September 5, 2014

Combined Phase I & Phase II Environmental Site Assessment

Location:

Repetti Service Station
22 South West Street
Mount Vernon, NY 10550

Prepared by:

JM ASSOCIATES, INC.
•On-Site Environmental Services•

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(914) 241-4499 Fax

73 Boutonville Road
South Salem, NY 10507

COMBINED PHASE I & PHASE II ENVIRONMENTAL ASSESSMENT

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Appendix 4. Limited Asbestos Inspection

Appendix 5: ASTM Environmental Site Assessment

Appendix 6. Computerized Environmental Data Report,
Attached Separately

EXECUTIVE SUMMARY

This combined Phase I and summary of Phase II Environmental Site Assessment (EAS) and environmental reports prepared by others followed the general guidance of the ASTM Phase I Standard Practice has been conducted at the Study property designated on the City of Mt. Vernon Survey of part of Lot Nos. 277-285 and filed in the Westchester County Clerk's Office, Division of Land Records. See Appendix 1. This Environmental Site Assessment (ESA) study includes a site reconnaissance, a review of the site history, a review of selected local, state and federal regulatory records, and interviews with persons familiar with the site along with the review of previous Environmental Reports performed on the Subject site .

The site was constructed in 1946 and has been owned and operated as gas and vehicle repair service station since 1946 to the present by the original and present owner Mr. John Repetti. .

A review of the record provided to us of previous environmental reports are summarized in this Combined Phase I and Phase II EAS of the previous Phase I and Phase II reports prepared by others are as follows:

1. The facility has had seven (7) Underground Storage Tanks (USTs) listed on the Westchester County Department of Health (WCDOH) Petroleum Bulk Storage (PBS) Registration Certificate. In May 18 and May 19, 2005 USTs numbered 5, 6 and 7 consisting of 2-550-gallon USTs and 1-1000 gallon UST were removed from the ground.
2. A UST Closure Report was prepared by Performance Compliance LLC describing the removals of the 3 (three) USTs and the results of the post excavation laboratory results of the soil around and the base of the tank excavation. The report describes the tank excavation only going down to a depth of (7) feet below grade surface (bgs). No ground water was encountered at that depth. The post laboratory soil results show that the soils did not meet NYSDEC Recommended Soil Clean up Objectives (RSCO).
3. On May 19, 2005 records show that 2 (two) 4 Inch Sch. 40 PVC Monitoring Wells were installed by Soil Testing, Inc. Designated as MW-1, MW-2. Both wells were extended to 32 feet bgs at which depth they hit refusal. No soil or GW sampling data was found for the sampling performed on MW-1 or MW -2 on May 19, 2005. However these wells labeled MW-1 and MW-2 on the Carlin Simpson Groundwater Contaminants Exceeding NYSDEC Class GA Criteria Fig-3 dated 11-8-13. See Appendix 2 for the h Soil Testing, Inc. Boring Logs.
   The NYSDEC issued an active spill number (0501989) on May 18, 2005. Based on the laboratory soil sample results of the reported continued

contamination of the soils after USTs Number 5. 6 and 7 were removed the A New York State Department of Environmental Conservation (NYSDEC) has still not removed the active spill from the site.

4. See Appendix 2 copy of the UST Closure Report which includes a Site Plan showing the location of the tank removal locations and the soil sampling locations. WCDOH PBS Registration Certificate shows that the remaining 4 (four) active 2000-gallon USTs at the site were installed back in December 1925. The last time they were tightness tested was July of 2012.
5. We have found that a Phase I EAS along with a Phase II EAS was prepared by Carlin Simpson & Associates (CSA) dated April 26, 2013 and July 18, 2013 for the Repetti Service Station. The Phase I EAS reported six (6) recognized environmental conditions of concern. They are as follows;

a) The still open NYSDEC Spill Number 0501989 issued resulting from post excavation soil sampling showing existing soil contamination remaining in the area of the removed USTs in 2005.
b) Groundwater sampling was performed in 2011 that also showed groundwater contamination in the area of the UST removals. The site has a hydraulic lift inside the service building.
c) The lift was installed when the building was constructed in 1946. The potential for soil contamination from this hydraulic lift was one of the Phase I EAS environmental concerns reported.
d) A grease pit was constructed inside the service building as part of the original construction. The pit was taken out of service but no records were found reporting the method of closure and no post sampling was recorded.
e) Based on previous soil borings it has been determined that the soils consist of surface layers of concrete or asphalt followed by dense sand, silty sand mixed with various amounts of gravel, wood, ash, cinders asphalt, brick, glass. Bricks, concrete were reported. A layer of ash and cinder fill was also encountered. Below the urban fill is loose to medium dense virgin soil consisting of sand traces of silt and gravel.
f) Four (4) 2000-gallon USTs still remain on site that were installed in 1925. They have been epoxy lined and have been last tested 7/2012 and records show that they have passed the tightness tests.

6. Following the April 26, 2013 CSA Prepared a Phase II EAS dated July 18, 2013. The Phase II EAS Consisted of a series of 18 Soil Test Borings and soil sampling and the Installation of one (1) 2-inch Monitoring Well for GW sampling and sampling of 2 (two) previously installed MWs. The laboratory results of the soil sampling summarized as follows:

a) Laboratory analytical results at Boring B-8 located southeast of the 3 (three) previously removed USTs in 2005 show both Volatile Organic Compounds (VOC) and Semi-VOC soil contamination. The report

indicated that the soil contamination may extend under the existing pump station and under the existing diesel UST. See Appendix 2 for UST locations.

b) Soil sampling does not show any indications that PCB soil contamination exists from the Hydraulic lift oil.

c) c) Soil contamination also exits at the groundwater interface impacted by the contaminated groundwater as shown by the laboratory results for the soil at the smear zone.

d) d) Laboratory results show the ash and cinders fill contain Semi-VOCs and metal soil contamination exceeding Unrestricted Use Soil Cleanup Objectives (SCOs). A few metals (lead and mercury) also exceed the Commercial Use SCO.

e) Groundwater sampling results of the 3- MWs sampled show no PCBs or pesticides were detected. 2) All 3 (three) MWs samples show concentrations of metals exceeding NYSDEC Class A Groundwater Criteria's Lead was detected in MW-1 the well closest to the removed USTs. 3) MW-2 located northwest of the pump station and previously removed USTs in 2005 show no VOC contamination. The contamination plum appears to be migrating southwest of the previously removed.

See Appendix 3 for a copy of the CSA Phase II EAS Report which includes Laboratory Sample results and sketches of Boring and MW locations.

7. NYSDEC Data Base has listed the Repetti Service Station as being listed as an Active Hazardous Spill Site as well as a Petroleum Bulk Storage Site (PBS).
   The Red Devil Paint site located at 30 North West Street, 483 feet to the NNE of the study site is listed as a NYSDEC Inactive Hazardous Waste Site, Hazardous Waste Transporter, is on the Civil and Admin. Enforcement Docket List and is listed as a Toxic Brownfields site.

   Another Brownfield Site is Located 863 feet NNW of the study site at 1213-1217 Yonkers Ave and 453 Bronx River Road. This site has confirmed contaminants of concern such as VOCs, arsenic, barium, chromium, copper, lead and zinc, all exceeding Restricted-residential Soil Cleanup Objectives. Soil vapor sampling has also detected elevated levels of tetrachloroethylene (PCE), trichloroethylene (TCE) and petroleum related VOCs.

8. As part of a Phase I EAS report any recognized Environmental Concern would be included. If the demolition of the existing structure on the site is planned an asbestos survey would be required as per NY State Department of Labor Industrial Code 56.

Records provided included a Limited Asbestos Inspection Report prepared by Environmental Maintenance Contractors, Inc. dated December 9, 2013 and is included in Appendix 4.

Based on the observations made and the information reviewed and provided during the course of the Site Assessment and the available historical data, it is in JMA's opinion that this site has both soil and groundwater contamination due to the release of petroleum products from Underground Storage Tanks. The Site has an additional 4 (four) 2000-gallaon USTs that were installed in December **1925. Any UST that are 89 years old have a high potential of petroleum leakage.**
This site will require complete site remediation consisting of petroleum and metals contaminated soils. If future residential buildings are proposed for the site then the urban fills having Semi-VOC and Metal contamination will have to be removed or properly managed on site if NYSDEC approval can be obtained.

Our visual investigation revealed the accumulation of waste truck and car tires that must be removed as well the remediation of surface spills both inside and outside the vehicle maintenance Building.

END OF EXECUTIVE SUMMARY

PURPOSE

The purpose of performing a Phase I Environmental Site Assessment (EAS) is to identify recognized adverse environmental conditions with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA").

The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products on the property under conditions that indicate existing release, a past release or a material threat of a release of any hazardous substance or petroleum products into structures on the property or into the ground, the ground water or the surface water of the property.

The purpose of the Phase II (EAS) is to take appropriate samples to identify any contamination that may be present on the property due the storage of any petroleum or other materials that may have a negative environmental impact on the property. These materials listed in the Executive Summary required additional study as part of the due diligence on the part of Joseph Apicella of Macquesten Takeover Partners LLC prospective buyers of the site.

JM Associates, Inc. has performed this Combined Phase I and Phase II Environmental Site Assessment at the request of Mr. Joseph Apicella of Macquesten Takeover Partners LLC located at 438 Fifth Avenue, Pelham NY 10801. The EAS was requested as part of a due diligence effort to investigate any and all existing recognized environmental conditions on the property and its structures.

The Phase I & phase II Environmental Site Assessment was conducted in accordance with the recommended guidelines of the American Society for Testing and Materials ("ASTM") Standard Practice E-1527 for conducting Environmental Site Assessment for commercial and industrial real estate.

The purpose of performing a Phase I Environmental Site Assessment is to identify recognized adverse environmental conditions with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA") and to evaluate whether other potential contaminants are present, such as petroleum, aromatic hydrocarbons, solvents and metals, regulated under the Resource Conservation and Recovery Act ("RCRA").

The purpose of performing the Phase II EAS is to evaluate the potential impact on the property due to petroleum, aromatic hydrocarbons, solvents or any other compounds that may have been released or are present that would require remediation to meet State and Federal Regulatory Requirements.

1.00 INTRODUCTION

1.10 PROJECT AUTHORIZATIONS

This report presents the results of the Combined Phase I & Summery of previously conducted Phase II Environmental Site Assessment conducted by others for Mr. John Repetti at the property identified as 22 South West Street, Mount Vernon, NY 10550. See Appendix 1 for Vicinity and Site Maps. The Site visit portion of an environmental assessment of the property was conducted on August 25, 2014 and September 2, 2014. Review of previously conducted environmental; reports were obtained from the Mr. Apicella along with discussions with the owner that provided information and reports consisting of:

1) A Phase II EAS by Carlin Simpson Associates, Inc. dated July 18, 2013. See Appendix 3.

2) A UST Closure Report of three UST removals performed in 2005, prepared by Performer Compliance LLC Dated August 10, 2005. A copy of the UST spill number assigned to the site because of the laboratory results of the UST removal Post soil sample showed the remaining soils were contaminated above the NYSDEC Recommended Soil Cleanup Objectives (RSCO). NYSDEC Spill Number 0501989 is still active. See Appendix 2.

3) A Limited Asbestos Inspection Report prepared by Environmental Maintenance Contractors, Inc. dated December 9, 2013. See Appendix 4.

4) Two 4 inch SCH 40 PVC Boring Logs listed as MW-1 and MW-2 installed By Soil Testing Inc. on May 19, 2005. They were driven to a depth of 32 feet below grade surface (bgs).

1.20 PROJECT OBJECTIVE

The objective of this Phase I and Summary of Previous Phase II Environmental Site Assessment is to render an opinion as to whether superficial or historical evidence indicates the presence of recognized environmental conditions which could result in hazardous materials in the environment, as defined in the American Society for Testing and Materials (ASTM) Standard Practice E1527-97 for Phase I Environmental Site Assessments. According to the ASTM Method E1527-97, "the term recognized environmental condition means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property."

1.30 Scope of Services

JM Associates, Inc. (JMA) assessment of the site was completed in accordance with the ASTM Method E1527-97 and JMA's proposal for services. JMA's scope of services consisted of the following activities:

Review of federal and state regulatory agency databases identified by ASTM for the Site and a selected radius around the Site;

Review of the Site history through available ASTM Standard Historical Resources;

Site reconnaissance to make superficial observations for evidence of recognized environmental conditions, Supervision and oversight of the sub-soil investigation on the study site consisting of soil sampling insure that the remaining soils meet regulatory agency clean soil regulatory limits.

Review of all other environmental reports previously completed at the subject site by others and to correlate and summarize the information into this EAS.

A vicinity reconnaissance of properties within ¼ mile radius of the Site;

An interview with Mr. John Repetti to discuss the current and past usage of the property to the best of his knowledge; and

Preparation of this report based on our findings and information provided.

This report presents JMA's field observations, results, and opinions. This report is subject to modification if JMA or any other party obtains subsequent information.

2.00 Background Site Information

The following information was obtained during JMA's Site reconnaissance and from interviews with people knowledgeable about the Site. Some photographs depicting Site conditions at the time of JMA's assessment are presented in Appendix 1. Additional information on Site use and activity is contained in Section 2.30 and Section 4.10. Information concerning area observations is contained in Section 6.10.

2.10 Site Location

The Site is located on the northwest side of South West Street between Mount Vernon Ave and Grove Street in Mount Vernon NY

2.20 Site Description

The study Site is an rectangular shaped, parcel bounded by Mount Vernon Ave and Grove Street. The property consists of six separate lots, Part of Lot Nos, 277-285 as shown on Map of West Mount Vernon, NY. See Appendix 1 for Site Map Survey. At present on the site is a small combination office and vehicle service one white masonry building. The remaining area is a Citgo Gas Station and vehicle repair shop. A large portion of the property is a macadam area used for parking vehicles. The present owner/operator, Mr. Repetti, has constructed and owned the building since 1946. The northwest side the of the property abuts the Mount Vernon Rail Road Station, to the northeast and southeast are one story commercial masonry building. On the east side of South West street are also small masonry commercial buildings. See Photographs in Appendix 1.

2.30 Current Site Use

The study Site is used as a Cigo Gas Station, vehicle repair shop and outdoor parking for vehicles.

2.40 Adjoining Property Use

The adjoining properties are commercial buildings

2.50 Area Use

The general area surrounding the Site consists of commercial buildings

2.60 Site Utilities

The Site is serviced by Municipal potable water, sanitary sewer and surface water sewer systems. Gas is also provided rom S West Street as well as overhead electrical power.

3.00 Environmental Setting

The following subsections provide information regarding the general physiographic, hydrologic, and soil conditions in the area of the Site.

3.10 Regional Physiography

Based on a review of the U.S. Geologic Survey (USGS) Topographic Map for the area, the Site is located in a relatively hilly area with some sections leveling out. From the Monitoring Well Installation logs of MW-1 and MW-2, installed in 2005, Bed rock is 32 feet below grade surface (bgs). Urban fill was detected during 2013 borings and soil sampling, by others, and seems to be consistent throughout the site. See Appendix 2 and Appendix 3.

3.20 Groundwater Conditions

As part of our Phase II Site Investigation performed by Carlin Simson Associates (CSA) MW-1 and MW-2 were sampled and the groundwater (GW) was sampled. The laboratory sample results show that the GW has been contaminated by previous petroleum spills from Underground Storage Tanks (USTs) on the site. See Appendix 3 for CSA Phase II Report.

3.30 Wetlands

There are no wetlands on or near the study site.

4.00 Historical Use Information

See Appendix 5 for the complete ASTM Environmental Site Assessment Questionnaire.

4.10 Site and Area History summary

For over 50 years the Site has been located in light commercial property area.

5.00 Previous Site Investigations

Phase I site Environmental Site Assessment has been prepared by Carlin Simpson Associates dated April 26, 2013 and A Phase II Environmental Site Assessment dated July 18, 2013 prepared for the property. See Appendix 3

6.00 Areas of Possible Environmental Concerns & 6.10 Exterior Observations

Environmental concerns for this site have been previously reported and are listed as follows:

1. NYSDEC Active Spill Number 0501989 exists on the site due to petroleum release from leaking USTs the remediation efforts in 2005 failed to remove all contaminated soils.
2. The site has been used a gas Station since 1946. The Site has had seven large (2000-gal) Underground Storage Tanks (USTs) on site. Three USTs were removed in 2005 that had a petroleum release. Causing both soil and GW Contamination. Four USTs dating back to 1925 still remain in service. These old USTs pose an environmental concern.
3. The site has an old active hydrauiic lift inside the service building. Also inside the service building was an old abandoned grease pit. No data documenting the proper abandonment or post soil sampling can be found to show that soil contamination had not occurred. Because the hydraulic lift is old, since 1946, a potential of causing additional contamination due to petroleum releases.

4. Soil Borings previously made by others has documented that the site was originally filled in with Urban fill. This fill has been known to contain various solid waste products that contain various compounds that contaminate the soil.
5. Since the existing building was built in 1946 Asbestos Containing Material's (ACM) may require removals prior to demolition or renovation.
6. The Red Devil Paint site located at 30 North West Street, 483 feet to the NNE of the study site is listed as a NYSDEC Inactive Hazardous Waste Site, Hazardous Waste Transporter, is on the Civil and Admin. Enforcement Docket List and is listed as a Toxic Brownfields site.

6.10.1 Underground Storage Tanks (USTs)

There were four 2000-gallon inactive gasoline Underground Storage Tanks located in the pump area. See item 6.00 -2

6.10.2 Aboveground Storage Tanks (AGST)

There are no Above Ground Storage Tanks on the site.

