FINAL PERIODIC REVIEW REPORT

FOR THE

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

NYSDEC BROWNFIELD # 360110

Prepared for: Ms. Sally Krauss, S.V.P.
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Report Date: October 11, 2016

Groundwater Sampling Completed September 2016

EXECUTIVE SUMMARY

The following Final Periodic Review Report (PRR) is being submitted as required in accordance with Section 6.5 of DER-10, *Technical Guidance for Site Investigation and Remediation,* for the former Clinton Terrace Shopping Center (Site), Brownfield file number 360110.

This report includes the results of our most recent 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 have previously been closed with NYSDEC approval, as a result of their consistent lack of contamination. Recent laboratory data confirms that all contaminant concentrations at the three remaining wells have also been reduced to non-detect levels.

The Site consists of a 0.9-acre comer 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 it was operating, PCE was spilled from leaky plumbing associated with a coin-operated dry cleaning equipment spill containment system. The small but chronic spillage of PCE from the leaky drain plumbing created a plume that extended down through the soil strata approximately 10 feet, where it entered the groundwater of the Upper Glacial Aquifer. Once in the water column, the PCE migrated with groundwater flow in a northwesterly direction beneath the parking lot of the former strip center. Delineation efforts revealed the plume was mostly contained on-site and had not breached any down gradient property bounds.

The remedial effort included extensive dewatering followed by excavation and off-site disposal of contaminated soil down to 17-18' below grade (7-8 feet into the saturated zone). The source 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 which metabolizes the chlorinated molecules, ultimately breaking them down into non-hazardous constituents.

This Final Periodic Review Report (PRR) confirms that:

- the remedial work completed to date, including the removal and disposal of contaminated soils, has successfully mitigated the source of the release; and
- monitored natural attenuation of residual groundwater contamination has been successfully completed, and contaminant concentrations at all monitoring locations have been confirmed by laboratory analysis to have reduced to non-detect levels.

Jade therefore concludes that:

- continued groundwater monitoring and reporting is no longer required for this Site;
- use of a sub-slab depressurization system (SSDS) as an Engineering Control (EC) for mitigation of soil vapor intrusion is no longer required for this Site.

This Final PRR has been prepared in order to petition NYSDEC to proceed with site closeout, specifically to:

- terminate the requirement for periodic groundwater monitoring and reporting;
- authorize decommissioning of all remaining on-site monitoring wells; and,
- terminate the requirement for continued use of the SSDS.

1. BACKGROUND DATA

1.1 Introduction

The following Final Periodic Review Report details the results of our prior four years of groundwater monitoring at the Former Clinton Terrace Shopping Center located at the comer 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; the summer of 2016 completes the fourth year of monitoring.

1.1.1 Project Background / Spill Details

The original Clinton Comers Shopping Center, built in 1950, replaced two lots improved with residential dwellings with ground floor retail space. An addition doubled the floor space in 1960, and the structure was divided into several retail units. The southernmost end unit closest to Clinton Place was immediately occupied by a "state of the art" dry cleaner facility that utilized ten Westinghouse coin-operated dry cleaning machine located just inside the front door at the northwest comer 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 copper drain pipe down to a 550-gallon steel tank set beneath the solvent machines. The remedial effort begun in the Spring of 2011 was started with the removal of the tank, which was filled with a mix of PCE and water.

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

Although anticipated to be relatively small in volume, the chronic and continuous nature of the discharges resulted in a plume of chlorinated solvent contamination originating just beneath the leaking pipework, extending down to the saturated zone and then traveling northwest transported by groundwater currents. Our inspection revealed the tank itself had not leaked and was filled almost to capacity with PCE when uncovered.

Monitoring well MW-2 was installed in front of the new building (generally within the same footprint as the previous improvements) directly down gradient within 30' of the point of release. It was expected the highest concentrations of PCE would 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 more than 5 feet), and then the excavation of soil beneath the former machines from just below the slab to a depth of more than 7 feet below the natural static water level (more than 16' below grade). Dewater was treated and discharged to the county sewer under permit. Discharge samples were collected daily from the treatment system to ensure the discharge met permit requirements. Contaminated soil was disposed as either hazardous waste at StableX, Canada, or as non-hazardous landfill cover in western New York State.

Once end point soil samples revealed all of the source contamination had been removed (*i.e.* soil contaminated above the regulatory limit of 1,300 ppb), the excavation was ceased, 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, the Site was redeveloped with the current improvements. In the Summer of 2011, in accordance with NYSDEC approval, 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 directly down gradient of MW-2 and the source.

