLE NO. 901727, WITH AN EFFECTIVE DATE OF FEBRUARY 23, 2012 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:
   - (5) RECIPROCAL EASEMENT AGREEMENT IN CONTROL NO, 503633107 – CROSS ACCESS EASEMENT BETWEEN LOT 1.7 AND LOT 9.7, MAP 0056 – SHOWN.
   - (7) TERMS, CONDITIONS AND PROVISIONS IN THAT ENVIRONMENTAL EASEMENT PER ARTICLE 71, TITLE 36 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW IN CONTROL NO. 512923533 – RIGHT TO ENTER SUBJECT PREMISES FOR REMEDIATION PURPOSES – BLANKET IN NATURE.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
7. ELEVATIONS ARE BASED UPON BENCHMARKS SHOWN ON REF. #3 REPUTED TO BE NAVD 88.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

1. THE OFFICIAL TAX MAP OF THE VILLAGE OF OSSINING, TOWN OF OSSINING, WESTCHESTER COUNTY, NEW YORK, MAP NO. 0056 & 0067.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP FOR WESTCHESTER COUNTY, NEW YORK (ALL JURISDICTIONS), CONTAINS: VILLAGE OF BRIARCLIFF MANOR, VILLAGE OF CROTON–ON–HUDSON, TOWN OF NEW CASTLE, TOWN OF OSSINING, VILLAGE OF OSSINING, PANEL 136 OF 426, MAP NUMBER 36119C0136F, EFFECTIVE DATE SEPTEMBER 28, 2007".
3. MAP ENTITLED "TOPOGRAPHIC SURVEY, #74–82 CROTON AVENUE, OSSINING, NEW YORK" PREPARED BY ESCHBACHER VHB, DATED JULY 25, 2008, SHEET 2 OF 2.
4. MAP ENTITLED "SITE PLAN, PROPOSED WALGREENS #12871, VILLAGE OF OSSINING, WESTCHESTER COUNTY, NEW YORK" PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, DATED SEPTEMBER 17, 2008, LAST REVISED FEBRUARY 11, 2011 AS REVISION NO. 11.
5. MAP ENTITLED "EXTENDED MAP OF A PROPERTY OF THE HEIRS OF MATHEW CLARK IN THE TOWN OF OSSINING, WESTCHESTER COUNTY, DIVIDED INTO TOWN LOTS" PREPARED BY GEOFF CARTWRIGHT, DATED FEBRUARY 1, 1869 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON APRIL 231869 AS MAP NO. 519.
6. MAP ENTITLED "MAP OF A PROPERTY OF THE HEIRS OF MATHEW CLARK IN THE TOWN OF OSSININS, WESTCHESTER COUNTY, DIVIDED INTO TOWN LOTS" PREPARED BY GEOFF CARTWRIGHT, DATED MAY 1, 1868 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON AUGUST 23, 1871 AS MAP NO. 360.
7. MAP ENTITLED "SIDEWALK AS–BUILT PLAN, WALGREENS #12871, CROTON AVENUE, LOT 1.7, MAP 0056, VILLAGE OF OSSINING, TOWN OF OSSINING, WESTCHESTER COUNTY, STATE OF NEW YORK" PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED MAY 4, 2012.