6.10.3 Hazardous Substances or Petroleum Products Use

There are only small amounts of solvents used as a part of the vehicle repairs and maintenance performed in the service building No other hazardous substances are housed at the study site. There is no site history of hazardous substance discharge on the property. The property is not registered as a hazardous waste generator.

6.10.4 Staining

Some superficial staining was observed during the site inspection of the property. The area at the south end of the service building has a large petroleum stin on the outside macadam

6.10.5 Drywells and Sumps

No drywells or sumps were observed during JMA site reconnaissance.

6.10.6 Pits, Ponds and Lagoons

There are no pits, lagoons or streams located at the site.

6.10.7 Wells

Water is supplied to the property by the municipality.

6.10.8 Solid Waste

No dumping of Municipal Solid Waste (MSW [household garbage or waste]) was observed on the property with the exception of a pile of waste tires located at the south end of the service building.

6.10.9 Wastewater

There is no discharge of wastewater onto any adjoining properties and there is no processed wastewater being discharged from the site.

6.10.10 Septic System

There are no septic systems on the property. The sanitary discharge is into the municipal sanitary system.

6.10.11 Stressed Vegetation

The property is capped both with concrete and blacktop.

6.10.12 Soil/Water Sampling

Soil sampling was performed in 2005 by Performance Compliance LLC as Post UST removals. See Appendix 2 for laboratory sampling results. Groundwater and Soil sampling were performed as part of CSA Phase II Environmental Site Assessment. See Appendix 3 for CSA Phase II ESA for laboratory results.

6.10.13 Oil/Water Separators

No evidence of oil/water separators was observed on the Site during JMA's visit.

6.10.14 Surface Water Runoff

All surface runoff flows into South West Street and into the municipal storm water collection system.

6.20.15 Hazardous Wastes Generated and Waste Storage Areas

The Site does not generate hazardous waste other a small amount of oil and grease cleaning materials to clean vehicle parts during vehicle repairs and maintenance.

7.00 VICINITY RECONNAISSANCE

As part of JMA's Site assessment, a reconnaissance of the properties adjoining the Site, as well as properties within a 1-mile, ½ mile, and ¼ mile radius of the site, was conducted. The results of JMA's vicinity reconnaissance are presented below.

8.00 REGULATORY DATABASE REVIEW

The following section is based on public information obtained from various federal, state, and local agencies that maintain environmental regulatory databases. These databases provide information about the regulatory status of a property and incidents involving storage, spilling, or transportation of oil or hazardous materials. Information was gathered by a professional data search service, Toxics Targeting, Inc. (TT). Federal, state, and local regulatory information is presented in Appendix 5.

The Study site is listed on the NYSDEC Active Spill List. It is also listed as a Petroleum Bulk Storage Site.

The Red Devil Paint site located at 30 North West Street, 483 feet to the NNE of the study site is listed as a NYSDEC Inactive Hazardous Waste Site, Hazardous Waste Transporter, is on the Civil and Admin. Enforcement Docket List and is listed as a Toxic Brownfields site.

Another Brownfield Site is Located 863 feet NNW of the study site at 1213-1217 Yonkers Ave and 453 Bronx River Road. This site has confirmed contaminants of concern such as VOCs, arsenic, barium, chromium, copper, lead and zinc, all exceeding Restricted-residential Soil Cleanup Objectives. Soil vapor sampling has also detected elevated levels of tetrachloroethylene (PCE), trichloroethylene (TCE) and petroleum related VOCs.

THE DATABASE DID INCLUDE THE NYSDEC SPILL NUMBER FROM 2005 (0501989) AS STILL BEING ACTIVE AND THE SITE WILL REQUIRE SOIL AND GROUNDWATER SITE REMEDIATION. ALSO THAT THE SITE IS LISTED AS A PETROLEUM BULK STORAGE (PBS) SITE WITH THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH (WCDOH)

9.10 Findings and Conclusions

See pages 3 thru 5, Executive Summary of this report.

10.00 Limitations

JMA's findings and conclusions must be considered not as scientific certainties, but rather as our professional opinion concerning the significance of the limited data gathered during the course of the Environmental Site Assessment. No other warranty, express or implied, is made.

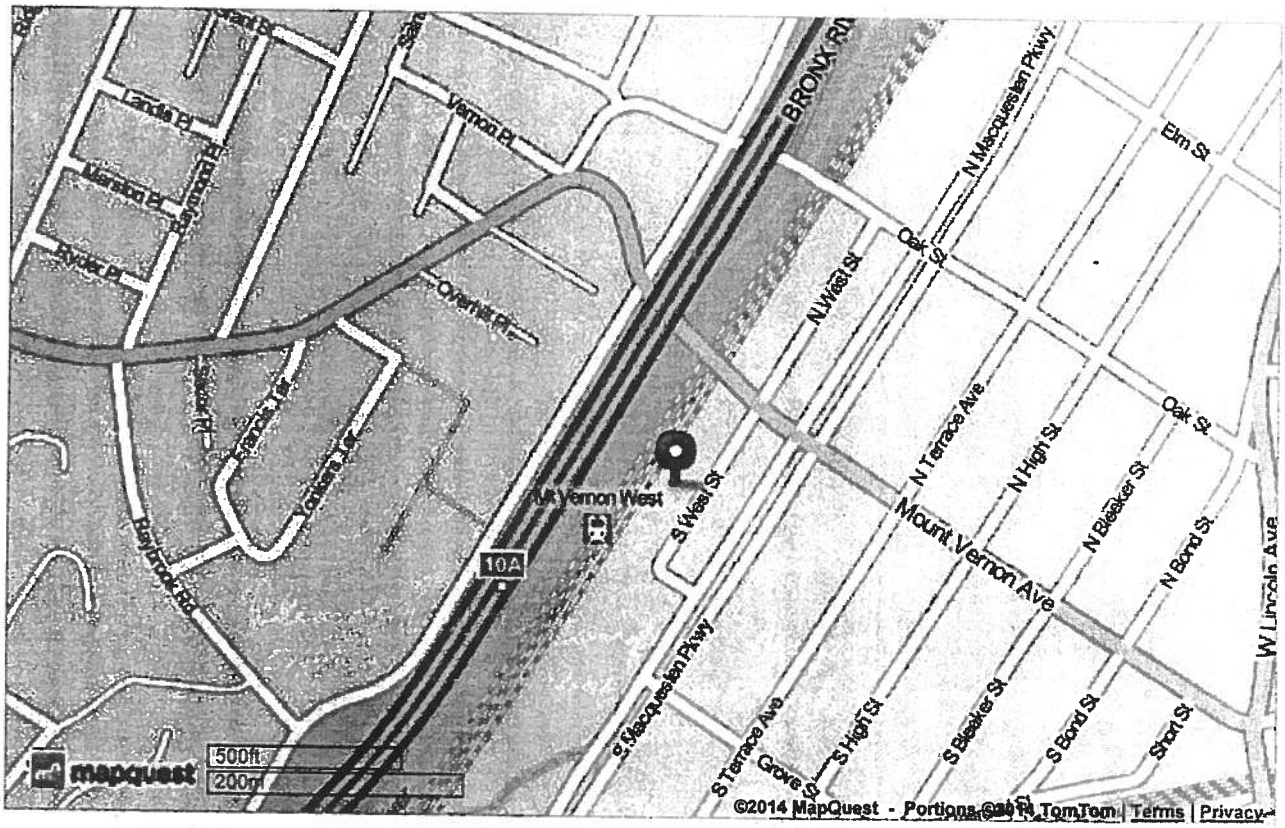
We thank you for allowing JM Associates, Inc. to serve as your Environmental Consultant for this project.

Should you have any questions regarding the content of this report, please feel free to call us at 914-241-3795 and we will be glad to discuss them in further detail.

Signed: _____

Dated:

EXHIBIT 1



Vicinity Map
22 South West Street
Mount Vernon, NY 10550

Vicinity Map
22 South West Street
Mount Venon, NY 10550

Google earth

feet 100
meters 40

JOB NUMBER: RO. 151-277

Possession NOT indicated

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for New York State Association of Land Surveyors. This Survey is a representation of the property as surveyed on July 15, 2014, the date that the field work was performed. Subsequent revision dates do not constitute an updated survey

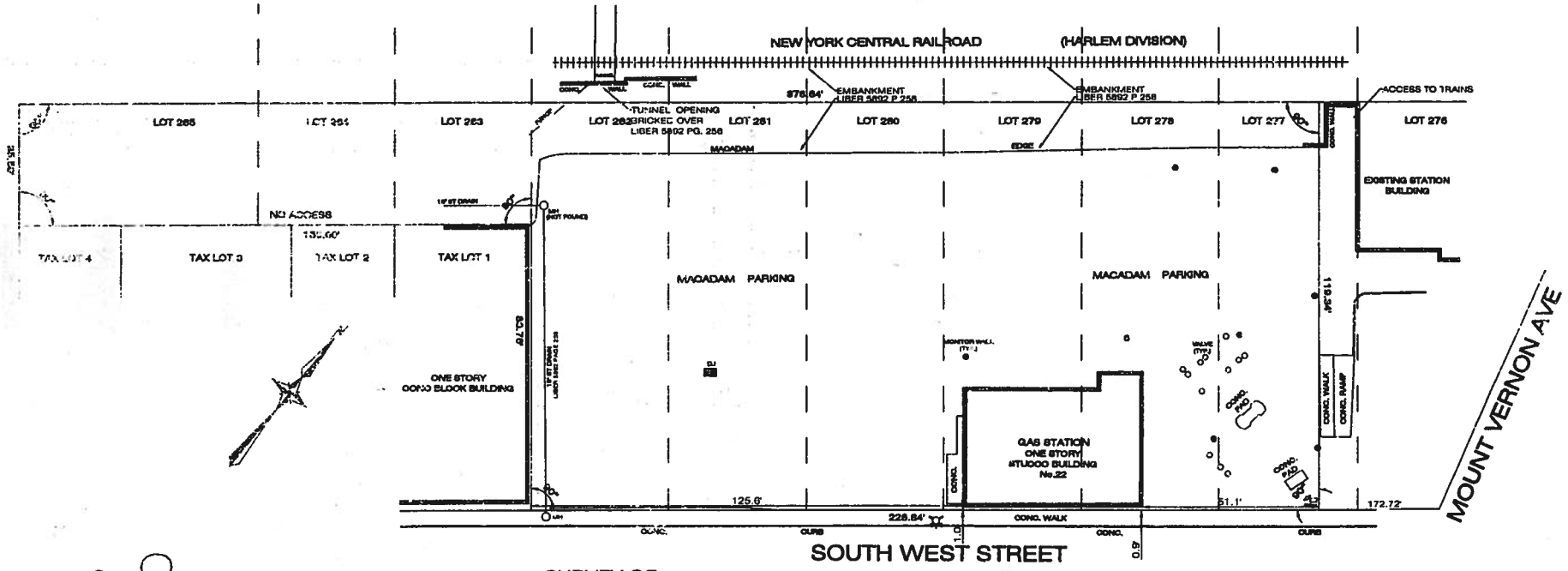
Eliot Senor, L.S. New York State Lic. No. 049822

A Title report lists easements and restrictions if the report was not provided these easements and or restrictions may not be shown. A copy of the title report was not provided. A copy of the deed was provided. Survey may be subject to easements not shown.

Surface elevations and underground appurtenances, if any, whether or not shown are not guaranteed Fences or possession lines generally do not follow a straight line. The survey shows straight lines between located points. Any dimensions shown are to the surveyed point only. Labeled dimensions cannot be used for any other point along the line.

Unauthorized alteration or additions to the survey map is a violation of Section 7209 sub-section 2 of the New York State Education Law

Certify to :Macquesten Takeover partners , LLC only.



SURVEY OF
PART OF LOT Nos. 277-285
AS SHOWN ON MAP OF
WEST MOUNT VERNON
LOCATED IN THE
CITY OF MOUNT VERNON
WESTCHESTER COUNTY, NEW YORK.

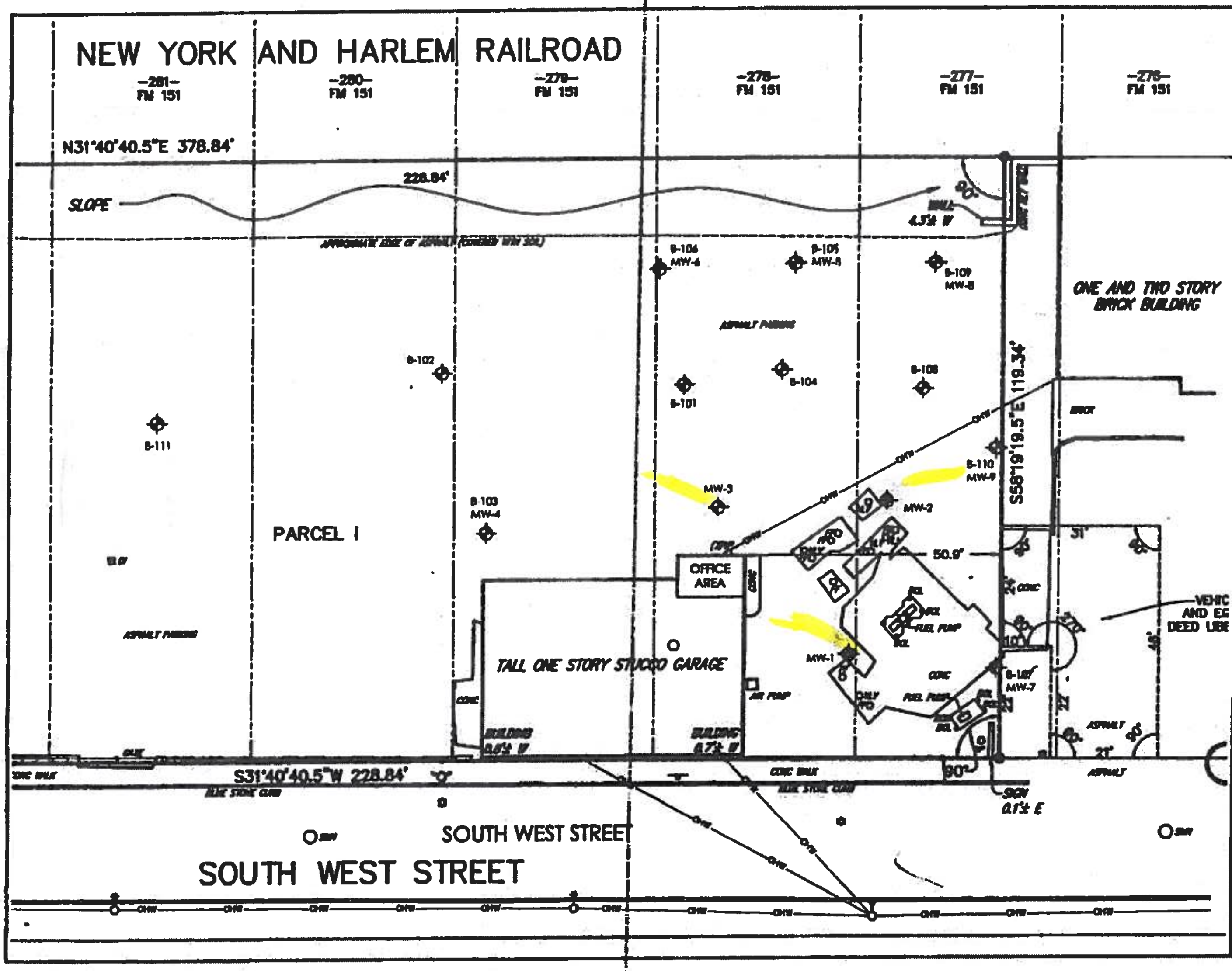
SCALE: 1" = 30'

DATE: Aug. 15, 2014
Aug. 19, 2014

Note: Property subject to easements in Liber 5892 Pg 258
Items listed are not plotable.

Said "Map" is filed in the Westchester County Clerk's office, Division of Land Records, on July 12, 1890 as R.O. Map number 151.

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER • LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009



GENERAL NOTES:

1. GENERAL LAYOUT WAS OBTAINED FROM A DRAWING PREPARED BY JOHN MEYER CONSULTING, ENTITLED "SURVEY OF PROPERTY", DATED 12/5/2012, DWG NO. SU-1.
2. TEST PROBE AND MONITORING WELL LOCATIONS WERE LAID OUT IN THE FIELD BY CARLIN-SIMPSON & ASSOCIATES (CSA).
3. TEST PROBES AND MONITORING WELLS WERE PERFORMED BY GENERAL BORINGS INC. IN OCTOBER 2013 UNDER THE FULL TIME INSPECTION OF CSA.
4. LOCATIONS ARE APPROXIMATE.