In addition to the installation of monitoring wells, NYSDEC also required testing of the Site's permanent dewatering system, which was installed to manage groundwater elevation and prevent possible flooding of the building basement. In addition to the pump system, the entire foundation was sealed with a high-grade liner to protect the interior in the event the pump system failed.

The effluent, originating at a pump system set just behind the building, discharges into a catch basin also located behind the building near the dewatering pit. The catch basin is connected to the Site stormwater control system, which ultimately discharges to Sing Sing Creek, a tributary of the Hudson River and regulated resource. Despite the system having 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 at the northeast comer 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, the required frequency of sampling was changed from quarterly to annually.

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 previous discussions with the NYSDEC, site closure would be considered when 2-3 consistent sampling events identified PCE levels at or near applicable regulatory levels.

2. SEPTEMBER 2016 GROUNDWATER MONITORING AND SITE INSPECTION

2.1 Groundwater Monitoring

2.1.1 Field Screening / Sampling

Prior to sampling, Jade purged the monitoring wells of multiple well volumes, a minimum of five gallons, using dedicated bailers. The samples were screened, placed in VOA bottles without headspace, labeled and placed in a cooler with blue ice for preservation. during next day transport to a NYLAP certified laboratory for chemical analysis. Of note, although the presence of HRC or a residual compound was previously observed at down-gradient well MW-2 during previous sampling events, no evidence of biological activity was noted in any of the wells during this most recent sampling.

2.1.2 Sample Management

Under standard chain of custody procedures, the samples were transported overnight to a NYLAP certified laboratory for chemical analysis. All samples were analyzed using USEPA analytical method 8010, which is a GC/MS analysis that reports only halogenated compounds that specifically include PCE and many of its degradation products.

2.1.3 Analytical Results

Sample analysis results are summarized in the table below, and compared with results from previous sampling events since April 2012. The < symbol indicates that constituents were not detected above the laboratory method detection limit (MDL). The reportable detection limit (RDL) is consistently 5ppb or better for all constituents.

Concentrations above the MDL are bolded. Cells shaded yellow indicate constituent concentrations within one order of magnitude of the regulatory standard (5-50 ppb). Cells shaded orange indicate concentrations between one and two orders of magnitude (50-500 ppb). Cells shaded red indicate concentrations exceeding two orders of magnitude (>500 ppb). Please refer to the complete laboratory report in Appendix B for the complete list of parameters and method detection limits.

NYSDEC guidance states that site closure would be considered when 2-3 consistent sampling events identified PCE levels at or near applicable regulatory levels. The laboratory data tabulated on the following page confirms that contaminant concentrations at the Site have decreased rapidly to below the laboratory method detection limit (MDL), and no constituents have been detected above the applicable groundwater quality criteria for the previous two sampling events.

Groundwater Monitoring Summary Table							
Constituent Detected	**Date Sampled**						
	April 2012	**Sept 2012**	**Jan 2013**	**March 2013**	**July 2013**	**July 2015**	**Sept 2016**
MW-2							
Tetrachloroethylene	**280**	**12**	**32**	**25 J**	**11**	**3.7**	<1
Trichloroethylene	<5	<5	<10	<120	<25	<2.0	<1
Cis 1,2 Dichloroethylene	<5	<5	**770**	**450**	**350**	**3.1**	<1
Cis 1,3 Dichloropropene	<5	<5	<5	<120	<25	<2.0	<0.40
Vinyl Chloride	<5	<5	**55**	**36 J**	<25	<2.0	<1
MW-3							
Tetrachloroethylene	<10	<5	<10	<10	<5	<100	<1
Trichloroethylene	<10	<5	<10	<10	<5	<100	<1
Cis 1,2 Dichloroethylene	<10	<5	<10	**0.85 J**	**1.9**	<100	<1
Cis 1,3 Dichloropropene	<10	<5	<10	<10	<5	<100	<0.40
Vinyl Chloride	<10	<5	<10	<10	<5	<100	<1
MW-4							
Tetrachloroethylene	<5	<5	**1.5**	**20**	<5	<2.0	<3.9
Trichloroethylene	<5	<5	<1	**1.8**	<5	<2.0	<1
Cis 1,2 Dichloroethylene	<5	**2.6**	<1	**86**	**0.99**	<2.0	<1
Cis 1,3 Dichloropropene	<5	<5	<0.5	<1	<5	<2.0	<0.40
Vinyl Chloride	<5	<5	<1	**5.8**	**3.3**	<2.0	<1

2.2 Site Inspection / Cap Integrity

Jade thoroughly inspected the entire site and did not identify any evidence of any existing of prior breach of the cap. Flatwork was intact without evidence of patching or other indication that the subsurface vapor barrier (which cannot itself be inspected) may have been penetrated. The SSDS was also inspected and confirmed to be functioning correctly; the vacuum gauge attached just below the in-line fan indicated that a negative pressure differential was being maintained.