LEGEND

Symbol	Description
× 123.45	EXISTING SPOT ELEVATION
× TC 123.45	EXIST. TOP OF CURB ELEVATION
× G 122.95	EXIST. GUTTER ELEVATION
× TW 123.45	EXIST. TOP OF WALL ELEVATION
× BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
× FF 123.45	EXIST. FINISHED FLOOR ELEVATION
× DS 123.45	EXIST. DOOR SILL ELEVATION
WV	WATER VALVE
GM	GAS METER
EM	ELECTRIC METER
— OH —	OVERHEAD WIRES
— G —	APPROX. LOC. UNDERGROUND GAS LINE PER REF. #3
— W —	APPROX. LOC. UNDERGROUND WATER LINE PER REF. #3
UP	UTILITY POLE
UP/ST	UTILITY POLE/STREET LIGHT
	GUY WIRE
	STREET LGHT
	TRAFFIC SIGNAL POLE
	MONITORING WELL
	AREA LIGHT
D.W.P.	DETECTABLE WARNING PAD
S.B.L.	SOLID BLUE LINE
S.Y.L.	SOLID YELLOW LINE
D.Y.L.	DOUBLE YELLOW LINE
C/O	CLEAN OUT
	SIGN
	BOLLARD
	PAINTED ARROWS
T.O.C.	TOP OF CHAMBER
T.O.W.	TOP OF WATER
N.V.P.	NO VISIBLE PIPE
C.L.F.	CHAIN LINK FENCE
E.O.C.	EDGE OF CONC.
CONC.	CONCRETE
L.S.A.	LANDSCAPED AREA
(TYP.)	TYPICAL
(D) DMH	DRAINAGE/STORM MANHOLE
(E) EMH	ELECTRIC MANHOLE
(S) SMH	SANITARY/SEWER MANHOLE
(M) MH	UNKNOWN MANHOLE
(10)	PARKING SPACE COUNT
(7)	DENOTES TITLE REPORT EXCEPTION

STOP CALL BEFORE YOU DIG

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
(1-800-962-7962)

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB–DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

THIS SURVEY IS CERTIFIED TO:
– WALGREEN EASTERN CO., INC., A NEW YORK CORPORATION
– OSSINING RX DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
– STEWART TITLE INSURANCE COMPANY
– ROYAL ABSTRACT OF NEW YORK, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 3, 2012.

NOT A VALID ORIGINAL DOCUMENT UNLESS STAMPED WITH BLUE INK SEAL

James C. Weed 5–22–2012
JAMES C. WEED DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #50765

ALTA/ACSM LAND TITLE SURVEY
Walgreens #12871

78 CROTON AVENUE
LOT 1, BLOCK 7, SECTION 89.16
VILLAGE OF OSSINING, TOWN OF OSSINING
WESTCHESTER COUNTY, STATE OF NEW YORK

CONTROL POINT ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX
CHALFONT, PA 215.712.9800
SOUTHBOROUGH, MA 508.948.3000

FIELD DATE	FIELD BOOK NO.	FIELD BOOK PG.	FIELD CREW	DRAWN:
5–3–2012	12–03	140	T.M./J.J.	E.S.E.

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
P.J.	J.C.W.	5–22–2012	1"=20'	C12135	1 OF 1

Appendix B

Chemical Analysis Report

PHOENIX
Environmental Laboratories, Inc.

Monday, July 13, 2015

Attn: Mr. David Pelletier
Jade Environmental, Inc.
14 Ridgecrest Dr
Wingdale, NY 12594

Project ID: OSSINING WALGREENS
Sample ID#s: BJ45040 - BJ45042

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

If you have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext. 200.

Sincerely yours,

Phyllis Shiller
Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #MA-CT-007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B
NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
VT Lab Registration #VT11301

PHOENIX

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Report

July 13, 2015

FOR: Attn: Mr. David Pelletier
Jade Environmental, Inc.
14 Ridgecrest Dr
Wingdale, NY 12594

Sample Information		Custody Information		Date	Time
Matrix:	GROUND WATER	Collected by:		07/07/15	12:00
Location Code:	JADEENV	Received by:	LB	07/10/15	16:34
Rush Request:	72 Hour	Analyzed by:	see "By" below		
P.O.#:					

Laboratory Data

SDG ID: GBJ45040
Phoenix ID: BJ45040

Project ID: OSSINING WALGREENS
Client ID: MW-2

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Halogenated Volatiles							
1,1,1,2-Tetrachloroethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,1,1-Trichloroethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,1,2,2-Tetrachloroethane	ND	1.0	ug/L	2	07/11/15	MH	SW8260C
1,1,2-Trichloroethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,1-Dichloroethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,1-Dichloroethene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,1-Dichloropropene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,2,3-Trichloropropane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,2-Dibromo-3-chloropropane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,2-Dibromoethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,2-Dichlorobenzene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,2-Dichloroethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,2-Dichloropropane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,3-Dichlorobenzene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,3-Dichloropropane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,4-Dichlorobenzene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
2,2-Dichloropropane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Bromobenzene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Bromodichloromethane	ND	1.0	ug/L	2	07/11/15	MH	SW8260C
Bromoform	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Bromomethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Carbon tetrachloride	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Chlorobenzene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Chloroethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Chloroform	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Chloromethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C