LEGEND:

- TEST PROBE LOCATION
- MONITORING WELL LOCATION

ROBERT B. SIMPSON, P.E.
PROFESSIONAL ENGINEER

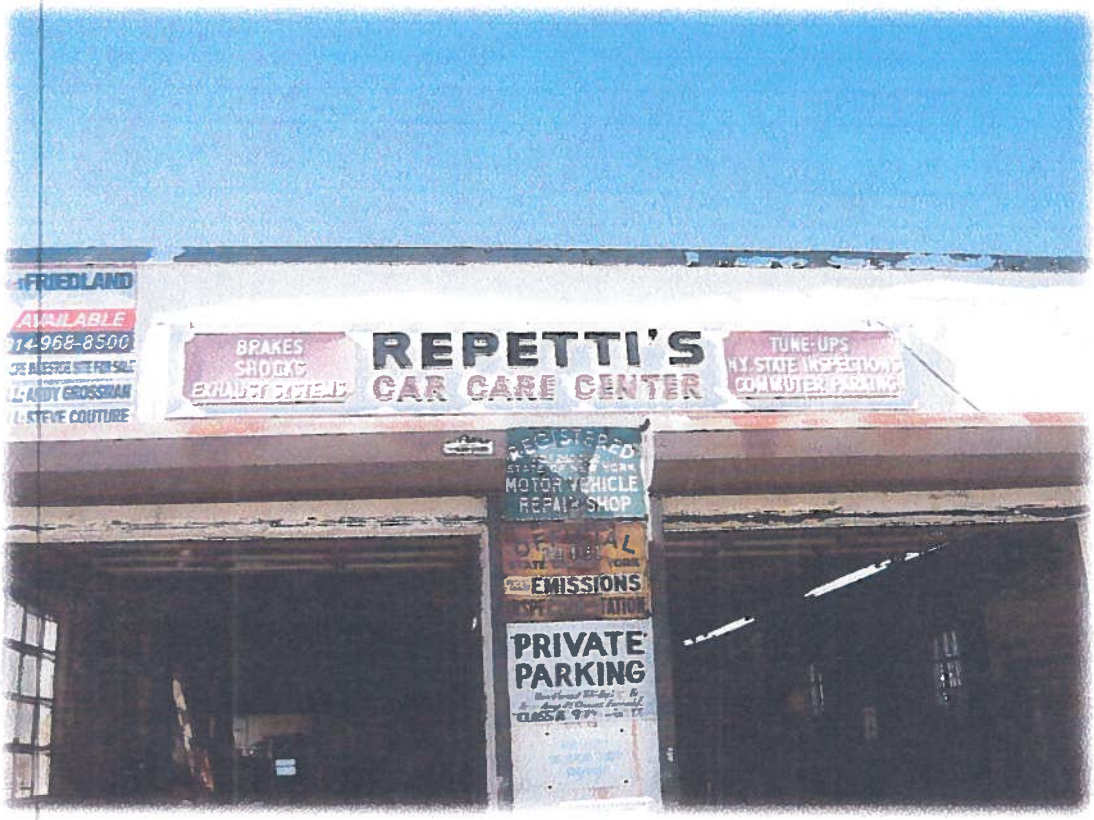
BORING & WELL LOCATION PLAN

REPETTI'S SERVICE STATION
22 SOUTH WEST STREET
MT. VERNON, NEW YORK

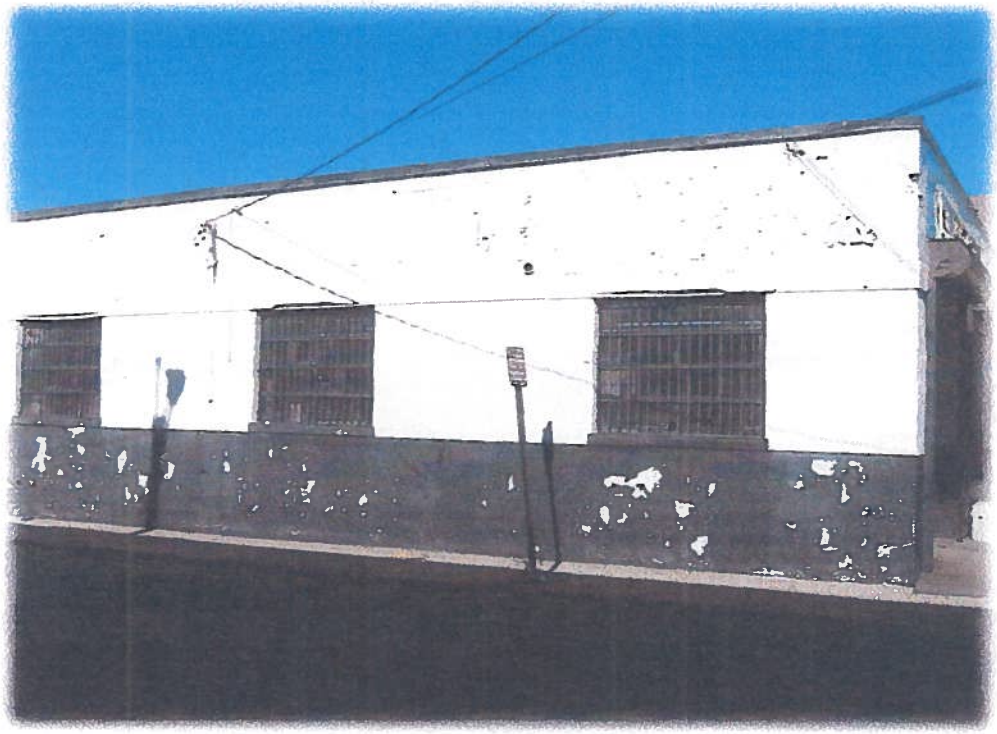
MRA	1" = 20'
RBS	11.8.13
12-85B	FIG -1

CARLIN-SIMPSON AND ASSOCIATES
61 Main Street
Sayreville, NJ 08872
Consulting Geotechnical and Environmental Engineers

Repetti's Service Station

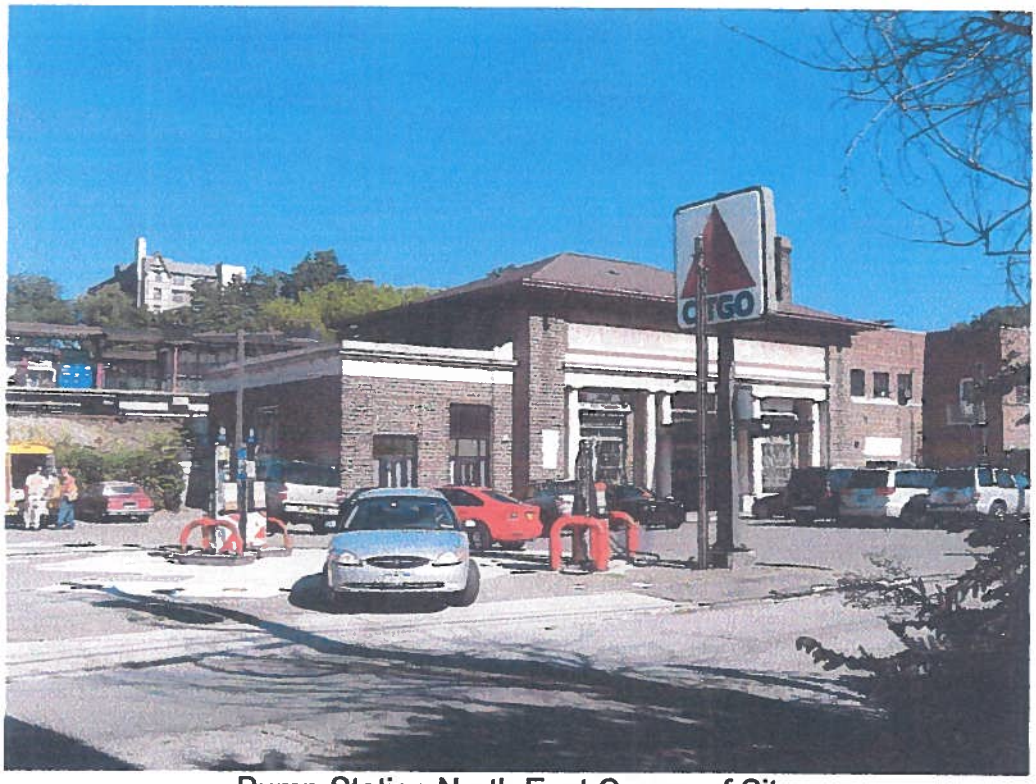


One Story Masonry Service Building



Repetti Vehicle Service Building Facing South West Street

Repetti's Service Station



Pump Station North East Corner of Site

Pump Station where 3 old USTs were Removed in 2005

Repetti's Service Station

Area of UST Removals in 2005 and see MW-1 Location, South East corner of Pump Station

MW-2 Located in upper North West corner of where 3 Old USTs Were Removed

Repetti's Service Station

View of Mt Vernon West Railroad Station Located Adjacent to West Property Line of Site

Blacktop Parking Area located South and West on the Site.

EXHIBIT 2

NEW YORK STATE
DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 0501989

Spill Date/Time

Spill Date: 05/18/2005 **Spill Time:** 04:30:00 PM
Call Received Date: 05/18/2005 **Call Received Time:** 06:24:00 PM

Location

Spill Name: REPETTI SERVICE STATION
Address: 22 SOUTH WEST STREET
City: MOUNT VERNON **County:** WESTCHESTER

Spill Description

Material Spilled	Amount Spilled	Resource Affected
UNKNOWN PETROLEUM	UNKNOWN	Soil

Cause: Unknown
Source: Commercial/Industrial
Waterbody:

Record Close

Date Spill Closed: Not closed

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.
Refine Current Search

Robert P. Astorino
County Executive

New Rochelle, NY 10801
914-813-5161
24-hour emergency number: 914-813-5000

PETROLEUM BULK STORAGE/GASOLINE DISPENSING SITES
REGISTRATION CERTIFICATE

Site: Repetti Service Station 22 South West Street Mount Vernon, NY 10550 ***Operator:*** John Repetti (914) 664-1100 ***Emergency Contact:*** John/ Susan Repetti (914) 879-5390	***PBS ID:*** ***3-172359***	***Issue Date:*** 09/21/2012 ***Expiration Date:*** 08/24/2017
	Owner: John Repetti 32 Paula Avenue Yonkers, NY 10704	
	Issued by: Sherlita Amler, M.D. Commissioner of Health	

As an authorized representative of the above-named facility, I affirm under penalty of perjury that the information displayed on this form is correct to the best of my knowledge. I recognize that I am responsible for assuring that this facility is in compliance with all sections of Article XXV and XXVI of the Westchester County Sanitary Code.

- The facility must be re-registered upon a transfer of ownership.
- The Department must be notified within 15 days prior to adding, replacing, reconditioning or permanently closing a stationary tank.
- THIS CERTIFICATE MUST BE POSTED ON THE PREMISES AT ALL TIMES. Posting must be at the tank, at the entrance of the facility or at the main office where the storage tanks are located.
- Any person with knowledge of a spill, leak or discharge must report the incident immediately to the Westchester County Department of Health at 914-813-5000 and to the New York State Department of Environmental Conservation at 800-457-7362.

Tank ID	Date Installed	Tank Location	Product	Capacity (gallons)	Last Tested	Next Test Due
1	12/1925	Underground	Gasoline	2000	07/2012	07/2017
2	12/1925	Underground	Gasoline	2000	07/2012	07/2017
3	12/1925	Underground	Gasoline	2000	07/2012	07/2017
4	12/1925	Underground	Diesel	2000	07/2012	07/2013

Vapor Recovery ID: **3550801128**

Mailing Address: John Repetti Repetti Service Station 22 South West Street Mount Vernon NY 10550	*Name of Authorized Representative/Owner (print)* John Repetti	
	Signature of Authorized Representative/Owner	
	Title Owner	*Date* 3/4/14

THIS CERTIFICATE IS NON-TRANSFERABLE

Tank #	Location:	Status:	Installed:	Capacity:	Product:	Tank Type:	Internal Prot:	External Prot
4	Underground	In Service	12/01/1925	2,000	Nos. 1, 2 or 4 Fuel Oil	Steel/Carbon Steel	Epoxy Liner	None

Pipe Location:	Pipe Type:	PipeInternal Prot:	External Prot:	Secondary:	Leak Det:	Overfill:	Dispenser:
Underground	Galvanized Steel	None	Sacrificial Anode	None	Groundwater Well	Vent Whistle, Catch Basin	Suction

Last Test:	Next Test:	Status:
06/2008	6/5/2009	Minor Data Missing

Tank #	Location:	Status:	Installed:	Capacity:	Product:	Tank Type:	Internal Prot:	External Prot
5	Underground	Closed-Removed	12/01/1925	550	Used Oil	Steel/Carbon Steel	None	None

Pipe Location:	Pipe Type:	PipeInternal Prot:	External Prot:	Secondary:	Leak Det:	Overfill:	Dispenser:
Underground	Galvanized Steel	None	Sacrificial Anode	None	None	None	Suction

Last Test:	Next Test:	Status:	Date Closed:
	NTR	Minor Data Missing	05/2005

2-472359 Site Status: Active PBS, >1100 gal. PBS, [redacted] Owner: [redacted]

Repetti Service Station
22 South West Street
Mount Vernon, NY 10550
County: WESTCHESTER Town:
Latitude: **Longitude**
SPDES#:: **CBS# :**
Site Type:

Total Active Tanks: 4
Active Capacity: 8000
Reg Expires: 8/24/2012
Last Inspection: 7/11/2008
Cert Printed: 9/18/2008

[redacted] la Av[redacted]
Yonkers, NY 10704

Phone: (914) 787-8253
PRIVATE RESIDENT

Mail: Repetti Service Station
22 South West Street
Mount Vernon, NY 10550
Attn: John Repetti Phone: (914) 664-1100

Contact: Operator: John Repetti (914) 664-1100
Emergency: Emergency: John Repetti (914) 879-5390

Tank #	Location:	Status:	Installed:	Capacity:	Product:	Tank Type:	Internal Prot:	External Prot
1	Underground	In Service	12/01/1925	2,000	Unleaded Gasoline	Steel/Carbon Steel	Epoxy Liner	None

Pipe Location:	Pipe Type:	PipeInternal Prot:	External Prot:	Secondary:	Leak Det:	Overfill:	Dispenser:
Underground	Galvanized Steel	None	Sacrificial Anode	None	Groundwater Well	Vent Whistle, Catch Basin	Suction

Last Test:	Next Test:	Status:
06/2008	6/5/2009	Minor Data Missing

Tank #	Location:	Status:	Installed:	Capacity:	Product:	Tank Type:	Internal Prot:	External Prot
2	Underground	In Service	12/01/1925	2,000	Unleaded Gasoline	Steel/Carbon Steel	Epoxy Liner	None

Pipe Location:	Pipe Type:	PipeInternal Prot:	External Prot:	Secondary:	Leak Det:	Overfill:	Dispenser:
Underground	Galvanized Steel	None	Sacrificial Anode	None	Groundwater Well	Vent Whistle, Catch Basin	Suction

Last Test:	Next Test:	Status:
06/2008	6/5/2009	Minor Data Missing

Tank #	Location:	Status:	Installed:	Capacity:	Product:	Tank Type:	Internal Prot:	External Prot
3	Underground	In Service	12/01/1925	2,000	Unleaded Gasoline	Steel/Carbon Steel	Epoxy Liner	None

Pipe Location:	Pipe Type:	PipeInternal Prot:	External Prot:	Secondary:	Leak Det:	Overfill:	Dispenser:
Underground	Galvanized Steel	None	Sacrificial Anode	None	Groundwater Well	Vent Whistle, Catch Basin	Suction

Last Test:	Next Test:	Status:
06/2008	6/5/2009	Minor Data Missing

UST CLOSURE REPORT

PROPERTY:

Repetti's Service Station
22 South West Street
Mt. Vernon, New York 10550

WCDOH PBS No. 3-172359
NYSDEC Spill No. 05-01989

DATED:

August 10, 2005

PREPARED FOR:

Repetti's Service Station
22 South West Street
Mt. Vernon, New York 10550

PREPARED BY:

PERFORMER COMPLIANCE LLC
PO Box 610
Tarrytown, New York 10591

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1.0 INTRODUCTION

Performer Compliance LLC (PCLLC) was contracted by Repetti's Service Station of Mt Vernon, NY to provide documentation in the removal of three (3) underground petroleum storage tanks (USTs) at a gas station located at 22 South West Street in the city of Mt. Vernon, New York. The objectives of this work were to remove the USTs as well as identify and remove associated contamination, if found. The activities conducted at the site were performed in accordance with local, state and federal regulations.

This report summarizes all activities which were performed at the site, relative to tank removal and does not address any additional environmental issues related to the site. Information in this report is based on observations made by personnel on site and data provided by others.

2.0 SITE INFORMATION

2.1 Site Description

The site is a commercial property containing a one story masonry structure containing garage bays and office for vehicle repair and gasoline dispensing operations.

2.2 Site Location

The site is located on the west side of South West Street, east of the New York Central railroad tracks in the City of Mt. Vernon, in Westchester County, New York. The street address is 22 South West Street, Mt. Vernon, NY 10550. A general map of the area shows its location in relationship to local and major routes (Figure 1).

2.3 Area Land Use

The area in the vicinity of the site consists mainly of a mixture of light industrial and commercial development. The west side of the property borders the New York Central Railroad tracks and Mt. Vernon train station.

2.4 Water Supply Information

The area is supplied by a municipal water source, according to the City of Mt. Vernon Building Department.

3.0 UST INFORMATION

3.1 UST Description

There were three USTs in total. All tanks were of steel single-wall construction over 25 years of age. Two tanks were 550 gallons in capacity (96 inches in length by 48 inches in diameter) and one tank was 1000 gallons in capacity (128 inches in length by 48 inches in diameter). The tanks are listed in the current Westchester County Department of Health Petroleum Bulk Storage (WCDOH PBS) database as Tank ID No's. 5,6 and 7, respectively. It should be noted that Tank ID No. 6 was originally listed as being 550 gallons in capacity, however upon excavation and removal it was determined to be 1000 gallons in size. The site plan in Figure 2 shows the USTs with their associated Tank ID numbers.

3.2 UST Location

All three USTs were located parallel to one another in the driveway area, between the two pump islands, with their long axes aligned in a northeast to southwest direction.

3.3 UST Usage

The middle 550 gallon UST was in use and stored waste oil. The two flanking USTs were not in service, having been abandoned at least 20 years ago according to information supplied by the facility owner.

4.0 DESCRIPTION OF WORK

4.1 Regulatory Notification

Applications to the Westchester County Department of Health, City of Mt. Vernon Building Department (Permit No. A-46099), City of Mt. Vernon Fire Department (Permit No. 6519) and were required in order to proceed with the UST removal operation. These applications were made and all permits were issued prior to start of work. Copies of these permits are attached in Appendices D, E and F, respectively.