3. CONCLUSIONS AND RECOMMENDATIONS

3.1 Groundwater Monitoring

The groundwater monitoring results summarized above and documented in Appendix B confirm that dissolved CVOCs are no longer a contaminant of concern for this Site. Therefore, Jade concludes that continued groundwater monitoring and reporting is no longer required.

3.2 Site Wide Cover / Vapor Barrier

Jade inspected the site on September 8, 2016 and confirmed that the site wide cover system and vapor barrier are intact. No area of the property was compromised in any way indicating that the cover or liner under building had been damaged. The Site continues to be used for commercial purposes only, no redevelopment of the property is proposed, and the site-wide cover system and vapor barrier are to remain in place indefinitely.

3.3 Sub-Slab Depressurization

The vacuum gauge attached to the sub-slab depressurization system just below the in-line fan was inspected, and indicated that a negative pressure differential was being maintained. Based on the favorable groundwater data, relatively low PCE concentrations detected in 2014 soil gas sampling, and continued presence of a high-grade vapor barrier installed beneath the current improvements, Jade concludes that use of the SSDS as an added Engineering Control to mitigate the vapor intrusion risk is no longer required.

3.4 Recommendations

Based on these considerations and conclusions, Jade has prepared this Final PRR in order to petition NYSDEC to proceed with site closeout, and recommends the following:

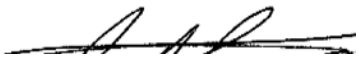
- termination of the requirement for periodic groundwater monitoring and reporting;
- authorization be given to decommission all remaining on-site monitoring wells;
- termination of the requirement for continued use of the SSDS as an Engineering Control.

4. IC/EC CERTIFICATION *I* 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 Site's 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 Engineering, PLLC 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.