Project ID: OSSINING WALGREENS
Client ID: MW-2

Phoenix I.D.: BJ45040

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
cis-1,2-Dichloroethene	3.1	2.0	ug/L	2	07/11/15	MH	SW8260C
cis-1,3-Dichloropropene	ND	0.80	ug/L	2	07/11/15	MH	SW8260C
Dibromochloromethane	ND	1.0	ug/L	2	07/11/15	MH	SW8260C
Dibromomethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Dichlorodifluoromethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Methylene chloride	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Tetrachloroethene	3.7	2.0	ug/L	2	07/11/15	MH	SW8260C
trans-1,2-Dichloroethene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
trans-1,3-Dichloropropene	ND	0.80	ug/L	2	07/11/15	MH	SW8260C
trans-1,4-dichloro-2-butene	ND	5.0	ug/L	2	07/11/15	MH	SW8260C
Trichloroethene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Trichlorofluoromethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Trichlorotrifluoroethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Vinyl chloride	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
QA/QC Surrogates							
% 1,2-dichlorobenzene-d4	101		%	2	07/11/15	MH	70 - 130 %
% Bromofluorobenzene	103		%	2	07/11/15	MH	70 - 130 %
% Dibromofluoromethane	97		%	2	07/11/15	MH	70 - 130 %
% Toluene-d8	101		%	2	07/11/15	MH	70 - 130 %

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quanitation) ND=Not Detected
BRL=Below Reporting Level

Comments:

Volatile Comment:
Elevated reporting limits due to the foamy nature of the sample.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.
This report must not be reproduced except in full as defined by the attached chain of custody.

Phyllis Shiller, Laboratory Director
July 13, 2015
Reviewed and Released by: Bobbi Aloisa, Vice President

PHOENIX

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Report

July 13, 2015

FOR: Attn: Mr. David Pelletier
Jade Environmental, Inc.
14 Ridgecrest Dr
Wingdale, NY 12594

Sample Information		Custody Information		Date	Time
Matrix:	GROUND WATER	Collected by:		07/07/15	13:00
Location Code:	JADEENV	Received by:	LB	07/10/15	16:34
Rush Request:	72 Hour	Analyzed by:	see "By" below		
P.O.#:					

Laboratory Data

SDG ID: GBJ45040
Phoenix ID: BJ45041

Project ID: OSSINING WALGREENS
Client ID: MW-3

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Halogenated Volatiles							
1,1,1,2-Tetrachloroethane	ND	100	ug/L	100	07/11/15	MH	SW8260C
1,1,1-Trichloroethane	ND	100	ug/L	100	07/11/15	MH	SW8260C
1,1,2,2-Tetrachloroethane	ND	50	ug/L	100	07/11/15	MH	SW8260C
1,1,2-Trichloroethane	ND	100	ug/L	100	07/11/15	MH	SW8260C
1,1-Dichloroethane	ND	100	ug/L	100	07/11/15	MH	SW8260C
1,1-Dichloroethene	ND	100	ug/L	100	07/11/15	MH	SW8260C
1,1-Dichloropropene	ND	100	ug/L	100	07/11/15	MH	SW8260C
1,2,3-Trichloropropane	ND	100	ug/L	100	07/11/15	MH	SW8260C
1,2-Dibromo-3-chloropropane	ND	100	ug/L	100	07/11/15	MH	SW8260C
1,2-Dibromoethane	ND	100	ug/L	100	07/11/15	MH	SW8260C
1,2-Dichlorobenzene	ND	100	ug/L	100	07/11/15	MH	SW8260C
1,2-Dichloroethane	ND	100	ug/L	100	07/11/15	MH	SW8260C
1,2-Dichloropropane	ND	100	ug/L	100	07/11/15	MH	SW8260C
1,3-Dichlorobenzene	ND	100	ug/L	100	07/11/15	MH	SW8260C
1,3-Dichloropropane	ND	100	ug/L	100	07/11/15	MH	SW8260C
1,4-Dichlorobenzene	ND	100	ug/L	100	07/11/15	MH	SW8260C
2,2-Dichloropropane	ND	100	ug/L	100	07/11/15	MH	SW8260C
Bromobenzene	ND	100	ug/L	100	07/11/15	MH	SW8260C
Bromodichloromethane	ND	50	ug/L	100	07/11/15	MH	SW8260C
Bromoform	ND	100	ug/L	100	07/11/15	MH	SW8260C
Bromomethane	ND	100	ug/L	100	07/11/15	MH	SW8260C
Carbon tetrachloride	ND	100	ug/L	100	07/11/15	MH	SW8260C
Chlorobenzene	ND	100	ug/L	100	07/11/15	MH	SW8260C
Chloroethane	ND	100	ug/L	100	07/11/15	MH	SW8260C
Chloroform	ND	100	ug/L	100	07/11/15	MH	SW8260C
Chloromethane	ND	100	ug/L	100	07/11/15	MH	SW8260C