Notification was made to DigSafelyNY in order to inform the appropriate utility companies that excavation was planned. A Ticket ID (No. 04215-035-053) was subsequently issued.

4.2 Site Operations - Overview

The site operations which were completed included the excavation, removal and disposal of two (2) 550 gallon and one (1) 1000 gallon USTs. Operations also included visual inspection of the USTs, visual screening of the soils, sampling of the soils, analyses of post-excavation soil samples by a New York State Department of Health (NYSDOH) certified laboratory and back-filling of the excavation.

4.3 Site Operations – Detail

Barrier Motor Fuels, Inc. of Tarrytown, NY conducted the removal of the USTs over the course of two days (5-18/05 - 5/19/05). On May 18, 2005, work began with the excavation and removal of the 550 gallon waste oil UST (PBS Tank ID No. 5). The tank top was exposed at a depth of about two (3) feet. Excavation continued along the sides of the tank to facilitate removal. The tank was removed and placed above ground. The tank was observed to be in good condition with moderate surface corrosion. The total depth of the excavation was approximately seven (7) feet. A small amount of soils encountered at a depth of about six to seven (6-7) feet, below and south of the tank exhibited a slight petroleum odor and some discoloration. These soils were stockpiled separately alongside the pit and later moved to a location alongside the building, covered on all sides with impermeable plastic lining material. No groundwater was observed during the excavation process.

An inspector from WCDOH reviewed the site on May 18, 2005 and prepared a Tank Closure Inspection Report which also reflected the above observations. This report is attached in Appendix A.

Excavation work continued in order to remove the second UST (Tank ID No. 6), which was located to the west of the first tank removed. The tank top was exposed at a depth of about three feet. Backfill materials removed appeared mostly clean with no odor or discoloration except for an area below and to the south and west of the tank. These soils were excavated until clean soils were reached, and were then added to the stockpiled soil. The tank was removed and placed above ground. The tank was observed to be in fair condition with moderate to heavy surface corrosion, pitting and several perforations along the bottom and lower third of the tank sides.

On May 19, 2005, excavation work continued in order to remove the third UST (Tank ID No. 7) which was located to the east of the first (middle) UST. The tank top was

exposed at a depth of about three feet. Backfill materials removed appeared mostly clean with no odor or discoloration, except for an area along the south and east corner of the tank at a depth of about six (6) feet (near the tank bottom). These soils were removed and added to the previously stockpiled soil. The tank was removed and was observed to be in poor condition with heavy surface corrosion, pitting and numerous perforations, mostly along the bottom of the tank.

The tanks were cut, cleaned and transported to a local scrap metal recycling facility. The active waste oil storage tank (Tank ID No. 5) contained a small amount of residual product, while the others were empty. The tank bottom product was removed and placed into two (2) Department of Transportation (DOT) approved fifty-five (55) gallon steel drums on site.

Excavation continued in the area of affected soil as far as practicable, to a depth of about 12 feet in the southeastern corner of the pit. Further excavation was not practical due to the presence of the adjacent active diesel storage tank system to the south and the active gasoline pump island to the east.

The total area of the excavation was approximately 13 ft along the north-south axis, 17 feet along the east-west axis and 8 feet in depth (12 feet deep in the southeastern area). No groundwater was observed within the pit throughout the excavation process.

Post-excavation samples were procured and the pit was subsequently back-filled with clean soils.

A WCDOH inspector reviewed the site on May 19, 2005 and prepared a Tank Closure Inspection Report which also reflected the above observations. This report is attached in Appendix G.

The two (2) fifty-five (55) gallon DOT-approved steel drums of tank bottom materials were removed and disposed of on July 15, 2005 by A-1 Environmental Recycling of Wallingford, CT. A waste removal receipt is attached in Appendix C.

A WCDOH PBS Work Summary, listing the work performed at the facility, has been completed and is attached in Appendix H.

5.0 SOIL SAMPLING AND ANALYTICAL RESULTS

5.1 Sampling Procedure

Sampling of the UST excavation was as follows:

A total of eleven (11) post-excavation samples were taken from the walls and floor of the pit. Sampling locations were based upon WCDOH requirements for the site as well as additionally observed soil conditions.

A composite sample was developed from two (2) grab samples from the north wall (Sample ID No. 4). A composite sample was developed from two (2) grab samples from the west wall (Sample ID No. 3). A composite sample was developed from two (2) grab samples from the east wall (Sample ID No. 9).

Three (3) composite samples, consisting of two (2) grab samples each, were taken from the south wall, one from each tank end area (Sample ID No's. 5, 6 and 8)

Three (3) composite samples were taken from beneath each UST consisting of three (3) grab samples each (Sample ID No's. 1, 2 and 7).

Separate grab samples were taken from the southern portion of the east wall and the adjacent floor area (Sample ID No's. 10, 11) due to the elevated presence of affected soils.

Soil sampling was conducted in accordance with NYS Department of Environmental Conservation (NYSDEC) guidelines. The general protocol was as follows:

Post-excavation soil samples were placed in 8-oz glass jars with teflon-lined lids, then stored in a cooler for preservation. A Chain of Custody Report was generated at that time. The samples were then placed in a refrigerator awaiting collection by laboratory personnel. The samples were subsequently picked up and delivered to York Laboratories of Stamford, Connecticut (NYSDOH License #10854) for analyses. The soil samples were analyzed for target compounds (8260 and 8270 STARS List) in accordance with NYSDEC Recommended Soil Cleanup Objectives, TAGM guidelines. Analytical results are attached in Appendix A.

5.2 Analytical Results

Post-excavation soil analyses detected VOC target compounds within the southern portions of the walls and floor of the excavation adjacent to and beneath the easternmost UST (Tank ID No. 7). The compounds 1,2,4 Trimethylbenzene, 1,3,5, Trimethylbenzene, Napthalene Toluene, and Xylenes, were detected at levels significantly higher than NYSDEC TAGM maximum guidance values. No VOCs were detected in any other samples.

Post-excavation soil analyses detected some SVOC target compounds within the walls and floor of the excavation, most of which were below NYSDEC TAGM guidance values, with the exception of the compounds Benzo[a]anthracene, Benzo[a]pyrene, Benzo [b] fluoranthene and Benzo [k] fluoranthene and Chrysene, which were present at moderately high levels primarily in the same area in which high VOC concentration

was found, which is within the southern portions of the walls and floor of the excavation adjacent to and beneath the easternmost UST (Tank ID No. 7).

Post-excavation soil analyses detected no target compounds within the northern and southern walls of the excavation, nor the northern portion of the floor beneath Tank ID No. 7 (easternmost tank). These data were obtained from Sample ID No's. 4, 5, 6, 7 and 8. Some SVOCs were found in samples taken from below Tank ID No. 6 (Sample ID No. 2), however these levels were below NYSDEC TAGM maximum guideline values.

TABLE 1:

QUICK-VIEW ANALYSES OF POST-EXCAVATION SOIL SAMPLES - VOCS

COMPOUND	TAGM LIMITS (ppb)	ANALYTICAL RESULTS (ppb)	
		ID #10	ID #11
		Wall-East-South	Floor Tank ID #7-South
1,2,4 Trimethylbenzene	10,000	**19000**	**92000**
1,3,5, Trimethylbenzene	3300	**6500**	**32000**
Benzene	60	ND	**550**
Ethylbenzene	5500	600	2200
Isopropylbenzene	2300	**290**	880
Napthalene	13,000	ND	**23000**
n-Butylbenzene	10,000	2300	1500
n-Propylbenzene	3700	1100	2300
o-Xylene	600	**1200**	**9200**
p- & m-Xylenes *	800	**4900**	**42000**
p-Isopropyltoluene	10,000	920	1300
sec-Butylbenzene	10,000	310	940
tert-Butylbenzene	10,000	ND	ND
Toluene	1500	ND	**7200**
Total Xylenes	1200	**6100**	**51200**

* Mixed Xylenes limit applies.

NOTE: All other compounds tested were non-detectable for VOCs.

TABLE 2:

QUICK-VIEW ANALYSES OF POST-EXCAVATION SOIL SAMPLES - SVOCS

COMPOUND	TAGM LIMITS (ppb)	ANALYTICAL RESULTS (ppb)					
		ID #1	ID #2	ID #3	ID #9	ID #10	ID #11
		Floor Tank ID #5	Floor Tank ID #6	Wall-West	Wall-East-North	Wall-East-South	Floor Tank ID #7-South
Acenapthene	50,000	120	ND	ND	ND	ND	ND
Anthracene	50,000	330	ND	70	140	590	460
Benzo[a]anthracene	224	950	89	420	640	2000	1200
Benzo[a]pyrene	61	430	ND	170	270	370	330
Benzo [b] fluoranthene	60	420	ND	99	140	330	270
Benzo [k] fluoranthene	61	380	ND	210	390	610	370
Chrysene	400	700	85	290	530	2300	1300
Flouranthene	50,000	1500	140	600	ND	2900	1300
Fluorene	50,000	ND	ND	ND	ND	630	360
Napthalene	13,000	ND	ND	ND	720	4400	6300
Phenanthrene	10,000	1600	87	380	340	4000	2000
Pyrene	50,000	1800	150	730	780	4600	2300

ND indicates non-detectable results.

8.0 DISCLAIMER

This report is based on a limited number and scope of soil samples and analyses. The conclusions presented in this report are based only on the observations made during this investigation, as well as data provided by others. Subsurface conditions such as groundwater elevation and quality may change with time and affect future soil and groundwater data. Therefore, the conclusions and recommendations discussed herein apply only to conditions existing at the time of this report.

Performer Compliance LLC will not be responsible for consequences arising from relevant facts that were not fully disclosed. Performer Compliance LLC believes that the information presented in this report is factual, but no guarantee is made or implied.

Performer Compliance LLC shall not be responsible for any damage, loss or liability arising from negligence of others in the interpretation of data contained in this report. This report is intended for the sole and exclusive use of the client. Performer Compliance LLC assumes no responsibility or liability to any party for any damage, cost, expense or liability incurred by such party as a result of unauthorized use of or reliance upon this report, and in any event such liability shall be no greater than the compensation received for this report.

FIGURE 1

Site Location

SITE LOCATION:

Repetti's Service Station
22 South West Street Mt. Vernon, NY 10550

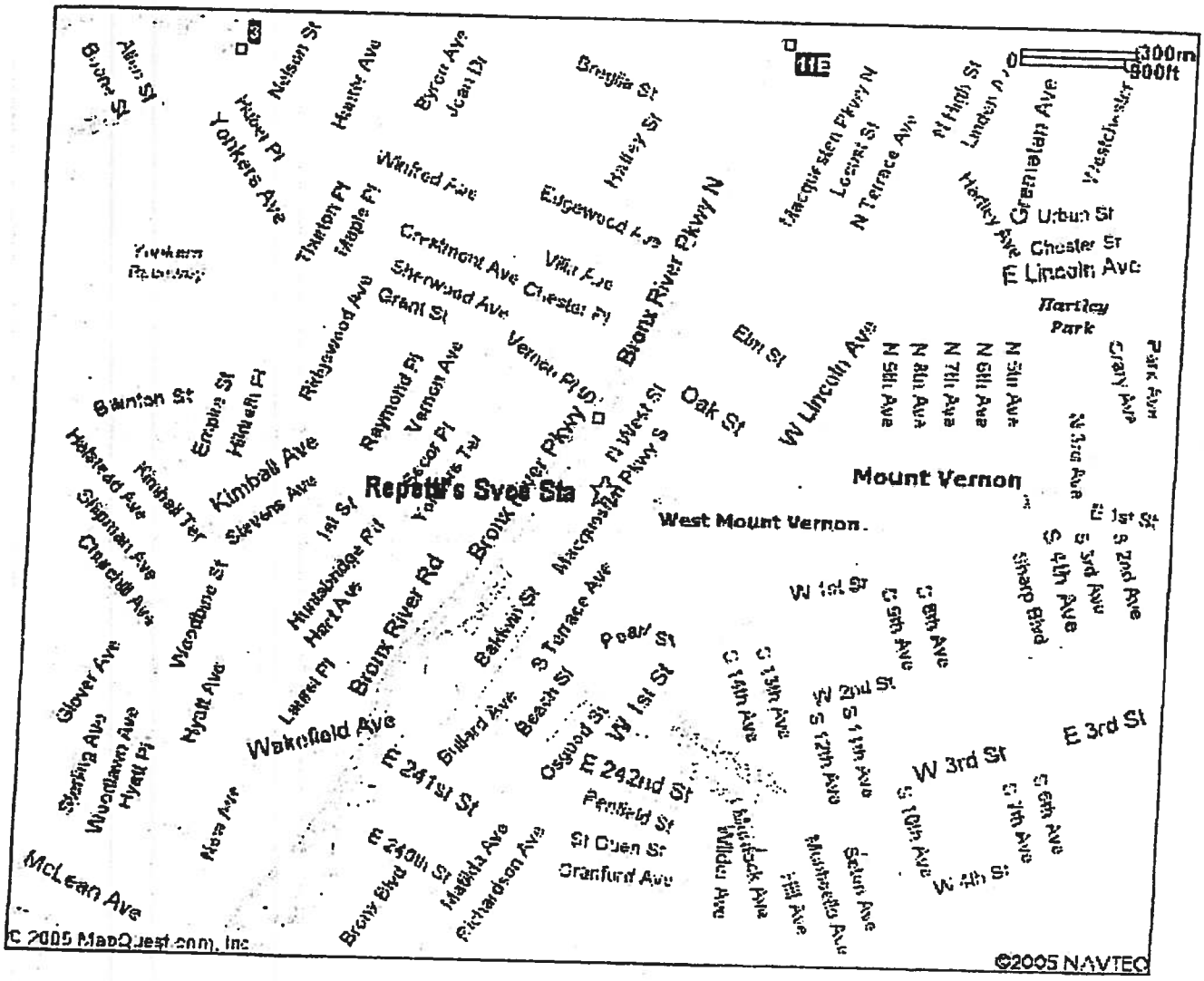


FIGURE 2

Site Plan / General

FIGURE 3

Site Plan / Sampling Locations

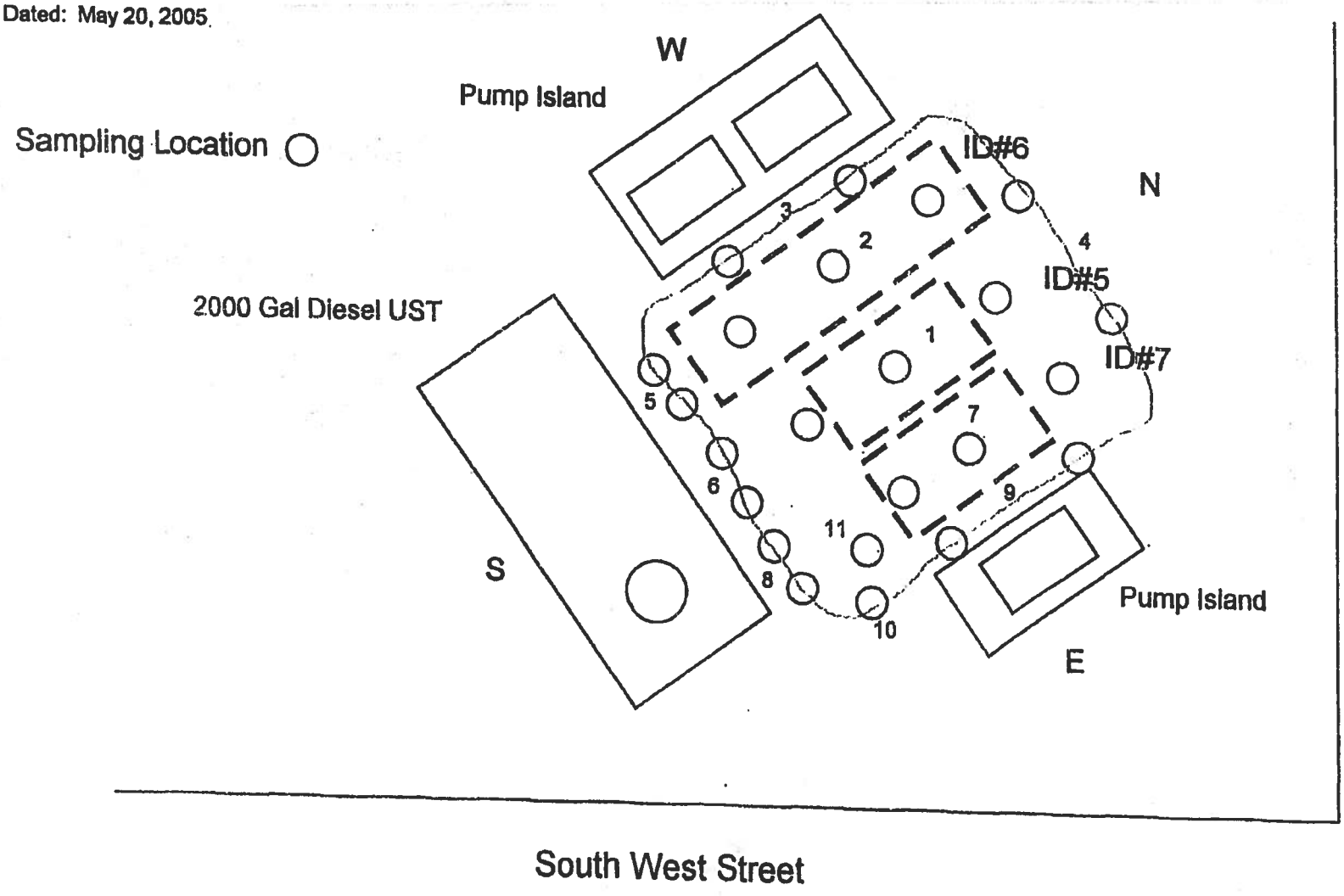
SITE PLAN

Sampling Locations

Repetti's Service Station
22 South West Street Mt Vernon NY 10550

PBS No. 3-172359

Dated: May 20, 2005



APPENDIX A

Laboratory Results

YORK
ANALYTICAL LABORATORIES, INC.