Dave Pelletier, P.E.
Project Engineer

Seal

EXHIBITS

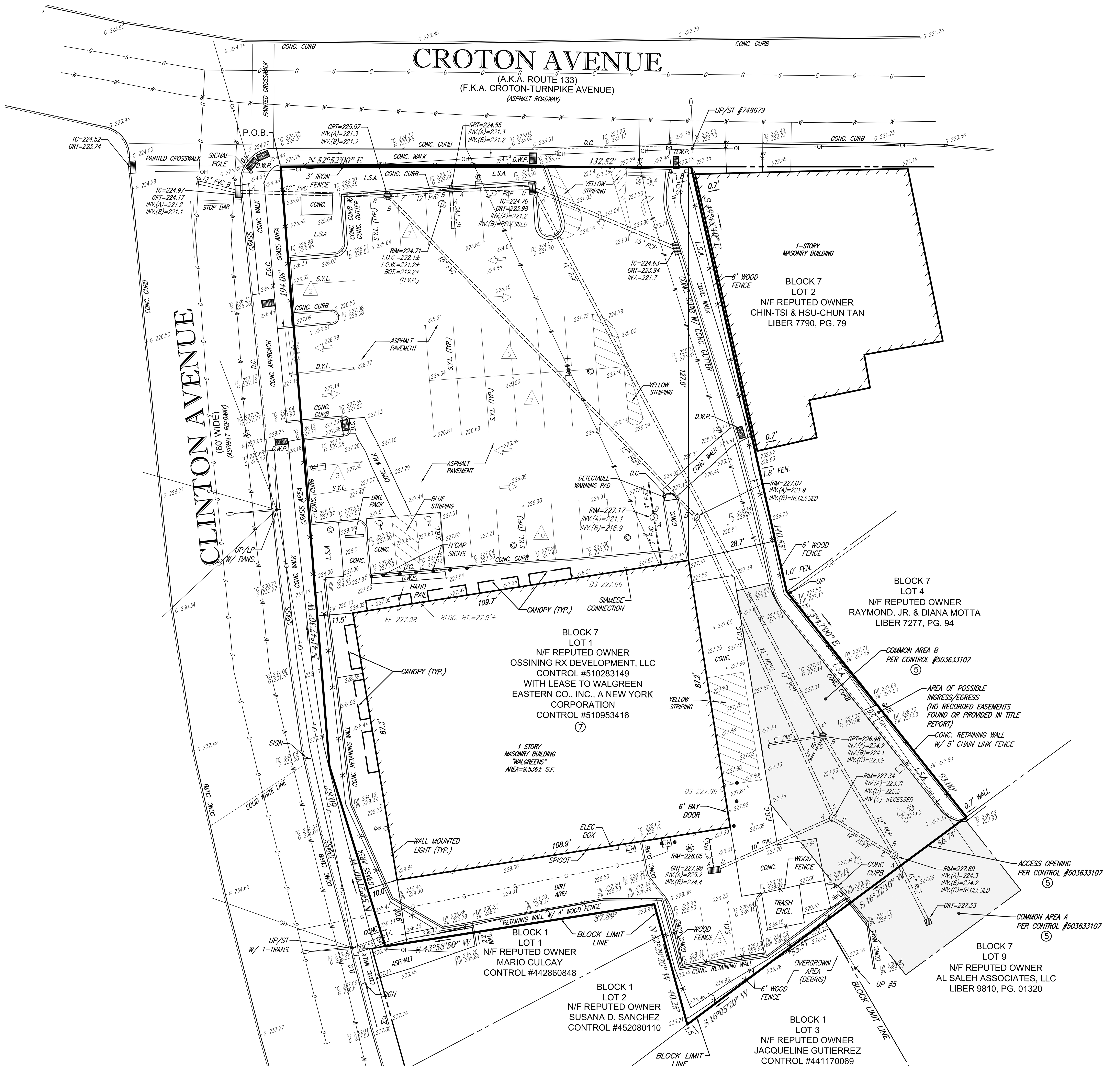
METES AND BOUNDS DESCRIPTION
LOT 1, BLOCK 7, SECTION 89.16
VILLAGE OF OSSINING, TOWN OF OSSINING
WESTCHESTER COUNTY, STATE OF NEW YORK

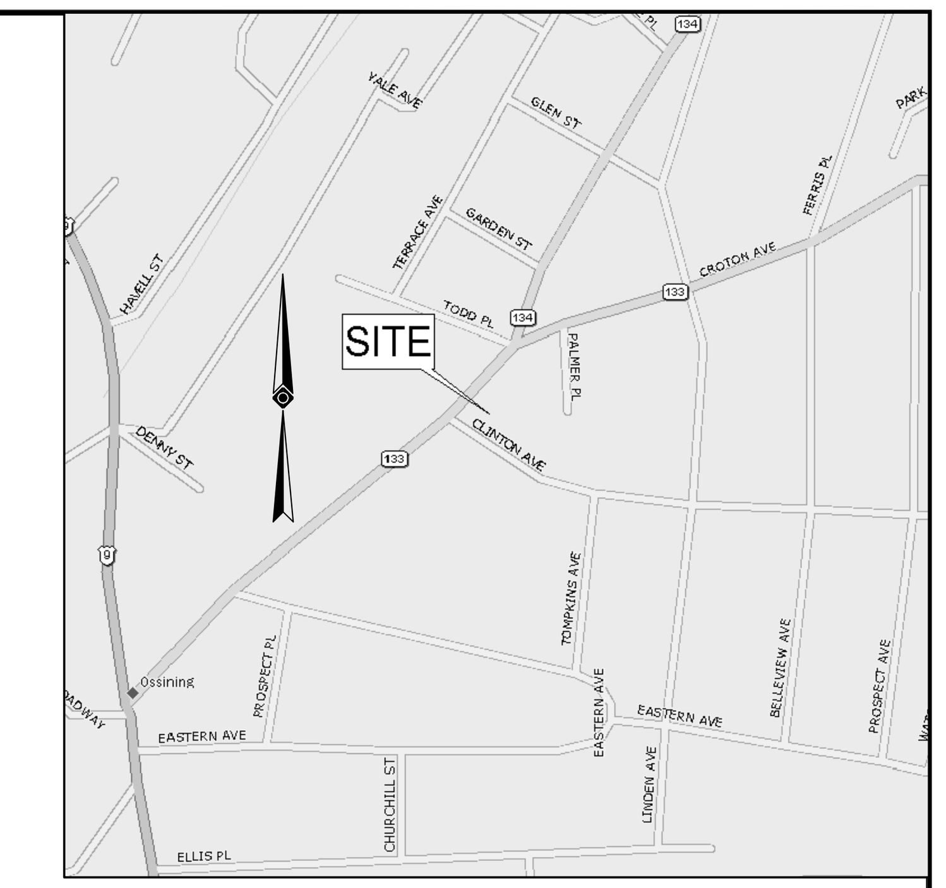
BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHEASTERLY LINE OF CLINTON AVENUE (60' WIDE) WITH THE SOUTHEASTERLY LINE OF CROTON AVENUE (A.K.A. ROUTE 133, F.K.A. CROTON-TURNPIKE AVENUE), AND FROM SAID BEGINNING POINT RUNNING, THENCE;