Project ID: OSSINING WALGREENS
Client ID: MW-3

Phoenix I.D.: BJ45041

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
cis-1,2-Dichloroethene	ND	100	ug/L	100	07/11/15	MH	SW8260C
cis-1,3-Dichloropropene	ND	40	ug/L	100	07/11/15	MH	SW8260C
Dibromochloromethane	ND	50	ug/L	100	07/11/15	MH	SW8260C
Dibromomethane	ND	100	ug/L	100	07/11/15	MH	SW8260C
Dichlorodifluoromethane	ND	100	ug/L	100	07/11/15	MH	SW8260C
Methylene chloride	ND	100	ug/L	100	07/11/15	MH	SW8260C
Tetrachloroethene	ND	100	ug/L	100	07/11/15	MH	SW8260C
trans-1,2-Dichloroethene	ND	100	ug/L	100	07/11/15	MH	SW8260C
trans-1,3-Dichloropropene	ND	40	ug/L	100	07/11/15	MH	SW8260C
trans-1,4-dichloro-2-butene	ND	250	ug/L	100	07/11/15	MH	SW8260C
Trichloroethene	ND	100	ug/L	100	07/11/15	MH	SW8260C
Trichlorofluoromethane	ND	100	ug/L	100	07/11/15	MH	SW8260C
Trichlorotrifluoroethane	ND	100	ug/L	100	07/11/15	MH	SW8260C
Vinyl chloride	ND	100	ug/L	100	07/11/15	MH	SW8260C
QA/QC Surrogates							
% 1,2-dichlorobenzene-d4	98		%	100	07/11/15	MH	70 - 130 %
% Bromofluorobenzene	100		%	100	07/11/15	MH	70 - 130 %
% Dibromofluoromethane	93		%	100	07/11/15	MH	70 - 130 %
% Toluene-d8	104		%	100	07/11/15	MH	70 - 130 %

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quanitation) ND=Not Detected
BRL=Below Reporting Level

Comments:

Volatile Comment:
Elevated reporting limits due to the foamy nature of the sample.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.
This report must not be reproduced except in full as defined by the attached chain of custody.

Phyllis Shiller, Laboratory Director
July 13, 2015
Reviewed and Released by: Bobbi Aloisa, Vice President

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Report

July 13, 2015

FOR: Attn: Mr. David Pelletier
Jade Environmental, Inc.
14 Ridgecrest Dr
Wingdale, NY 12594

Sample Information		Custody Information		Date	Time
Matrix:	GROUND WATER	Collected by:		07/07/15	14:00
Location Code:	JADEENV	Received by:	LB	07/10/15	16:34
Rush Request:	72 Hour	Analyzed by:	see "By" below		
P.O.#:					

Laboratory Data

SDG ID: GBJ45040
Phoenix ID: BJ45042

Project ID: OSSINING WALGREENS
Client ID: MW-4

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Halogenated Volatiles							
1,1,1,2-Tetrachloroethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,1,1-Trichloroethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,1,2,2-Tetrachloroethane	ND	1.0	ug/L	2	07/11/15	MH	SW8260C
1,1,2-Trichloroethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,1-Dichloroethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,1-Dichloroethene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,1-Dichloropropene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,2,3-Trichloropropane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,2-Dibromo-3-chloropropane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,2-Dibromoethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,2-Dichlorobenzene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,2-Dichloroethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,2-Dichloropropane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,3-Dichlorobenzene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,3-Dichloropropane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
1,4-Dichlorobenzene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
2,2-Dichloropropane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Bromobenzene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Bromodichloromethane	ND	1.0	ug/L	2	07/11/15	MH	SW8260C
Bromoform	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Bromomethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Carbon tetrachloride	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Chlorobenzene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Chloroethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Chloroform	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Chloromethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C