Technical Report

prepared for

Performer Compliance LLC
P.O. Box 610
Tarrytown, NY 10591
Attn: Gary Giglio

Report Date: 6/1/2005
Re: Client Project ID: Repetti's Service Station / Post-Excavation Samples
York Project No.: 05050751

CT License No. PH-0723 New York License No. 10854

120 RESEARCH DRIVE STRATFORD, CT 06615 (203) 325-1371 FAX (203) 357-0166

Report Date: 6/1/2005
Client Project ID: Repetti's Service Station / Post-Excavation Samples
York Project No.: 05050751

Performer Compliance LLC
P.O. Box 610
Tarrytown, NY 10591
Attn: Gary Giglio

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on 05/23/05. The project was identifed as your project "Repetti's Service Station / Post-Excavation Samples."

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

All samples were received in proper condition meeting the NELAC acceptance requirements for environmental samples except those indicated under the Notes section of this report.

All the analyses met the method and laboratory standard operating procedure requirements except as indicated under the Notes section of this report, or as indicated by any data flags, the meaning of which is explained in the attachment to this report, if applicable.

The results of the analyses, which are all reported on an as-received basis unless otherwise noted, are summarized in the following table(s).

Analysis Results

Client Sample ID			Floor-Tank #5		Floor-Tank #6	
York Sample ID			05050751-01		05050751-02	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles- STARS List	SW846-8260	ug/Kg	---	---	---	---
1,2,4-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	5.0	Not detected	5.0
Benzene			Not detected	5.0	Not detected	5.0
Ethylbenzene			Not detected	5.0	Not detected	5.0
Isopropylbenzene			Not detected	5.0	Not detected	5.0
Methyl-tert-butyl ether (MTBE)			Not detected	5.0	Not detected	5.0
Naphthalene			Not detected	5.0	Not detected	5.0
n-Butylbenzene			Not detected	5.0	Not detected	5.0
n-Propylbenzene			Not detected	5.0	Not detected	5.0
o-Xylene			Not detected	10	Not detected	10
p- & m-Xylenes			Not detected	10	Not detected	10
p-Isopropyltoluene			Not detected	5.0	Not detected	5.0
sec-Butylbenzene			Not detected	5.0	Not detected	5.0
tert-Butylbenzene			Not detected	5.0	Not detected	5.0
Toluene			Not detected	5.0	Not detected	5.0
Total Xylenes			Not detected	10	Not detected	10

YORK

Client Sample ID			Floor-Tank #5		Floor-Tank #6	
York Sample ID			05050751-01		05050751-02	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
STARS Target Semi-Volatiles	SW846-8270	ug/kG	---	---	---	---
Acenaphthene			120	96	Not detected	48
Anthracene			330	64	Not detected	32
Benzo[a]anthracene			950	92	89	46
Benzo[a]pyrene			430	96	Not detected	48
Benzo[b]fluoranthene			420	76	Not detected	38
Benzo[g,h,i]perylene			Not detected	110	Not detected	55
Benzo[k]fluoranthene			380	180	Not detected	91
Chrysene			700	90	85	45
Dibenz[a,h]anthracene			Not detected	94	Not detected	47
Fluoranthene			1500	82	140	41
Fluorene			Not detected	120	Not detected	60
Indeno[1,2,3-cd]pyrene			Not detected	110	Not detected	54
Naphthalene			Not detected	76	Not detected	38
Phenanthrene			1600	90	87	45
Pyrene			1800	110	150	56

Client Sample ID			Wall-West		Wall-North	
York Sample ID			05050751-03		05050751-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles- STARS List	SW846-8260	ug/Kg	---	---	---	---
1,2,4-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	5.0	Not detected	5.0
Benzene			Not detected	5.0	Not detected	5.0
Ethylbenzene			Not detected	5.0	Not detected	5.0
Isopropylbenzene			Not detected	5.0	Not detected	5.0
Methyl-tert-butyl ether (MTBE)			Not detected	5.0	Not detected	5.0
Naphthalene			Not detected	5.0	Not detected	5.0
n-Butylbenzene			Not detected	5.0	Not detected	5.0
n-Propylbenzene			Not detected	5.0	Not detected	5.0
o-Xylene			Not detected	10	Not detected	10
p- & m-Xylenes			Not detected	10	Not detected	10
p-Isopropyltoluene			Not detected	5.0	Not detected	5.0
sec-Butylbenzene			Not detected	5.0	Not detected	5.0
tert-Butylbenzene			Not detected	5.0	Not detected	5.0
Toluene			Not detected	5.0	Not detected	5.0
Total Xylenes			Not detected	10	Not detected	10
STARS Target Semi-Volatiles	SW846-8270	ug/kG	---	---	---	---
Acenaphthene			Not detected	48	Not detected	48
Anthracene			70	32	Not detected	32
Benzo[a]anthracene			420	46	Not detected	46
Benzo[a]pyrene			170	48	Not detected	48
Benzo[b]fluoranthene			99	38	Not detected	38
Benzo[g,h,i]perylene			Not detected	55	Not detected	55
Benzo[k]fluoranthene			210	91	Not detected	91
Chrysene			290	45	Not detected	45
Dibenz[a,h]anthracene			Not detected	47	Not detected	47
Fluoranthene			600	41	Not detected	41

YORK

Client Sample ID			Wall-West		Wall-North	
York Sample ID			05050751-03		05050751-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Fluorene			Not detected	60	Not detected	60
Indeno[1,2,3-cd]pyrene			Not detected	54	Not detected	54
Naphthalene			Not detected	38	Not detected	38
Phenanthrene			380	45	Not detected	45
Pyrene			730	56	Not detected	56

Client Sample ID			Wall-South-Tank #6		Wall-South-Tank #5	
York Sample ID			05050751-05		05050751-06	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles- STARS List	SW846-8260	ug/Kg	—	—	—	—
1,2,4-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	5.0	Not detected	5.0
Benzene			Not detected	5.0	Not detected	5.0
Ethylbenzene			Not detected	5.0	Not detected	5.0
Isopropylbenzene			Not detected	5.0	Not detected	5.0
Methyl-tert-butyl ether (MTBE)			Not detected	5.0	Not detected	5.0
Naphthalene			Not detected	5.0	Not detected	5.0
n-Butylbenzene			Not detected	5.0	Not detected	5.0
n-Propylbenzene			Not detected	5.0	Not detected	5.0
o-Xylene			Not detected	10	Not detected	10
p- & m-Xylenes			Not detected	10	Not detected	10
p-Isopropyltoluene			Not detected	5.0	Not detected	5.0
sec-Butylbenzene			Not detected	5.0	Not detected	5.0
tert-Butylbenzene			Not detected	5.0	Not detected	5.0
Toluene			Not detected	5.0	Not detected	5.0
Total Xylenes			Not detected	10	Not detected	10
STARS Target Semi-Volatiles	SW846-8270	ug/kG	—	—	—	—
Acenaphthene			Not detected	48	Not detected	48
Anthracene			Not detected	32	Not detected	32
Benzo[a]anthracene			Not detected	46	Not detected	46
Benzo[a]pyrene			Not detected	48	Not detected	48
Benzo[b]fluoranthene			Not detected	38	Not detected	38
Benzo[g,h,i]perylene			Not detected	55	Not detected	55
Benzo[k]fluoranthene			Not detected	91	Not detected	91
Chrysene			Not detected	45	Not detected	45
Dibenz[a,h]anthracene			Not detected	47	Not detected	47
Fluoranthene			Not detected	41	Not detected	41
Fluorene			Not detected	60	Not detected	60
Indeno[1,2,3-cd]pyrene			Not detected	54	Not detected	54
Naphthalene			Not detected	38	Not detected	38
Phenanthrene			Not detected	45	Not detected	45
Pyrene			Not detected	56	Not detected	56

YORK

Client Sample ID			Floor-Tank #7		Wall-South-Tank #7	
York Sample ID			05050751-07		05050751-08	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles- STARS List	SW846-8260	ug/Kg	---	---	---	---
1,2,4-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	5.0	Not detected	5.0
Benzene			Not detected	5.0	Not detected	5.0
Ethylbenzene			Not detected	5.0	Not detected	5.0
Isopropylbenzene			Not detected	5.0	Not detected	5.0
Methyl-tert-butyl ether (MTBE)			Not detected	5.0	Not detected	5.0
Naphthalene			Not detected	5.0	Not detected	5.0
n-Butylbenzene			Not detected	5.0	Not detected	5.0
n-Propylbenzene			Not detected	5.0	Not detected	5.0
o-Xylene			Not detected	10	Not detected	10
p- & m-Xylenes			Not detected	10	Not detected	10
p-Isopropyltoluene			Not detected	5.0	Not detected	5.0
sec-Butylbenzene			Not detected	5.0	Not detected	5.0
tert-Butylbenzene			Not detected	5.0	Not detected	5.0
Toluene			Not detected	5.0	Not detected	5.0
Total Xylenes			Not detected	10	Not detected	10
STARS Target Semi-Volatiles	SW846-8270	ug/kG	---	---	---	---
Acenaphthene			Not detected	96	Not detected	48
Anthracene			Not detected	64	Not detected	32
Benzo[a]anthracene			Not detected	92	Not detected	46
Benzo[a]pyrene			Not detected	96	Not detected	48
Benzo[b]fluoranthene			Not detected	76	Not detected	38
Benzo[g,h,i]perylene			Not detected	110	Not detected	55
Benzo[k]fluoranthene			Not detected	180	Not detected	91
Chrysene			Not detected	90	Not detected	45
Dibenz[a,h]anthracene			Not detected	94	Not detected	47
Fluoranthene			Not detected	82	Not detected	41
Fluorene			Not detected	120	Not detected	60
Indeno[1,2,3-cd]pyrene			Not detected	110	Not detected	54
Naphthalene			Not detected	76	Not detected	38
Phenanthrene			Not detected	90	Not detected	45
Pyrene			Not detected	110	Not detected	56

Client Sample ID			Wall-East-North		Wall-East-South	
York Sample ID			05050751-09		05050751-10	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles- STARS List	SW846-8260	ug/Kg	---	---	---	---
1,2,4-Trimethylbenzene			Not detected	5.0	19000	100
1,3,5-Trimethylbenzene			Not detected	5.0	6500	100
Benzene			Not detected	5.0	Not detected	100
Ethylbenzene			Not detected	5.0	600	100
Isopropylbenzene			Not detected	5.0	290	100
Methyl-tert-butyl ether (MTBE)			Not detected	5.0	Not detected	100
Naphthalene			Not detected	5.0	Not detected	100
n-Butylbenzene			Not detected	5.0	2300	100
n-Propylbenzene			Not detected	5.0	1100	100
o-Xylene			Not detected	10	1200	200

YORK

Client Sample ID			Wall-East-North		Wall-East-South	
York Sample ID			05050751-09		05050751-10	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
p- & m-Xylenes			Not detected	10	4900	200
p-Isopropyltoluene			Not detected	5.0	920	100
sec-Butylbenzene			Not detected	5.0	310	100
tert-Butylbenzene			Not detected	5.0	Not detected	100
Toluene			Not detected	5.0	Not detected	100
Total Xylenes			Not detected	10	6100	200
STARS Target Semi-Volatiles	SW846-8270	ug/kG	---	---	---	---
Acenaphthene			Not detected	96	Not detected	96
Anthracene			140	64	590	64
Benzo[a]anthracene			640	92	2000	92
Benzo[a]pyrene			270	96	370	96
Benzo[b]fluoranthene			140	76	330	76
Benzo[g,h,i]perylene			Not detected	110	Not detected	110
Benzo[k]fluoranthene			390	180	610	180
Chrysene			530	90	2300	90
Dibenz[a,h]anthracene			Not detected	94	Not detected	94
Fluoranthene			720	82	2900	82
Fluorene			Not detected	120	630	120
Indeno[1,2,3-cd]pyrene			Not detected	110	Not detected	110
Naphthalene			Not detected	76	4400	76
Phenanthrene			340	90	4000	90
Pyrene			780	110	4600	110

Client Sample ID			Floor-Tank #7-South	
York Sample ID			05050751-11	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
Volatiles- STARS List	SW846-8260	ug/Kg	---	---
1,2,4-Trimethylbenzene			92000	500
1,3,5-Trimethylbenzene			32000	500
Benzene			550	500
Ethylbenzene			2200	500
Isopropylbenzene			880	500
Methyl-tert-butyl ether (MTBE)			Not detected	500
Naphthalene			23000	500
n-Butylbenzene			1500	500
n-Propylbenzene			2300	500
o-Xylene			9200	1000
p- & m-Xylenes			42000	1000
p-Isopropyltoluene			1300	500
sec-Butylbenzene			940	500
tert-Butylbenzene			Not detected	500
Toluene			2200	500
Total Xylenes			51200	1000
STARS Target Semi-Volatiles	SW846-8270	ug/kG	---	---
Acenaphthene			Not detected	96
Anthracene			460	64
Benzo[a]anthracene			1200	92
Benzo[a]pyrene			330	96

YORK

Client Sample ID			Floor-Tank #7-South	
York Sample ID			05050751-11	
Matrix			SOIL	
Parameter	Method *	Units	Results	MDL
Benzo[b]fluoranthene			270	76
Benzo[g,h,i]perylene			Not detected	110
Benzo[k]fluoranthene			370	180
Chrysene			1300	90
Dibenz[a,h]anthracene			Not detected	94
Fluoranthene			1300	82
Fluorene			360	120
Indeno[1,2,3-cd]pyrene			Not detected	110
Naphthalene			6300	76
Phenanthrene			2000	90
Pyrene			2300	110

Units Key: For Waters/Liquids: mg/L = ppm ; ug/L = ppb For Soils/Solids: mg/kg = ppm ; ug/kg = ppb

Notes for York Project No. 05050751

1. The MDL (Minimum Detectable Limit) reported is adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All samples were received in proper condition for analysis with proper documentation.
6. All analyses conducted met method or Laboratory SOP requirements.
7. It is noted that no analyses reported herein were subcontracted to another laboratory.

Approved By: Robert Q. Bradley
Managing Director

Date: 6/1/2005

YORK

YORK
ANALYTICAL LABORATORIES, INC.
ONE RESEARCH DRIVE
STAMFORD, CT 06906
(203) 325-1371 FAX (203) 357-0166

Field Chain-of-Custody Record

05052757

Company Name	Report To:	Invoice To:	Project ID/No.	Samples Collected By (Signature)
Repetti's Service Station	Performer Compliance LLC	Repetti's Service Station	Repetti's Service Station / Post-Excavation Samples	Name (Printed): GARY GIGLIO

Sample No.	Location/ID	Date Sampled	Sample Matrix: Water	Soil	Air	OTHER	ANALYSES REQUESTED	Container Description(s)
1	Floor - Tank #5	5-19-05		X			8260 + 8270 "STARS" LIST	8 OZ JAR
2	Floor - Tank #6	"		X			"	"
3	Wall - West	"		X			"	"
4	Wall - North	"		X			"	"
5	Wall - South - Tank #6	"		X			"	"
6	Wall - South - Tank #5	"		X			"	"
7	Floor - Tank #7	"		X			"	"
8	Wall - South - Tank #7	"		X			"	"
9	Wall - East - North	"		X			"	"
10	Wall - East - South	"		X			"	"
11	Floor - Tank #1 - South	"		X			"	"

Chain-of-Custody Record

Bottles Relinquished from Lab by — Date/Time

Bottles Received in Field by — Date/Time

Sample Relinquished by — Date/Time: 5/23 12:20

Sample Relinquished by — Date/Time

Sample Received by — Date/Time: 5/23 5:23

Sample Received in LAB by — Date/Time: 5/23 6PM

Comments/Special Instructions

Turn-Around Time

APPENDIX B

Soil Removal / Disposal Manifest

Delivery Report - DR & Approvals

From: 7/18/05
To: 7/20/05
Approvals 250705
Generator REPETTI'S SERVICE STATION
Origin 22 SOUTH WEST ST.
MT. VERNON, NY10550

#Loads 1
TOTAL 13.58

Date	Ticket#	Approval #	Truck#	Loc.	Manifest#s.	Net Tons
7/18/05	69071	250705	KARTA 014	B3		13.58

Log Number

ALLIED ENVIRONMENTAL GROUP, INC.

2163 MERRICK AVE., MERRICK, NY 11566 • TEL: 1-800-969-DIRT • FAX: 516-867-6480

NON-HAZARDOUS MATERIAL MANIFEST

GENERATOR

Generator Name: REPETTI'S SERVICE STATION
Address: 22 SOUTH WEST STREET
MT. VERNON, NY
Phone No. 914-664-1102

Shipping Location: SAME
Address:
Phone No.

Approval Number	Description of Material	Codes	Gross Weight / Tare Weight / Net Weight	Net Weight (Tons)
250705	NON HAZARDOUS PETROL. CONTAMINATED SOIL DESTINED FOR RECYCLING			

I hereby certify that the above named material does not contain free liquid as defined by 40 CFR Part 260.10 or any applicable state law, is not a hazardous waste as defined by 40 CFR Part 261 or any applicable state law, is not a DOT hazardous substance as defined by 49 CFR Part 172 or any applicable state law, has been fully and accurately described above, classified, packaged and is in proper condition for transportation according to applicable regulations.