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

CONTROL #510283149

LEGEND

- EXISTING SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. GUTTER ELEVATION
- EXIST. TOP OF WALL ELEVATION
- EXIST. BOTTOM OF WALL ELEVATION
- EXIST. FINISHED FLOOR ELEVATION
- EXIST. DOOR SILL ELEVATION
- WATER VALVE
- GAS METER
- ELECTRIC METER
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND GAS LINE PER REF. #3
- APPROX. LOC. UNDERGROUND WATER LINE PER REF. #3
- UTILITY POLE
- 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
- DMH DRAINAGE/STORM MANHOLE
- EMH ELECTRIC MANHOLE
- SMH SANITARY/SEWER MANHOLE
- MH UNKNOWN MANHOLE
- PARKING SPACE COUNT
- DENOTES TITLE REPORT EXCEPTION

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 OSSINING, 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.

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

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.

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(1-800-962-7962)

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

5-22-2012
DATE

JAMES C. WEED
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

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

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

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

PHOENIX
Environmental Laboratories, Inc.

Tuesday, October 04, 2016

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

Project ID: OSSINING BIANNUAL
Sample ID#s: BV33082 - BV33084

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

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

NY # 11301

Analysis Report

October 04, 2016

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:		09/26/16	12:00
Location Code:	JADEENV	Received by:	B	09/30/16	17:07
Rush Request:	72 Hour	Analyzed by:	see "By" below		
P.O.#:					

Laboratory Data

SDG ID: GBV33082
Phoenix ID: BV33082

Project ID: OSSINING BIANNUAL
Client ID: MW-2

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Halogenated Volatiles							
1,1,1,2-Tetrachloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,1,1-Trichloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,1,2,2-Tetrachloroethane	ND	0.50	ug/L	1	10/01/16	MH	SW8260C
1,1,2-Trichloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,1-Dichloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,1-Dichloroethene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,1-Dichloropropene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2,3-Trichloropropane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2-Dibromo-3-chloropropane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2-Dibromoethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2-Dichlorobenzene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2-Dichloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2-Dichloropropane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,3-Dichlorobenzene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,3-Dichloropropane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,4-Dichlorobenzene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
2,2-Dichloropropane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Bromobenzene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Bromodichloromethane	ND	0.50	ug/L	1	10/01/16	MH	SW8260C
Bromoform	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Bromomethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Carbon tetrachloride	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Chlorobenzene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Chloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Chloroform	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Chloromethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C

Project ID: OSSINING BIANNUAL
Client ID: MW-2

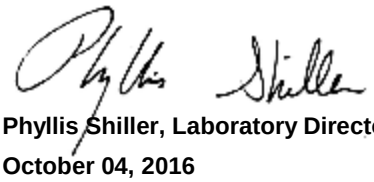
Phoenix I.D.: BV33082

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
cis-1,2-Dichloroethene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
cis-1,3-Dichloropropene	ND	0.40	ug/L	1	10/01/16	MH	SW8260C
Dibromochloromethane	ND	0.50	ug/L	1	10/01/16	MH	SW8260C
Dibromomethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Dichlorodifluoromethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Methylene chloride	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Tetrachloroethene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
trans-1,2-Dichloroethene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
trans-1,3-Dichloropropene	ND	0.40	ug/L	1	10/01/16	MH	SW8260C
trans-1,4-dichloro-2-butene	ND	2.5	ug/L	1	10/01/16	MH	SW8260C
Trichloroethene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Trichlorofluoromethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Trichlorotrifluoroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Vinyl chloride	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
QA/QC Surrogates							
% 1,2-dichlorobenzene-d4	100		%	1	10/01/16	MH	70 - 130 %
% Bromofluorobenzene	95		%	1	10/01/16	MH	70 - 130 %
% Dibromofluoromethane	99		%	1	10/01/16	MH	70 - 130 %
% Toluene-d8	100		%	1	10/01/16	MH	70 - 130 %