Project ID: OSSINING WALGREENS
Client ID: MW-4

Phoenix I.D.: BJ45042

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
cis-1,2-Dichloroethene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
cis-1,3-Dichloropropene	ND	0.80	ug/L	2	07/11/15	MH	SW8260C
Dibromochloromethane	ND	1.0	ug/L	2	07/11/15	MH	SW8260C
Dibromomethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Dichlorodifluoromethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Methylene chloride	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Tetrachloroethene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
trans-1,2-Dichloroethene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
trans-1,3-Dichloropropene	ND	0.80	ug/L	2	07/11/15	MH	SW8260C
trans-1,4-dichloro-2-butene	ND	5.0	ug/L	2	07/11/15	MH	SW8260C
Trichloroethene	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Trichlorofluoromethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Trichlorotrifluoroethane	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
Vinyl chloride	ND	2.0	ug/L	2	07/11/15	MH	SW8260C
QA/QC Surrogates							
% 1,2-dichlorobenzene-d4	99		%	2	07/11/15	MH	70 - 130 %
% Bromofluorobenzene	100		%	2	07/11/15	MH	70 - 130 %
% Dibromofluoromethane	96		%	2	07/11/15	MH	70 - 130 %
% Toluene-d8	101		%	2	07/11/15	MH	70 - 130 %

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quanitation) ND=Not Detected
BRL=Below Reporting Level

Comments:

Volatile Comment:
Elevated reporting limits due to the foamy nature of the sample.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.
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Phyllis Shiller, Laboratory Director
July 13, 2015
Reviewed and Released by: Bobbi Aloisa, Vice President

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

QA/QC Report

July 13, 2015

QA/QC Data

SDG I.D.: GBJ45040

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits	
QA/QC Batch 313617 (ug/L), QC Sample No: BJ45193 (BJ45040 (2X) , BJ45041 (100X) , BJ45042 (2X))											
Volatiles - Ground Water											
1,1,1,2-Tetrachloroethane	ND	1.0	97	104	7.0				70 - 130	30	
1,1,1-Trichloroethane	ND	1.0	97	98	1.0				70 - 130	30	
1,1,2,2-Tetrachloroethane	ND	0.50	91	110	18.9				70 - 130	30	
1,1,2-Trichloroethane	ND	1.0	84	106	23.2				70 - 130	30	
1,1-Dichloroethane	ND	1.0	97	100	3.0				70 - 130	30	
1,1-Dichloroethene	ND	1.0	102	101	1.0				70 - 130	30	
1,1-Dichloropropene	ND	1.0	97	95	2.1				70 - 130	30	
1,2,3-Trichloropropane	ND	1.0	90	106	16.3				70 - 130	30	
1,2-Dibromo-3-chloropropane	ND	1.0	84	115	31.2				70 - 130	30	r
1,2-Dibromoethane	ND	1.0	90	105	15.4				70 - 130	30	
1,2-Dichlorobenzene	ND	1.0	94	102	8.2				70 - 130	30	
1,2-Dichloroethane	ND	1.0	89	106	17.4				70 - 130	30	
1,2-Dichloropropane	ND	1.0	93	104	11.2				70 - 130	30	
1,3-Dichlorobenzene	ND	1.0	97	99	2.0				70 - 130	30	
1,3-Dichloropropane	ND	1.0	90	105	15.4				70 - 130	30	
1,4-Dichlorobenzene	ND	1.0	95	98	3.1				70 - 130	30	
2,2-Dichloropropane	ND	1.0	102	101	1.0				70 - 130	30	
Bromobenzene	ND	1.0	93	97	4.2				70 - 130	30	
Bromodichloromethane	ND	0.50	98	112	13.3				70 - 130	30	
Bromoform	ND	1.0	89	111	22.0				70 - 130	30	
Bromomethane	ND	1.0	100	106	5.8				70 - 130	30	
Carbon tetrachloride	ND	1.0	94	95	1.1				70 - 130	30	
Chlorobenzene	ND	1.0	96	98	2.1				70 - 130	30	
Chloroethane	ND	1.0	105	100	4.9				70 - 130	30	
Chloroform	ND	1.0	85	91	6.8				70 - 130	30	
Chloromethane	ND	1.0	98	93	5.2				70 - 130	30	
cis-1,2-Dichloroethene	ND	1.0	95	100	5.1				70 - 130	30	
cis-1,3-Dichloropropene	ND	0.40	93	111	17.6				70 - 130	30	
Dibromochloromethane	ND	0.50	96	113	16.3				70 - 130	30	
Dibromomethane	ND	1.0	86	103	18.0				70 - 130	30	
Dichlorodifluoromethane	ND	1.0	95	93	2.1				70 - 130	30	
Methylene chloride	ND	1.0	88	98	10.8				70 - 130	30	
Tetrachloroethene	ND	1.0	96	95	1.0				70 - 130	30	
trans-1,2-Dichloroethene	ND	1.0	101	101	0.0				70 - 130	30	
trans-1,3-Dichloropropene	ND	0.40	91	113	21.6				70 - 130	30	
trans-1,4-dichloro-2-butene	ND	5.0	78	103	27.6				70 - 130	30	
Trichloroethene	ND	1.0	100	97	3.0				70 - 130	30	
Trichlorofluoromethane	ND	1.0	90	90	0.0				70 - 130	30	
Trichlorotrifluoroethane	ND	1.0	85	85	0.0				70 - 130	30	
Vinyl chloride	ND	1.0	101	101	0.0				70 - 130	30	
% 1,2-dichlorobenzene-d4	100	%	98	103	5.0				70 - 130	30	