Generator Authorized Agent Name | Signature | Shipment Date

TRANSPORTER

Transporter Name: Skarta
Address:
Driver Name (Print): FAUSTO VARRONE
Vehicle License No./State:
Truck Number: 014
State Permit #:

I hereby certify that the above named material was picked up at the generator site listed above.

Driver Signature | Shipment Date

I hereby certify that the above named material was delivered without incident to the destination listed below.

Driver Signature | Delivery Date

DESTINATION

Site Name: CLEAN EARTH OF CARTERET
Address: 24 MIDDLESEX AVENUE, CARTERET, NJ
Phone No. 1201-96
State Permit #: 0001-2

I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Name of Authorized Agent | Signature | Receipt Date

FACILITY

APPENDIX C

Tank Bottom Removal / Disposal Manifest

(26 D)

7-14- 7-15

Call 7-12

A-1 ENVIRONMENTAL RECYCLING

95 SOUTH CHERRY STREET • WALLINGFORD, CT 06492
1-800-891-0959 • 1-203-265-5659 Fax (203) 265-6067

WORK ORDER
80[illegible]

DATE	VENDOR #	DRIVER	CUSTOMER P.O #	MANIFEST #
7/15/05		Al Rivera		

CUSTOMER / LOCATION

NAME	Repettis Service Station
ADDRESS	22 South West Street
CITY/STATE	MT. Vernon NY 10550
TEL. #	914-664-1100
ATTENTION	John

BILL TO (IF DIFFERENT FROM LOCATION)

NAME	
ADDRESS	
CITY/STATE	
TEL. #	
ATTENTION	

DESCRIPTION		QUANTITY	PRICE	SUB TOTAL
WASTE OIL CRO2				
WASTE ANTIFREEZE				
WASTE WATER / OIL MIX				
TRUCKING			~~[illegible]~~	~~[illegible]~~
TEST				
USED OIL FILTERS - METAL / CLOTH				
REMOVAL OF - SOLIDS / SPILL PADS	6-55	200.00 x 2	$200.00 each ~~35.00~~	410.00
TANK / TOTE - REMOVAL / DELIVER				
EMPTY DRUMS - REMOVAL / DELIVER				
WASTE PAINT RELATED MATERIAL				
PARTS WASHER SERVICE				
	Tax		6%	24.00
SPILL MATERIAL - PADS / ROLLS				
WINDOW WASH				
REMANUFACTURED ANTIFREEZE	# 1009 7/15/05			

Total Received: $ ________ ☐ Cash ☐ Check # ________ ☐ Charge my account TOTAL $ $

CUSTOMER CERTIFIES AND REPRESENTS THAT THE MATERIALS PROVIDED TO A-1 ENVIRONMENTAL RECYCLING, LLC, HEREUNDER HAVE NOT BEEN MIXED, COMBINED, OR OTHERWISE BLENDED IN ANY QUANTITY WITH MATERIALS CONTAINING POLYCHLORINATED BIPHENYLS (PCB) OR ANY OTHER MATERIAL DEFINED AS A HAZARDOUS WASTE UNDER APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO 40 CFR PART 261. CUSTOMER AGREES TO INDEMNIFY AND HOLD A-1 ENVIRONMENTAL RECYCLING, LLC, HARMLESS FOR ANY DAMAGES, COSTS, ATTORNEY'S FEES, ETC. ARISING OUT OF OR IN ANY WAY RELATED TO A BREACH OF THE ABOVE WARRANTY BY THE CUSTOMER.

X [signature]
CUSTOMER SIGNATURE

CHARGE MY ACCOUNT FOR THIS TRANSACTION UNLESS OTHERWISE INDICATED IN THE PAYMENT RECEIVED SECTION.

INVOICES REFLECTING CHARGES TO CUSTOMER ARE SUBJECT TO AN INTEREST RATE OF THE LESSER OF 1½% PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY LAW ON ANY INVOICES THAT ARE NOT PAID WITHIN 30 DAYS. IN THE EVENT OF DEFAULT, A-1 ENVIRONMENTAL RECYCLING, LLC, SHALL BE ENTITLED TO RECOVER COSTS OF COLLECTION.

X ________________
CUSTOMER SIGNATURE

APPENDIX D

WCDOH Work Permit

Westchester gov.com
County Executive
Department of Health
Joshua Lipsman, M.D., M.P.H.
Commissioner

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
PETROLEUM BULK STORAGE WORK PERMIT

Office of Environmental Health Risk Control
145 Huguenot Street - 7th Floor (914) 813-5161
New Rochelle, NY 10801

24 Hour Emergency Phone Number: (914) 813-5000

This work permit is good for sixty (60) days from the date of issue and must be posted on the tank at all times. Removal of this work permit prior to completion of work constitutes a violation of Article XXV of the Westchester County Sanitary Code.

In accordance with Article XXV of the Westchester County Sanitary Code, the bearer of this permit has completed an application for a work permit to perform work on the petroleum bulk storage tank located at:

Name of Establishment: Repetti's Service Station

Street Address: 22 South West Street

Municipality: Mount Vernon

Applicant's Name: Barrier Motor Fuels, Inc

Issue Date: 04/01/2005 Expiration Date: 05/31/2005

Federal Tax ID Number: 13-2592167

PBS Number: 3-172359

Work to be Performed: Remove/Close Tank (1)

Joshua Lipsman MD

Joshua Lipsman, M.D., M.P.H.
Commissioner of Health

APPENDIX E

City of Mt. Vernon Building Department Work Permit

CITY OF MOUNT VERNON, NEW YORK
DEPARTMENT OF BUILDINGS

PERMIT GRANTED

BLOCK 1057 LOT 13 ZONE

LOCATION 22 S. WEST STREET

PROJECT REMOVE OIL TANK

CONTRACTOR BARRIER MOTOR FUELS, INC.

Insurance Liability GL0021047 03/24/05

Workmens Comp. N 1320 814-5 [illegible]/06

Disability 61-401178

OWNER JOHN REPETTI

PERMIT NO. A 46099 DATE 04/14/05

INSPECTOR D. ODERA Expiration Date 04/14/06

NOTE:

- THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE. NO INSPECTION WILL BE MADE IF NOT POSTED. INSPECTOR SHALL BE NOTIFIED AT LEAST 24 HOURS. FOR INSPECTION PRIOR TO FOOTINGS, FRAMING AND CONSTRUCTION WORK.
- ALL PLUMBING SHALL BE PERFORMED BY A LICENSED PLUMBER.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
- ALL ELECTRICAL & PLUMBING WORK SHALL BE FILED AT THE DEPARTMENT OF BUILDINGS.

INSPECTORS LOG

DATE	TIME	INSP. SIG.	REMARKS	DATE	TIME	INSP. SIG.	REMARKS

TEST RESULTS FOR CONTAMINATION OR NON-CONTAMINATION OF SOIL SHALL BE FILED W/ THE BUILDING DEPARTMENT.
IF SOIL IS CONTAMINATED, WORK OF DECONTAMINATION SHALL BE DONE WITH APPROPRIATE PERMITS FROM ALL AGENCIES HAVING JURISDICTION. RESULTS SHALL BE FILED W/ D.O.B.

COMMISSIONER/DEPUTY COMMISSIONER, DEPARTMENT OF BUILDINGS

APPENDIX F

City of Mt. Vernon Fire Department Work Permit

H-46474.1

1. F.D. Copy (White)
2. Inspected Premise (Yellow)

Permit # 6519

CITY OF MOUNT VERNON, N.Y.
BUREAU OF FIRE PREVENTION
Fire Headquarters, 470 East Lincoln Avenue

BUREAU OF FIRE PREVENTION
665-2611
Fax 665-2630

ABANDONMENT OR REMOVAL OF ANY CLASS I, II, III LIQUID STORAGE TANK

Facility Address 22 South West Street

Owner Repetti service STation Telephone #

Removal

NUMBER AND SIZE OF TANKS TO BE ABANDONED AND PRODUCT

1. (1) Removal of 550 gal TK
2. ~~Draining~~ (Waste Oil)
3.
4.
5. Underground Front Left
6. HRS STATION Bldg
7.
8.

Name of Concern Performing Abandonment

Address Telephone

NOTIFICATION

Fire Dept. (Yes) ___ (No) ___ Temporary ___ Permanent ___ Date

D.E.C. (Yes) ___ (No) ___ (NA) ___ Date ___ Inspector

INSPECTION FOR TEMPORARY ABANDONMENT

1. Product removed to the lowest drawoff point
2. Fill line capped
3. Gage opening capped
4. Pump suction capped
5. Secured against tampering
6. Protected against flotation

INSPECTION FOR PERMANENT ABANDONMENT

1. Flammable & combustible liquids removed from tank
2. Sludge removed from tank (Y)
3. Tank rendered free of vapors (Y)
4. Connecting lines removed (Y) securely plugged (Y)
5. Bottom of tank free of holes NO
6. Filled to capacity with inert material PEA GRAVEL
7. Tank or tanks removed from location YES
8. Contaminated soil 05 01 989 NSDEC spill #

Inspector 5/20/05 Approved YES

In the space provided below clearly indicate the location of the tank removed. Conversion to gas: Yes ___ No X

RE Mulch

plus two TANKS found

APPENDIX G

WCDOH Tank Closure Inspection Reports

Westchester [redacted]ov.com

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
OFFICE OF ENVIRONMENTAL HEALTH RISK CONTROL Page _____ of _____

TANK CLOSURE INSPECTION REPORT

Site	NYSDEC Spill No.
Address	PBS No. 3-
Town / Municipality	Date of Inspection
Contractor	Time of Inspection

TANK INFORMATION

Capacity	Type	Product Stored	Condition

EXCAVATION INFORMATION

Excavation dimensions:	Is soil staining visible? Y N	Are petroleum odors present? Y N
Is groundwater present? Y (N)	Is a sheen visible? Y (N)	Is free product present? Y N
Was contaminated soil excavated? (Y) N	Is contaminated soil stockpiled on site? (Y) N	Is stockpile properly staged? (Y) N

Receptors nearby: Private Well / Stream / River / Storm Drain / Lake / Pond

Distance from excavation:

Remarks:

FURTHER ACTION REQUIRED

Tank Closure Report: Submit to WCDOH. The report must include a description of the work performed, site plan, laboratory results, waste disposal manifests, PBS certificate tank number. Failure to comply is a violation of Section 873.2519 of the Westchester County Sanitary Code.

Contaminated Material: All contaminated material must be removed and properly disposed. Contaminated soil must be removed within 60 days after stockpiling began. Failure to comply is a violation of NYSDEC 6NYCRR Part 360-1.7(b)(4).

Soil Sampling: Sampling must comply with NYSDEC STARS Memo #1. Fuel oil tanks: EPA 8021 and 8270 (base/neutrals) or equivalent. Gasoline tanks EPA 8021 or equivalent.

Required sampling:

Groundwater Sampling: Fuel oil tanks: EPA 624 and EPA 625. Gasoline tanks: EPA 624.

Required sampling:

acknowledge receipt of this inspection report.	Inspector	Telephone No. (914) 813-
epresentative's Signature		

estchester County Department of Health, 145 Huguenot Street, New Rochelle, NY 10801

OEHRC1-8/01

Westchester gov.com

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
OFFICE OF ENVIRONMENTAL HEALTH RISK CONTROL

Page ______ of ______

TANK CLOSURE INSPECTION REPORT

Site [illegible]	NYSDEC Spill No. [illegible]
Address [illegible]	PBS No. 3- [illegible]
Town [illegible] / Municipality	Date of Inspection [illegible]
Contractor [illegible]	Time of Inspection [illegible]

TANK INFORMATION

Capacity	Type	Product Stored	Condition
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

EXCAVATION INFORMATION

Excavation dimensions: 12' x 17' x 8'	Is soil staining visible? (Y) N	Are petroleum odors present? (Y) N
Is groundwater present? Y (N)	Is a sheen visible? Y (N)	Is free product present? Y (N)
Was contaminated soil excavated? (Y) N	Is contaminated soil stockpiled on site? (Y) N	Is stockpile properly staged? (Y) N

Receptors nearby: Private Well Stream River Storm Drain Lake Pond

Distance from excavation:

Remarks: 2 electric lines [illegible] [illegible] [illegible]. Excavation [illegible] by Diesel tank in service [illegible] [illegible].

FURTHER ACTION REQUIRED

Tank Closure Report: Submit to WCDOH. The report must include a description of the work performed, site plan, laboratory results, waste disposal manifests, PBS certificate tank number. Failure to comply is a violation of Section 873.2519 of the Westchester County Sanitary Code.

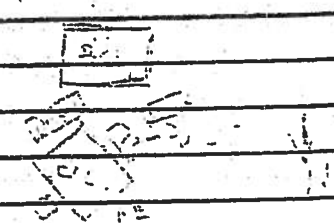
Contaminated Material: All contaminated material must be removed and properly disposed. Contaminated soil must be removed within 60 days after stockpiling began. Failure to comply is a violation of NYSDEC 6NYCRR Part 360-1.7(b)(4).

Soil Sampling: Sampling must comply with NYSDEC STARS Memo #1. Fuel oil tanks: EPA 8021 and 8270 (base/neutrals) or equivalent. Gasoline tanks EPA 8021 or equivalent.

Required sampling: NE wall = 1 composite, E = 1 composite wall West = 3 (one for [illegible]) South wall = 2 samples. Bottom = 3 samples ([illegible])

Groundwater Sampling: Fuel oil tanks: EPA 624 and EPA 625. Gasoline tanks: EPA 624.

Required sampling: To be determined [illegible] [illegible] soil samples.



I acknowledge receipt of this inspection report. Representative's Signature [illegible]	Inspector [illegible]	Telephone No. (914) 813- [illegible]

APPENDIX H

WCDOH PBS Work Summary

Westchester gov.com

Westchester County Department of Health
Petroleum Bulk Storage

WORK SUMMARY

To: Petroleum Bulk Storage Section
Westchester County Department of Health
145 Huguenot Street
New Rochelle, NY 10801

Date: 7/2/05

FACILITY

PBS # 3- 172359 NYSDEC Spill # (if applicable) 05-01989
Facility Repetti's Service Station
Address 22 South West Street
City Mt Vernon State NY Zip 10550

CONTRACTOR

Company Barrier Motor Fuels, Inc.
Address 184 W. Main St
City Tarrytown State NY Zip 10591
Contact Wayne Jeffers Telephone 914-631-2272

WORK PERFORMED

Tank #[1]	Removed[2]	Closed in Place[2]	Installed[3]	Modified[3]	Tested[4]	Date
5	☒	☐	☐	☐	☐	5/18/05
6	☒	☐	☐	☐	☐	5/18/05
7	☒	☐	☐	☐	☐	5/19/05
	☐	☐	☐	☐	☐	
	☐	☐	☐	☐	☐	
	☐	☐	☐	☐	☐	
	☐	☐	☐	☐	☐	
	☐	☐	☐	☐	☐	
	☐	☐	☐	☐	☐	
	☐	☐	☐	☐	☐	

[1]The tank number must be the same identification number as it appears on the current PBS Registration Certificate. Reports with incorrect identification numbers may be rejected.
[2]Submit a closure report.
[3]Submit a Petroleum Bulk Storage Application listing new tank information, as-built plans and a site plan.
[4]Submit the tightness test report.

6.0 CONCLUSIONS

6.1 Summary

The following is a summary based on the findings of this report:

- Two 550 and one 1000 gallon USTs were excavated and removed from the site.
- Approximately fourteen (14) tons of petroleum-contaminated soil were generated during site operations, and were subsequently removed and disposed of.
- Two (2) 55 gallon drums of tank bottom materials were generated during site operations and were subsequently removed and disposed of.
- A spill incident report was filed with NYSDEC and WCDOH (Spill No. 05-01989).
- The 550 gallon active waste oil UST appeared to be in good condition with no evidence of leakage.
- Post-excavation soil analyses indicates residual contamination from VOCs and SVOCs, primarily in the area of the easternmost UST (Tank ID No. 7) with concentrations of some target compounds above regulatory limits.
- The probability is minimal for human ingestion of potentially contaminated groundwater since there are no potable wells in the area.
- The nature of the site and surrounding area is primarily commercial and light industrial.
- No MTBE detected in any of the soil samples.

6.2 Recommendations

In consideration of the above observations, information supplied by the owner, it appears that localized environmental impact did occur upon soils in the area of the former USTs, mainly underneath Tank ID No. 7 (furthest south UST). This may have been a result of product losses through corrosions holes and/or surface spills over time. The lack of MTBE in the post-excavation soil samples indicates an older occurrence, with an origin of perhaps twenty five years or more in the past. The presence of VOCs indicates gasoline as a source.

Remaining affected soils appear localized to the southeastern portion of the former tank farm. These soils should be removed when further excavation becomes practical in the future. An existing nearby groundwater well can be monitored in order to obtain further subsurface data.

7.0 REGULATORY REVIEW

A copy of this report will be forwarded to the Westchester County Department of Health for review, pursuant to its requirements. The need for further action will be at its discretion.

SOILTESTING, INC.

.....Repetti's Service Station..... DATE .... May.25,.2005.
RESS .....22 Southwest Street, Mt. Vernon, NY. 10550.....
LOCATION .....Repetti's Service Station, 22 Southwest Street, Mt. Vernon, NY.....
ORT SENT TO ...John Repetti.....
PLES SENT TO Storage (Max 60 days).....