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
BRL=Below Reporting Level
QA/QC Surrogates: Surrogates are compounds (preceeded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

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



Phyllis Shiller, Laboratory Director
October 04, 2016
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

NY # 11301

Analysis Report

October 04, 2016

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:		09/26/16	12:30
Location Code:	JADEENV	Received by:	B	09/30/16	17:07
Rush Request:	72 Hour	Analyzed by:	see "By" below		
P.O.#:					

Laboratory Data

SDG ID: GBV33082
Phoenix ID: BV33083

Project ID: OSSINING BIANNUAL
Client ID: MW-3

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Halogenated Volatiles							
1,1,1,2-Tetrachloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,1,1-Trichloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,1,2,2-Tetrachloroethane	ND	0.50	ug/L	1	10/01/16	MH	SW8260C
1,1,2-Trichloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,1-Dichloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,1-Dichloroethene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,1-Dichloropropene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2,3-Trichloropropane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2-Dibromo-3-chloropropane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2-Dibromoethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2-Dichlorobenzene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2-Dichloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2-Dichloropropane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,3-Dichlorobenzene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,3-Dichloropropane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,4-Dichlorobenzene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
2,2-Dichloropropane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Bromobenzene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Bromodichloromethane	ND	0.50	ug/L	1	10/01/16	MH	SW8260C
Bromoform	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Bromomethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Carbon tetrachloride	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Chlorobenzene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Chloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Chloroform	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Chloromethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C

Project ID: OSSINING BIANNUAL
Client ID: MW-3

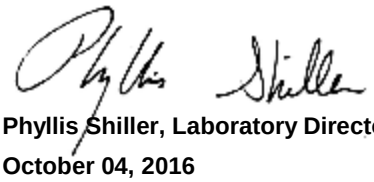
Phoenix I.D.: BV33083

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
cis-1,2-Dichloroethene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
cis-1,3-Dichloropropene	ND	0.40	ug/L	1	10/01/16	MH	SW8260C
Dibromochloromethane	ND	0.50	ug/L	1	10/01/16	MH	SW8260C
Dibromomethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Dichlorodifluoromethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Methylene chloride	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Tetrachloroethene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
trans-1,2-Dichloroethene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
trans-1,3-Dichloropropene	ND	0.40	ug/L	1	10/01/16	MH	SW8260C
trans-1,4-dichloro-2-butene	ND	2.5	ug/L	1	10/01/16	MH	SW8260C
Trichloroethene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Trichlorofluoromethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Trichlorotrifluoroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Vinyl chloride	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
QA/QC Surrogates							
% 1,2-dichlorobenzene-d4	100		%	1	10/01/16	MH	70 - 130 %
% Bromofluorobenzene	95		%	1	10/01/16	MH	70 - 130 %
% Dibromofluoromethane	101		%	1	10/01/16	MH	70 - 130 %
% Toluene-d8	102		%	1	10/01/16	MH	70 - 130 %

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
BRL=Below Reporting Level
QA/QC Surrogates: Surrogates are compounds (preceeded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

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



Phyllis Shiller, Laboratory Director
October 04, 2016
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

NY # 11301

Analysis Report

October 04, 2016

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:		09/26/16	13:00
Location Code:	JADEENV	Received by:	B	09/30/16	17:07
Rush Request:	72 Hour	Analyzed by:	see "By" below		
P.O.#:					

Laboratory Data

SDG ID: GBV33082
Phoenix ID: BV33084

Project ID: OSSINING BIANNUAL
Client ID: MW-4

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Halogenated Volatiles							
1,1,1,2-Tetrachloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,1,1-Trichloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,1,2,2-Tetrachloroethane	ND	0.50	ug/L	1	10/01/16	MH	SW8260C
1,1,2-Trichloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,1-Dichloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,1-Dichloroethene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,1-Dichloropropene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2,3-Trichloropropane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2-Dibromo-3-chloropropane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2-Dibromoethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2-Dichlorobenzene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2-Dichloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,2-Dichloropropane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,3-Dichlorobenzene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,3-Dichloropropane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
1,4-Dichlorobenzene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
2,2-Dichloropropane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Bromobenzene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Bromodichloromethane	ND	0.50	ug/L	1	10/01/16	MH	SW8260C
Bromoform	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Bromomethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Carbon tetrachloride	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Chlorobenzene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Chloroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Chloroform	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Chloromethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C