QA/QC Data

SDG I.D.: GBJ45040

Parameter	Blank	Blk RL		LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
% Bromofluorobenzene	100	%		98	101	3.0				70 - 130	30
% Dibromofluoromethane	99	%		96	98	2.1				70 - 130	30
% Toluene-d8	102	%		101	101	0.0				70 - 130	30

Comment:

A LCS and LCS Duplicate were performed instead of a matrix spike and matrix spike duplicate.

Additional 8260 criteria: 10% of LCS/LCSD compounds can be outside of acceptance criteria as long as recovery is 40-160%.

r = This parameter is outside laboratory rpd specified recovery limits.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

RPD - Relative Percent Difference
LCS - Laboratory Control Sample
LCSD - Laboratory Control Sample Duplicate
MS - Matrix Spike
MS Dup - Matrix Spike Duplicate
NC - No Criteria
Intf - Interference

Phyllis Shiller, Laboratory Director
July 13, 2015

Sample Criteria Exceedences Report

GBJ45040 - JADEENV

Criteria: None

State: NY

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL Criteria	Analysis Units

*** No Data to Display ***

Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

NY Temperature Narration

July 13, 2015

SDG I.D.: GBJ45040

The samples in this delivery group were received at 6°C.
(Note acceptance criteria is above freezing up to 6°C)

Cooler: Yes ☑ No ☐
Coolant: IPK ☑ ICE ☐ No ☐

CHAIN OF CUSTODY RECORD

Temp 6 °C Pg of

PHOENIX
Environmental Laboratories, Inc.

587 East Middle Turnpike, P.O. Box 370, Manchester, CT 06040
Email: info@phoenixlabs.com Fax (860) 645-0823
Client Services (860) 645-8726

Contact Options:
☐ Fax:
☐ Phone:
☐ Email:

Customer: JADE ENV.
Address:
Project: OSSINING - WALGREENS
Report to: DAVE@JADEENV.COM
Invoice to: JENNY@JADEENV.COM
Project P.O:

This section MUST be completed with Bottle Quantities.