140 Oxford Road
Oxford, Connecticut 06478
203-888-4531

Branch Office:
White Plains, New York 10607
914-946-4850

JOB NO
E18-7334-05

SOILTESTING, INC.
140 OXFORD RD.
OXFORD, CT 06478
CT (203) 888-4531
NY (914) 946-4850

MAN - DRILLER
D/cb
CTOR

ND WATER OBSERVATIONS
FT AFTER 0 HOURS
T AFTER HOURS

CLIENT: Repetti's Service Station

PROJECT NO. E18-7334-05

PROJECT NAME
Repetti's Service Station

LOCATION 22 Southwest Street
Mt. Vernon, NY

	CASING	SAMPLER	CORE BAR
TYPE	HSA	SS	
SIZE I.D.	6¾"	1 3/8"	
HAMMER WT.		140#	BIT
HAMMER FALL		30"	

SHEET 1 OF 1
HOLE NO. MW-1

BORING LOCATIONS
per plan

OFFSET

DATE START 5/19/05
DATE FINISH 5/19/05
SURFACE ELEV.
GROUND WATER ELEV.

SING OWS R OT	SAMPLE NO	Type	PEN	REC	DEPTH @ BOT	BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE) 0 - 6 6 - 12 12- 18	CORING TIME PER FT (MIN)	DENSITY OR CONSIST / MOIST	STRATA CHANGE DEPTH / ELEV	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
									6"	Pavement
								dry		Brn FM SAND,sm C sand,lit F gravel
										SAME,gry with fuel odor
								moist		Brn FM SAND
								wet		SAME
										E.O.B. 32'0"

ND SURFACE TO _____FT. USED _____CASING THEN _____ CASING TO _____FT. HOLE NO. MW-1
UGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST
= WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS
SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER
ORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND =35 - 50%

C = COARSE
M = MEDIUM
F = FINE

Phone
203) - 888-4631

Telefax
203) - 888-6247

WHITE PLAINS, N.Y.
(914) - 946-4850

MONITOR WELL INSTALLATION DETAIL

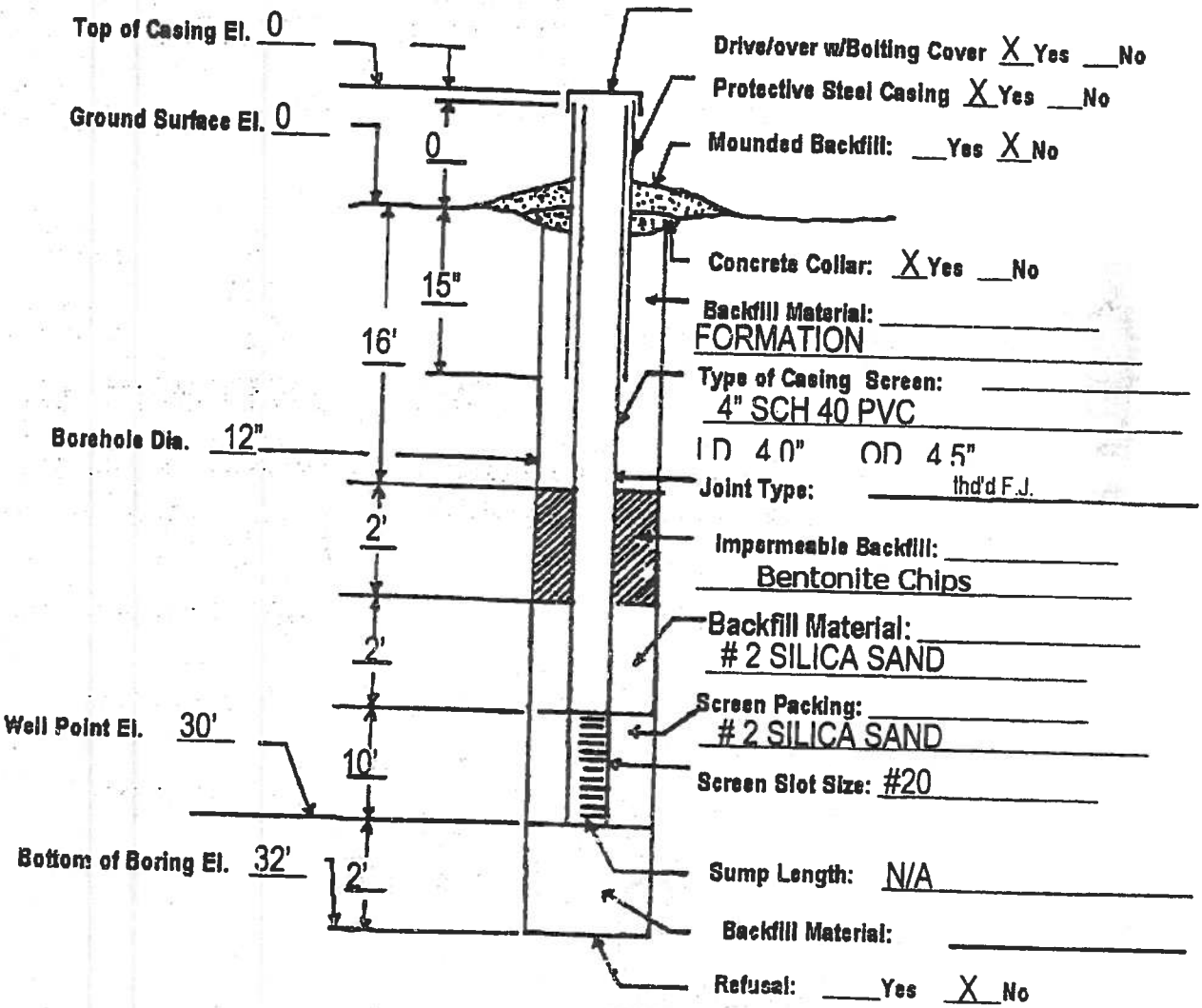
SOILTESTING, INC.

140 OXFORD ROAD - OXFORD, CONN. 06478-1943

GEOTECHNICAL / ENVIRONMENTAL SUBSURFACE INVESTIGATIONS - Test Borings - Core Drilling
Monitoring Wells - Recovery Wells - Direct Push/Probe Sampling

Observation Well # MW-1

CLIENT: Repetti's Service Station
JOB# : E18-7334-05



Materials Used:

Screen	10	Bentonite Pellets	Locking Exp. Plug 1
Riser	20	Bentonite Chips ½	Lock
Plug	1	Concrete Mix 1	D/O 1
Slip Cap		Portland	S/U
Silica Sand	550#		
Powdered Bentonite			

OILTESTING, INC. 140 OXFORD RD. OXFORD, CT 06478 CT (203) 888-4531 NY (914) 946-4850	CLIENT: **Repetti's Service Station**	SHEET 1 OF 1 HOLE NO. MW-2
	PROJECT NO. **E18-7334-05**	
	PROJECT NAME **Repetti's Service Station**	BORING LOCATIONS per plan
N - DRILLER **cb**	LOCATION **22 Southwest Street, Mt. Vernon, NY**	
TOR		
D WATER OBSERVATIONS T AFTER 0 HOURS AFTER HOURS	CASING / SAMPLER / CORE BAR TYPE: HSA / SS / ____ SIZE I.D.: 6¾" / 1 3/8" / ____ HAMMER WT.: ____ / 140# / BIT HAMMER FALL: ____ / 30" / ____	OFFSET DATE START 5/19/05 DATE FINISH 5/19/05 SURFACE ELEV. GROUND WATER ELEV.

ING WS T.	SAMPLE NO	Type	PEN	REC.	DEPTH @ BOT	BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE) 0 - 6 / 6 - 12 / 12 - 18	CORING TIME PER FT (MIN)	DENSITY OR CONSIST / MOIST	STRATA CHANGE DEPTH / ELEV	FIELD IDENTIFICATION OF SOIL. REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
									5"	Asphalt
								dry		Brn FM SAND,sm F gravel,lit C gravel,cobbles
								moist		(Used down hole hammer to get through boulders 12' - 14') Brn FM SAND
								wet		SAME
										E.O.B. 32'0" SET WELL AT 30'

ND SURFACE TO _____FT. USED _____CASING THEN _____ CASING TO _____FT. HOLE NO. MW-2

GER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST

WEIGHT OF RODS WOH = WEIGHT OF HAMMER & RODS

PLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER

ORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND =35 - 50%

C = COARSE
M = MEDIUM
F = FINE

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(914) - 946-4850

MONITOR WELL INSTALLATION DETAIL

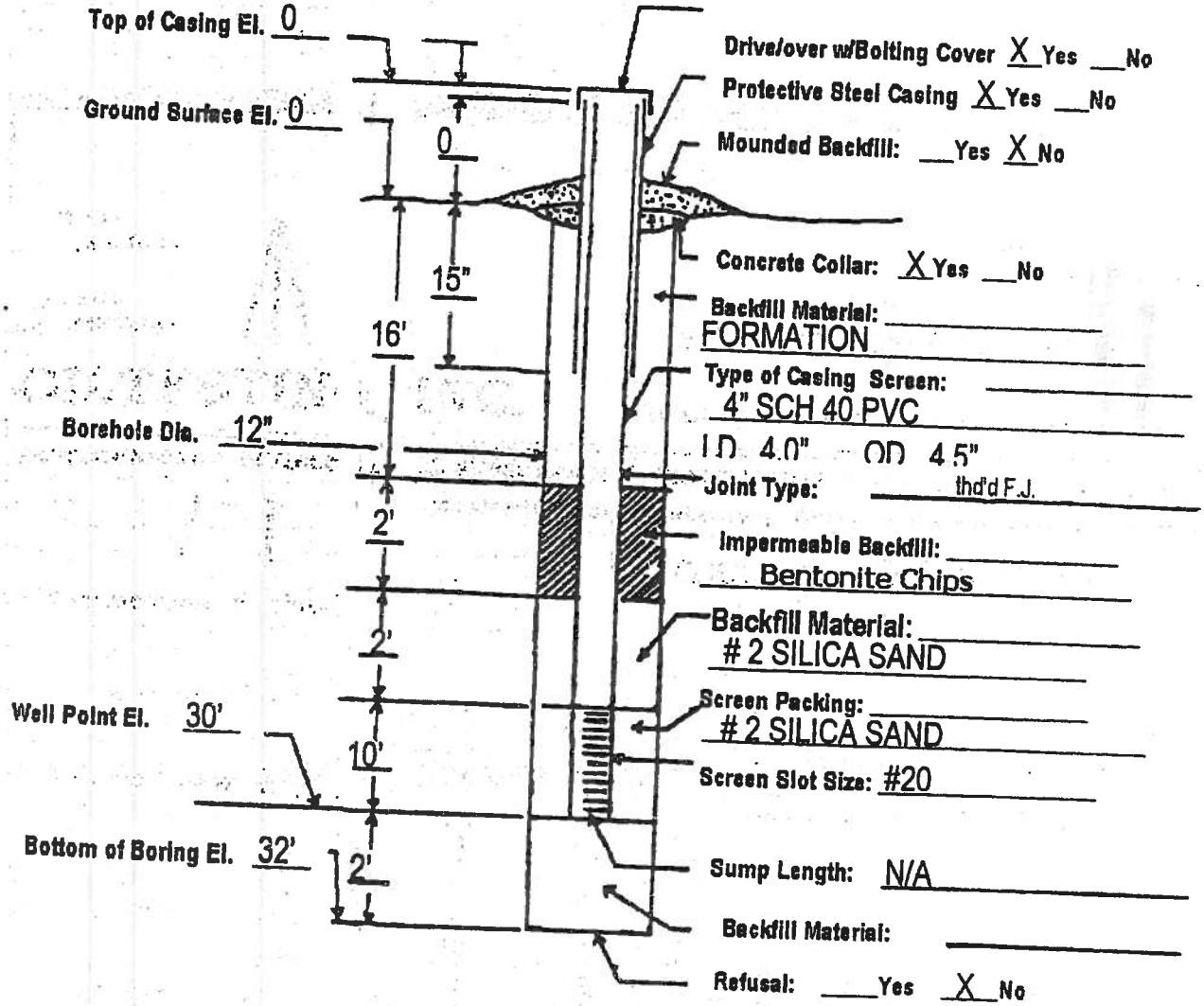
SOILTESTING, INC.

140 OXFORD ROAD - OXFORD, CONN. 06478-1943

GEOTECHNICAL / ENVIRONMENTAL SUBSURFACE INVESTIGATIONS - Test Borings - Core Drilling
Monitoring Wells - Recovery Wells - Direct Push/Probe Sampling

Observation Well # MW-2

CLIENT: Repetti's Service Station
JOB# : E18-7334-05



Materials Used:

Screen 10	Bentonite Pellets	Locking Exp. Plug 1
Riser 20	Bentonite Chips ½	Lock
Plug 1	Concrete Mix 1	D/O 1
Slip Cap	Portland	S/U
Silica Sand 550#		
Powdered Bentonite		

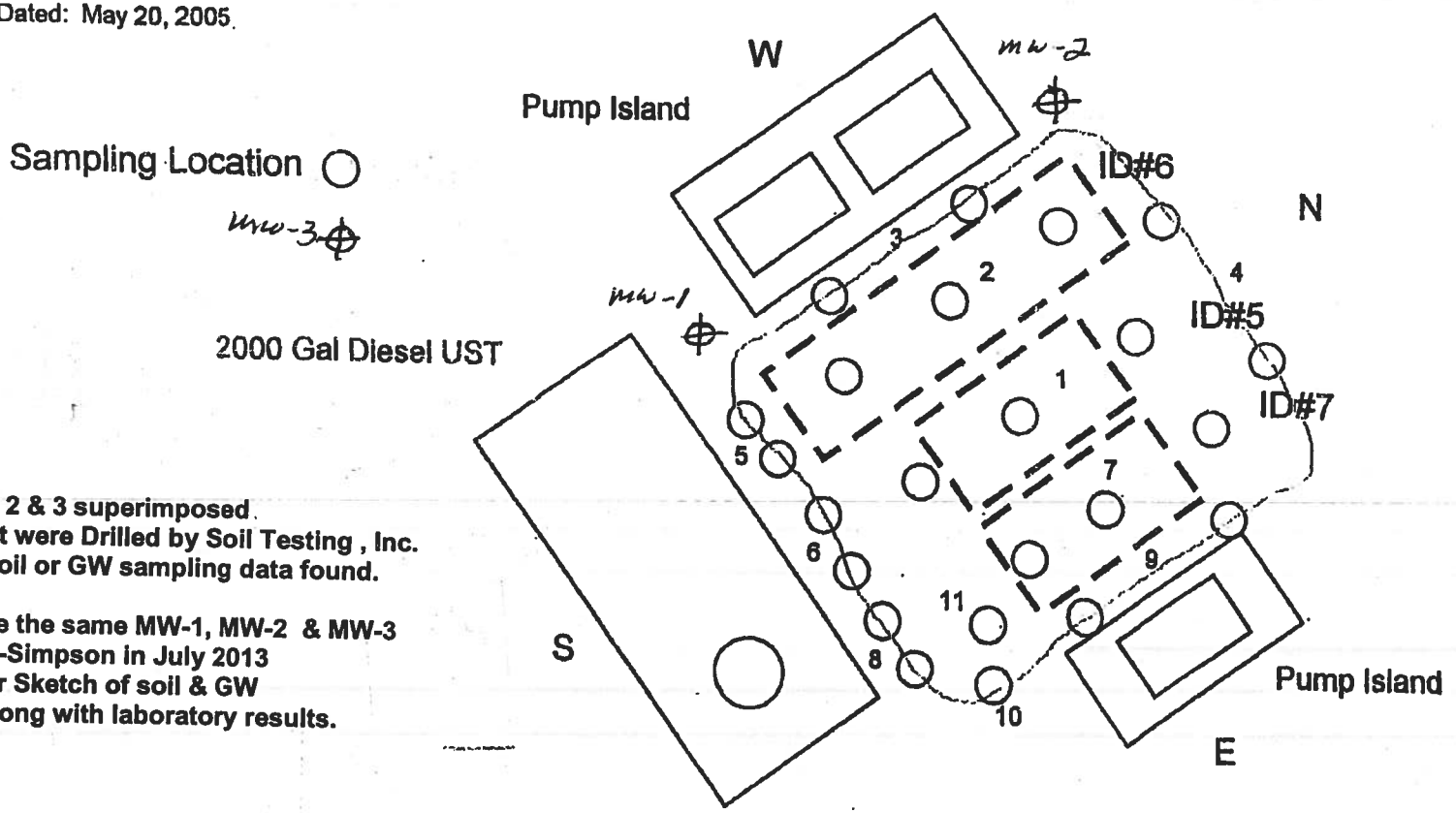
SITE PLAN

Sampling Locations

Repetti's Service Station
22 South West Street Mt Vernon NY 10550

PBS No. 3-172359

Dated: May 20, 2005



Location of MW-1, 2 & 3 superimposed On this sketch that were Drilled by Soil Testing , Inc. In May, 2005, No soil or GW sampling data found.

However These are the same MW-1, MW-2 & MW-3 Sampled by Carlin-Simpson in July 2013 See Appendix 3 for Sketch of soil & GW sampling points along with laboratory results.