Project ID: OSSINING BIANNUAL
Client ID: MW-4

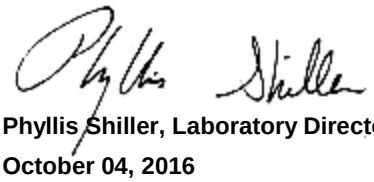
Phoenix I.D.: BV33084

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
cis-1,2-Dichloroethene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
cis-1,3-Dichloropropene	ND	0.40	ug/L	1	10/01/16	MH	SW8260C
Dibromochloromethane	ND	0.50	ug/L	1	10/01/16	MH	SW8260C
Dibromomethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Dichlorodifluoromethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Methylene chloride	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Tetrachloroethene	3.9	1.0	ug/L	1	10/01/16	MH	SW8260C
trans-1,2-Dichloroethene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
trans-1,3-Dichloropropene	ND	0.40	ug/L	1	10/01/16	MH	SW8260C
trans-1,4-dichloro-2-butene	ND	2.5	ug/L	1	10/01/16	MH	SW8260C
Trichloroethene	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Trichlorofluoromethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Trichlorotrifluoroethane	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
Vinyl chloride	ND	1.0	ug/L	1	10/01/16	MH	SW8260C
QA/QC Surrogates							
% 1,2-dichlorobenzene-d4	102		%	1	10/01/16	MH	70 - 130 %
% Bromofluorobenzene	96		%	1	10/01/16	MH	70 - 130 %
% Dibromofluoromethane	101		%	1	10/01/16	MH	70 - 130 %
% Toluene-d8	100		%	1	10/01/16	MH	70 - 130 %

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
BRL=Below Reporting Level
QA/QC Surrogates: Surrogates are compounds (preceeded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

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



Phyllis Shiller, Laboratory Director
October 04, 2016
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

NY # 11301

QA/QC Report

October 04, 2016

QA/QC Data

SDG I.D.: GBV33082

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits	
QA/QC Batch 361218 (ug/L), QC Sample No: BV32489 (BV33082, BV33083, BV33084)											
Volatiles - Ground Water											
1,1,1,2-Tetrachloroethane	ND	1.0	104	128	20.7				70 - 130	30	
1,1,1-Trichloroethane	ND	1.0	93	119	24.5				70 - 130	30	
1,1,2,2-Tetrachloroethane	ND	0.50	99	122	20.8				70 - 130	30	
1,1,2-Trichloroethane	ND	1.0	95	117	20.8				70 - 130	30	
1,1-Dichloroethane	ND	1.0	95	113	17.3				70 - 130	30	
1,1-Dichloroethene	ND	1.0	90	115	24.4				70 - 130	30	
1,1-Dichloropropene	ND	1.0	93	118	23.7				70 - 130	30	
1,2,3-Trichloropropane	ND	1.0	105	113	7.3				70 - 130	30	
1,2-Dibromo-3-chloropropane	ND	1.0	107	135	23.1				70 - 130	30	I
1,2-Dibromoethane	ND	1.0	101	123	19.6				70 - 130	30	
1,2-Dichlorobenzene	ND	1.0	98	117	17.7				70 - 130	30	
1,2-Dichloroethane	ND	1.0	99	121	20.0				70 - 130	30	
1,2-Dichloropropane	ND	1.0	96	116	18.9				70 - 130	30	
1,3-Dichlorobenzene	ND	1.0	99	121	20.0				70 - 130	30	
1,3-Dichloropropane	ND	1.0	101	125	21.2				70 - 130	30	
1,4-Dichlorobenzene	ND	1.0	99	120	19.2				70 - 130	30	
2,2-Dichloropropane	ND	1.0	96	121	23.0				70 - 130	30	
Bromobenzene	ND	1.0	102	121	17.0				70 - 130	30	
Bromodichloromethane	ND	0.50	98	116	16.8				70 - 130	30	
Bromoform	ND	1.0	99	124	22.4				70 - 130	30	
Bromomethane	ND	1.0	72	102	34.5				70 - 130	30	r
Carbon tetrachloride	ND	1.0	95	124	26.5				70 - 130	30	
Chlorobenzene	ND	1.0	101	120	17.2				70 - 130	30	
Chloroethane	ND	1.0	81	97	18.0				70 - 130	30	
Chloroform	ND	1.0	95	114	18.2				70 - 130	30	
Chloromethane	ND	1.0	76	91	18.0				70 - 130	30	
cis-1,2-Dichloroethene	ND	1.0	96	116	18.9				70 - 130	30	
cis-1,3-Dichloropropene	ND	0.40	96	118	20.6				70 - 130	30	
Dibromochloromethane	ND	0.50	105	134	24.3				70 - 130	30	I
Dibromomethane	ND	1.0	94	117	21.8				70 - 130	30	
Dichlorodifluoromethane	ND	1.0	74	96	25.9				70 - 130	30	
Methylene chloride	ND	1.0	90	108	18.2				70 - 130	30	
Tetrachloroethene	ND	1.0	94	122	25.9				70 - 130	30	
trans-1,2-Dichloroethene	ND	1.0	98	117	17.7				70 - 130	30	
trans-1,3-Dichloropropene	ND	0.40	97	121	22.0				70 - 130	30	
trans-1,4-dichloro-2-butene	ND	5.0	83	115	32.3				70 - 130	30	r
Trichloroethene	ND	1.0	99	120	19.2				70 - 130	30	
Trichlorofluoromethane	ND	1.0	75	95	23.5				70 - 130	30	
Trichlorotrifluoroethane	ND	1.0	79	107	30.1				70 - 130	30	
Vinyl chloride	ND	1.0	76	96	23.3				70 - 130	30	
% 1,2-dichlorobenzene-d4	98	%	98	98	0.0				70 - 130	30	