Client Sample - Information - Identification

Sampler's Signature: D Date: 7/7/15

Matrix Code:
DW=Drinking Water **GW**=Ground Water **SW**=Surface Water **WW**=Waste Water
RW=Raw Water **SE**=Sediment **SL**=Sludge **S**=Soil **SD**=Solid **W**=Wipe
OIL=Oil **B**=Bulk **L**=Liquid

Analysis Request

PHOENIX USE ONLY SAMPLE #	Customer Sample Identification	Sample Matrix	Date Sampled	Time Sampled	VOC + 8010	Soil VOA Vials [ ] methanol [ ] H2O	GL Soil container [ ] oz	GL Soil container [ ] oz	40 ml VOA Vial [ ] As is [ ] HCl	GL Amber 1000ml [ ] As is [ ] H2SO4	PL As is [ ] 250ml [ ] 500ml [ ] 1000ml	PL H2SO4 [ ] 250ml [ ] 500ml	PL HNO3 250ml	PL NaOH 250ml	Bacteria Bottle
45040	MW-2	GW	7/7	NOON	✓				2						
45041	MW-3			1PM	✓				2						
45042	MW4	↓	↓	2PM	✓				2						

Relinquished by: **Accepted by:**

Date:	Time:
7-10-15	13:00
7/10/15	16:34

Comments, Special Requirements or Regulations:

Turnaround:
☐ 1 Day*
☐ 2 Days*
☐ 3 Days*
☑ Standard
☐ Other
* SURCHARGE APPLIES

RI
☐ Direct Exposure (Residential)
☐ GW
☐ Other

CT
☐ RCP Cert
☐ GW Protection
☐ SW Protection
☐ GA Mobility
☐ GB Mobility
☐ Residential DEC
☐ I/C DEC
☐ Other

MA
☐ MCP Certification
☐ GW-1
☐ GW-2
☐ GW-3
☐ S-1
☐ S-2
☐ S-3
☐ MWRA eSMART
☐ Other

State where samples were collected: NY

Data Format
☑ Excel
☐ PDF
☐ GIS/Key
☐ EQuIS
☐ Other

Data Package
☐ Tier II Checklist
☐ Full Data Package*
☐ Phoenix Std Report
☐ Other

* SURCHARGE APPLIES

Appendix C

Supporting Documentation

Enclosure 2

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. **C360110**

Site Name Clinton Terrace Shopping Center

Site Address: 74-82 Croton Avenue Zip Code: 10562
City/Town: Ossining
County: Westchester
Site Acreage: 0.9

Reporting Period: June 30, 2014 to June 30, 2015

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

Box 2

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

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

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

Signature of Owner, Remedial Party or Designated Representative Date

Box 2A

	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☑
If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.		
9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	☑	☐
If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.		

SITE NO. C360110

Box 3

Box 3

Parcel	Owner	Institutional Control
89.16-7-1	Ossining RX Development, LLC	Ground Water Use Restriction Landuse Restriction Building Use Restriction Monitoring Plan Site Management Plan IC/EC Plan

Environmental Easement
-Groundwater Use Restrictions
-Land Use Restriction (commercial)

Institutional Controls
-Compliance with Easement
-ECs maintained in accordance with SMP
-Groundwater Monitoring in accordance with SMP
- Periodic Reporting in accordance with SMP

Box 4

Description of Engineering Controls

Parcel	Engineering Control
89.16-7-1	Vapor Mitigation Cover System

Engineering Controls
-Soil Cover
-Vapor Barrier
-Sub-Slab Depressurization System

Box 5

Periodic Review Report (PRR) Certification Statements

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

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

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

YES	NO
☑	☐

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

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

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

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

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

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

YES	NO
☑	☐

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

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

~~Signature of Owner~~, Remedial Party or Designated Representative

7/15/15
Date

IC CERTIFICATIONS
SITE NO. C360110

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I DAVE PELLETIER P.E. at 59 CIRCLE Dr. HOPEWELL Jct, NY 12533
print name print business address

am certifying as REMEDIAL ENGINEER (Owner or Remedial Party)

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

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

7/15/15
Date

IC/EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Dave Pelletier, PE at 59 Circle Dr, Hopewell Jct, NY,
print name print business address

am certifying as a Qualified Environmental Professional for the [illegible] Pond
(Owner or Remedial Party)

STATE OF NEW YORK
DAVE A PELLETIER
082127-1
LICENSED PROFESSIONAL ENGINEER

Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification

Stamp (Required for PE)

7/15/15
Date