QA/QC Data

SDG I.D.: GBV33082

Parameter	Blank	Blk RL		LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
% Bromofluorobenzene	94	%		97	101	4.0				70 - 130	30
% Dibromofluoromethane	98	%		100	100	0.0				70 - 130	30
% Toluene-d8	99	%		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%.

l = This parameter is outside laboratory LCS/LCSD specified recovery limits.
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
October 04, 2016

Sample Criteria Exceedences Report

GBV33082 - 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

October 04, 2016

SDG I.D.: GBV33082

The samples in this delivery group were received at 4°C.
(Note acceptance criteria is above freezing up to 6°C)

Cooler: Yes [X] No [ ]
Coolant: IPK [X] ICE [ ] No [ ]

PHOENIX
Environmental Laboratories, Inc.

NY/NJ CHAIN OF CUSTODY RECORD

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

Temp 4 °C Pg of

Contact Options:
[ ] Fax:
[ ] Phone:
[X] Email: dave@jadeenv.com

Customer: JADE ENVIRONMENTAL
Address: 59 Circle Drive
Hopewell Junction, NY 12533

Project: Ossining Biannual
Report to:
Invoice to:
Project P.O:

This section MUST be completed with Bottle Quantities.

Client Sample - Information - Identification

Sampler's Signature: [signature] Date: 9/26

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	Chlorinated Solvents by 8010	Soil VOA Vials [ ] methanol [ ] H2O	GL Soil container ( ) oz	GL Soil container ( ) oz	40 ml VOA Vial (6) 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
33082	MW-2	GW	9/26	12pm	✓				2						
33083	MW-3	GW	9/26	12:30	✓				2						
33084	MW-4	GW	9/26	1pm	✓				2						

Relinquished by:	Accepted by:	Date:	Time:
[signature]	[signature]	9.30.16	13:20
	Krystal Bruce	9.30.16	17:07

Comments, Special Requirements or Regulations:

Turnaround:
[ ] 1 Day*
[ ] 2 Days*
[ ] 3 Days*
[ ] 5 Days
[ ] 10 Days
[ ] Other
* SURCHARGE APPLIES

NJ
[ ] Res. Criteria
[ ] Non-Res. Criteria
[ ] Impact to GW Soil Cleanup Criteria
[ ] GW Criteria

NY
[ ] TAGM 4046 GW
[ ] TAGM 4046 SOIL
[ ] NY375 Unrestricted Use Soil
[ ] NY375 Residential Soil
[ ] Restricted/Residential
[ ] Commercial
[ ] Industrial

Data Format
[ ] Phoenix Std Report
[X] Excel
[X] PDF
[ ] GIS/Key
[ ] EQuIS
[ ] NJ Hazsite EDD
[ ] NY EZ EDD (ASP)
[ ] Other

Data Package
[ ] NJ Reduced Deliv. *
[ ] NY Enhanced (ASP B) *
[ ] Other

State where samples were collected: NY