South West Street

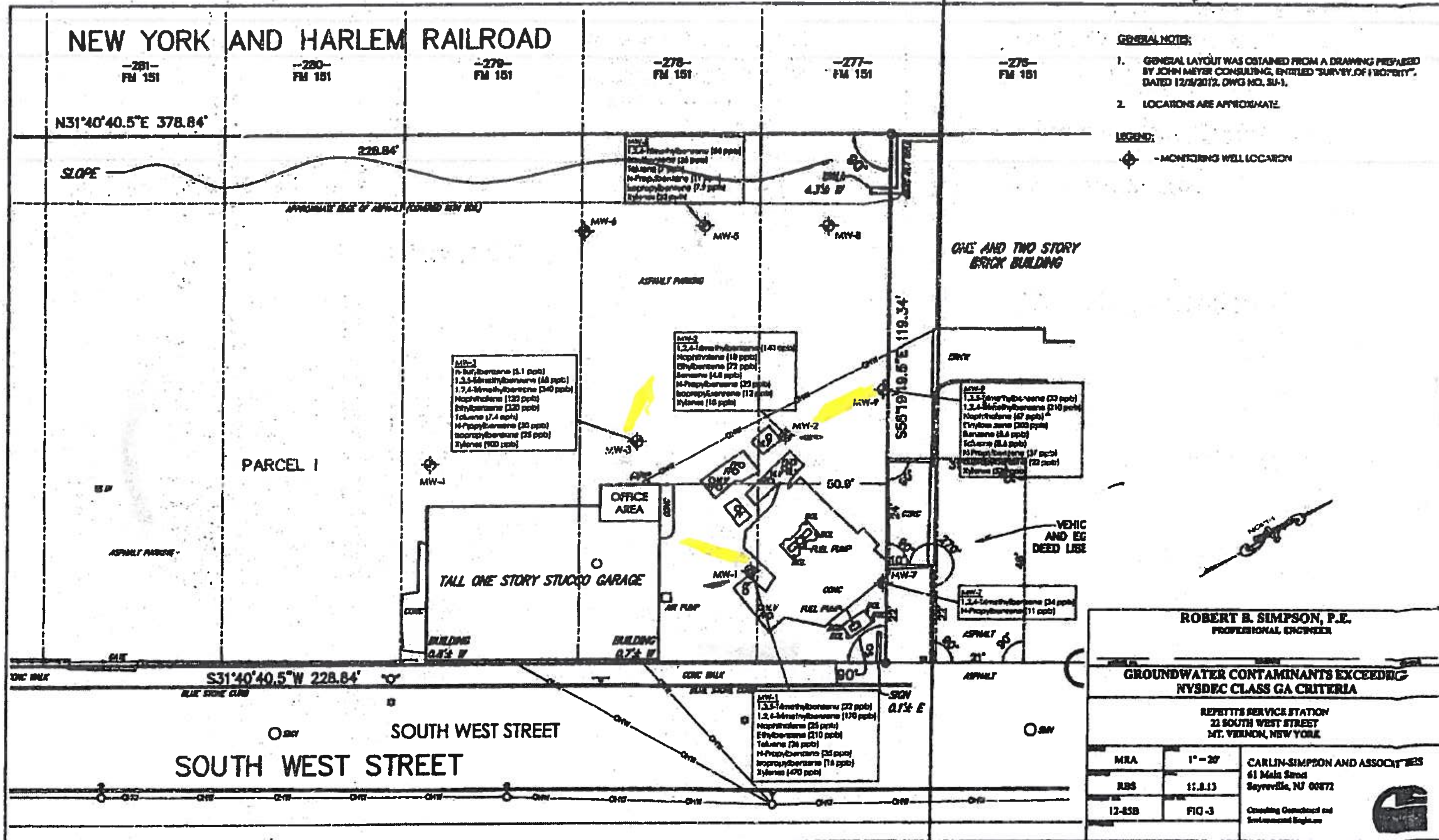

NEW YORK AND HARLEM RAILROAD
-281- FM 151
-280- FM 151
-279- FM 151
-278- FM 151
-277- FM 151
-276- FM 151
N31°40'40.5"E 378.84'
228.84'
SLOPE
GENERAL NOTES:
1. GENERAL LAYOUT WAS OBTAINED FROM A DRAWING PREPARED BY JOHN MEYER CONSULTING, ENTITLED "SURVEY OF PROPERTY", DATED 12/8/2012, DWG NO. SU-1.
2. LOCATIONS ARE APPROXIMATE.
LEGEND:
- MONITORING WELL LOCATION
MW-1
MW-2
MW-3
MW-4
MW-5
MW-6
MW-7
MW-8
MW-9
ASPHALT PARKING
ONE AND TWO STORY BRICK BUILDING
PARCEL I
OFFICE AREA
TALL ONE STORY STUCCO GARAGE
50.9'
S55°19'19.5"E 119.34'
S31°40'40.5"W 228.84'
SOUTH WEST STREET
SOUTH WEST STREET
ROBERT B. SIMPSON, P.E.
GROUNDWATER CONTAMINANTS EXCEEDING NYSDEC CLASS GA CRITERIA
REPETTI'S SERVICE STATION
22 SOUTH WEST STREET
MT. VERNON, NEW YORK
MRA
1" = 20'
RBS
11.8.13
12-85B
FIG-3
CARLIN-SIMPSON AND ASSOCIATES
61 Main Street
Sayreville, NJ 08872

EXHIBIT 3

CARLIN • SIMPSON & ASSOCIATES

Consulting Engineers
Geotechnical & Environmental

MEMO

DATE: 18 July 2013

TO:

FROM: Robert B. Simpson, P.E.
Meredith R. Anke, P.E

RE: Phase II Environmental Investigation
22 South West Street
Mt. Vernon, New York

JOB NO: 12-85B

Carlin-Simpson & Associates has completed a Phase II Environmental Site Investigation (ESI) for the referenced site. The preliminary findings for the investigation are summarized below. The purpose of this study was to investigate the recognized environmental conditions (RECs) that were identified during a recent Phase I Environmental Site Assessment (ESA) at the subject site. The Phase I ESA report, which was dated 26 April 2013, identified six (6) recognized environmental conditions (RECs), which are as follows:

- The site has been used as a service station since 1946, when the existing site building was constructed. The past practices related to the storage, use, and disposal of hazardous materials are unknown. It is possible that the subject site has been detrimentally impacted as a result of this use.

- There is known soil and groundwater contamination on the subject site from old underground storage tanks that were removed from the property in 2005. Post-excavation soil samples at the time indicated that soil contamination remained on the site after excavation and groundwater sampling results from 2011 indicate that the contaminant concentrations in groundwater still exceeded the NYSDEC Water Quality Standards at that time. As a result, there is also an open NYSDEC spills case for the subject site (Spill No. 05-01989). 6

- There are four (4) existing underground storage tanks (USTs) located in the northern portion of the site along with underground piping and three (3) fuel pumps. The tanks have been epoxy lined and are pressure tested annually but based on the age of the tanks, piping, and pumps, there is a possibility that one or more of these components have detrimentally impacted the site.

- There is an existing hydraulic lift present in the west bay in the northern portion of the site building. The underground lift has likely been present since the building was constructed in 1946. There is a potential that the underground hydraulic lift contains PCBs since PCBs were formerly used in hydraulic fluid and were not banned until the 1970s.

- There is a former grease pit located in the east bay in the northern portion of the service station building. The grease pit was part of the original structure. The former grease pit is a recognized environmental condition since the method of closure and the condition of the grease pit at the time of closure were not documented. It is possible that the soil below the slab has been impacted as a result of this grease pit.

- The site soils consist of a surface layer of either concrete or asphalt followed by existing fill that extends to depths ranging from 1'6" to 15'6" below the existing ground surface. The existing fill generally consists of loose to medium dense Sand or Silty Sand with varying amounts of Gravel. Varying amounts of debris such as wood, ash, cinders, asphalt, brick, coal, glass, and concrete were encountered in portions of the fill. In addition, a layer of ash and cinder fill was encountered in a few boring locations. Below the existing fill is loose to medium dense virgin soil that primarily consists of Sand with traces of Silt and Gravel. Gravelly Sand and cobbles were encountered within the Sand stratum in portions of the site.

Laboratory Analytical Results for Soil

- The laboratory analytical results for soil are summarized on the attached Table 1.

- PCBs were not detected in any of the soil samples collected below the floor slab inside the building. Therefore, there does not appear to be any PCB impact to the site as a result of the existing hydraulic lift.

- The analytical results for soil indicate that there is contamination in the soil at the groundwater table in portions of the site. The smear zone of soil contamination appears to be located right at the groundwater interface. The soil at this depth has been impacted as a result of groundwater contamination and will not require excavation.

- The ash and cinder fill that was encountered in portions of the site contains SVOCs and metals at concentrations exceeding the Unrestricted Use Soil Cleanup Objectives (SCOs). A few of the metals (lead and mercury) also exceed the Commercial Use SCOs. Historic fill material does not typically require remediation. Should this material be excavated during construction, disposal of the material may be required if the material cannot be managed on the site.

- The analytical results for soil also indicate that there is soil contamination (VOCs and SVOCs) in boring B-8, near the southeast edge of the previously excavated tank area. We expect that the contamination in the area extends below the existing diesel UST and nearby pump island as well. Soil remediation will be required for this area of the site.

Groundwater Investigation

- During this investigation, one (1) new 2-inch groundwater monitoring well was installed at the site. Two (2) 4-inch groundwater monitoring wells were previously installed at the site by others. A site plan showing the monitoring well locations is attached.

- Groundwater samples were obtained from each of the monitoring wells and each sample was submitted for laboratory analytical testing for full TCL/TAL analysis, which includes VOCs, SVOCs, PCBs, pesticides, and metals. Prior to sampling, the static groundwater elevation at each well location was measured and the well casing was scanned for VOC and SVOC vapors using a photoionization detector (PID). The recorded measurements are presented in the table below.

Monitoring Well Observations

Well No.	PID Reading (ppm)	Ground Surface Elevation	Top of Casing Elevation	Depth to Water (feet)	Water Elevation
MW-1	239	+99.90	+99.47	19.00	+80.47
MW-2	0.0	+99.77	+98.82	18.38	+80.44
MW-3	304	+99.61	+99.25	18.79	+80.46

Laboratory Analytical Results for Groundwater

- The laboratory analytical results for groundwater are summarized on the attached Table 2.
- PCBs and pesticides were not detected in any of the groundwater samples.
- MW-1 and MW-2 contain elevated concentrations of gasoline-related VOCs (ethylbenzene, isopropylbenzene, toluene, and xylenes). These compounds all exceed the NYSDEC Class GA Groundwater Criteria.
- Each of the three (3) groundwater samples also contains metals at concentrations exceeding the NYSDEC Class GA Groundwater Criteria. One metal of concern (lead) was detected in sample MW-1. This well was closest to the former leaking tank. Lead at this location is consistent with an old spill of leaded gasoline. The remaining metals that were detected (iron, magnesium, manganese, and sodium) are not related to gasoline and are likely naturally occurring at this site.
- Based on the analytical results, well MW-2 appears to be cross-gradient of the contamination plume since elevated VOC concentrations were not detected in this well. The contamination plume appears to be migrating to the southwest from the former leaking tank area.

Additional Information

We contacted Mr. Wayne Schneider, who is the case manager at Westchester County Department of Health (DOH) for this site to determine if there are any outstanding issues we needed to know about. Mr. Repetti had previously informed DOH that the property was being sold. Mr. Schneider provided some pertinent information, which is summarized below.

- If the property is transferred before the tanks are removed, the tank registration will have to be transferred to the new owner before they can be removed. This involves paperwork and fees to DOH. A work permit would then be required for the contractor to remove the tanks. However, if the tanks can be removed while Mr. Repetti is still the registered owner, the hassle of transferring ownership can be avoided. The work permit is still required but that is typically submitted by the contractor.
- WCDOH is already aware that there is groundwater contamination on the site. So far, the levels have not been high enough to warrant the DEC to ask for an active remediation system. Mr. Schneider concurs that once the tanks and contaminated soil are removed, the groundwater contamination levels should decrease naturally. Groundwater monitoring will be required to confirm that concentrations are decreasing.

- Some staining and absorbent material was observed on the pavement near the dumpsters on the south side of the site building. Based on the amount of staining in this area, it is possible that the soils below the pavement have been impacted. Therefore, this stained area is a recognized environmental condition that should be further investigated.

Soil Investigation

- During this investigation, hollow stem auger (HSA) drilling methods were used to perform 18 test borings in the various areas of environmental concern that were identified during the Phase I ESA. A site plan showing the boring locations is attached.

- Soil samples were obtained from each boring location and each sample was visually inspected for evidence of contamination and screened using a photoionization detector (PID), which is capable of detecting volatile organic compounds (VOCs) and/or semi-volatile organic compounds (SVOCs). Based on the areas of concern and the field screening results, we collected a total of 25 soil samples from the site for laboratory analytical testing. The collected samples and the specified laboratory analysis are summarized in the following table.

Summary of Soil Sample Locations

Sample No.	Sample Depth	PID Readings	Laboratory Analysis
B-1A	0'6"-2'0"	0.0 ppm	SVOCs, PCBs, Metals
B-1B	19'0"-20'0"	102 ppm	PCBs
B-2A	21'0"-22'0"	658 ppm	VOCs, SVOCs, PCBs
B-4A	7'0"-8'6"	0.0 ppm	SVOCs, PCBs, Metals
B-4B	21'0"-22'0"	867 ppm	VOCs, SVOCs, PCBs, Metals
B-5,S-2	4'0"-5'0"	0.0 ppm	SVOCs, Metals
B-5,S-11	25'0"-26'6"	4.1 ppm	VOCs, SVOCs
B-6,S-4	8'0"-9'0"	2.0 ppm	VOCs, SVOCs
B-7,S-8	17'0"-19'0"	0.0 ppm	VOCs, SVOCs
B-7,S-9	20'0"-21'0"	1,313 ppm	VOCs, SVOCs
B-8,S-3	6'0"-7'0"	543 ppm	VOCs, SVOCs
B-8,S-8	18'0"-19'0"	40.3 ppm	VOCs, SVOCs
B-9,S-1	1'0"-2'0"	0.1 ppm	VOCs, SVOCs, Metals
B-9,S-8	19'0"-21'0"	0.0 ppm	VOCs, SVOCs
B-10,S-9	21'0"-22'0"	1,721 ppm	VOCs, SVOCs, PCBs, Metals
B-11,S-1	1'0"-2'0"	11.5 ppm	VOCs, SVOCs
B-12,S-9	21'0"-22'0"	286 ppm	VOCs, SVOCs
B-13,S-2	3'0"-4'0"	0.0 ppm	SVOCs, Metals
B-13,S-10	22'0"-23'0"	1,805 ppm	VOCs, SVOCs
B-14,S-4	8'0"-9'0"	24.8 ppm	VOCs, SVOCs
B-14,S-8	17'0"-19'0"	0.0 ppm	VOCs, SVOCs
B-15,S-11	26'0"-27'0"	12.8 ppm	VOCs, SVOCs
B-16,S-7	16'0"-17'0"	14.8 ppm	VOCs, SVOCs
B-17,S-1	20'6"-21'6"	235 ppm	VOCs, SVOCs
B-18,S-5	20'6"-21'6"	2,061 ppm	VOCs, SVOCs

PID – Photoionization Detector
ppm – parts per million

Table 1 – Laboratory Results Detected for Soil
22 South West Street, Mt. Vernon, New York

Sample Number			B-1A	B-1B	B-2A	B-4A	B-4B
Sample Date			6/10/13	6/10/13	6/11/13	6/11/13	6/11/13
Sample Type			Soil	Soil	Soil	Soil	Soil
Sample Depth			0'6"-2'0"	19'0"-20'0"	21'0"-22'0"	7'0"-8'6"	21'0"-22'0"
Parameter	NYSDEC Unrestricted Use SCO	NYSDEC Commercial Use SCO	Result (Q)	Result (Q)	Result (Q)	Result (Q)	Result (Q)
TCL Volatile Organic Compounds (TCL VOCs by EPA Method 8260B, mg/kg)							
Ethylbenzene	1	390	-	-	9.5	-	0.12 (J)
Isopropylbenzene	-	-	-	-	2.1	-	3.3
Total Xylenes	0.26	500	-	-	81	-	5.47
Methylcyclohexane	-	-	-	-	3.2	-	14
Tetrachloroethene	1.3	150	-	-	ND	-	0.19 (J)
Toluene	0.7	500	-	-	0.047 (J)	-	ND
Total VOC TICs	-	-	-	-	220.9	-	728
TCL Semi-Volatile Organic Compounds (TCL SVOCs by EPA Method 8270C, mg/kg)							
1,2,4-Trichlorobenzene	-	-	0.016 (J)	-	ND	ND	ND
1,2-Dichlorobenzene	1.1	500	0.14 (J)	-	ND	ND	ND
2-Methylnaphthalene	-	-	0.13 (J)	-	0.56	0.099 (J)	0.37 (J)
Acenaphthylene	100	500	ND	-	ND	0.11 (J)	ND
Anthracene	100	500	ND	-	ND	0.091 (J)	ND
Benzo(a)anthracene	1	5.6	0.15	-	0.083	0.34	0.11
Benzo(a)pyrene	1	1	0.15	-	0.074	0.33	0.080
Benzo(b)fluoranthene	1	5.6	0.24	-	0.087	0.45	0.12
Benzo(g,h,i)perylene	100	500	0.11 (J)	-	0.075 (J)	0.22 (J)	0.097 (J)
Benzo(k)fluoranthene	0.8	56	0.072	-	0.043	0.15	0.033 (J)
Chrysene	1	56	0.19 (J)	-	0.13 (J)	0.52	0.16 (J)
Dibenz(a,h)anthracene	0.33	0.56	0.032 (J)	-	0.014 (J)	0.069	0.021 (J)
Fluoranthene	100	500	0.23 (J)	-	0.088 (J)	0.28 (J)	0.12 (J)
Indeno(1,2,3-cd)pyrene	0.5	5.6	0.085	-	0.050	0.17	0.066
Naphthalene	12	500	0.053 (J)	-	0.16 (J)	0.089 (J)	ND
Phenanthrene	100	500	0.17 (J)	-	0.099 (J)	0.23 (J)	0.13 (J)
Phenol	0.33	500	ND	-	0.077 (J)	ND	ND
Pyrene	100	500	0.26 (J)	-	0.16 (J)	0.35 (J)	0.20 (J)
Total SVOC TICs	-	-	0.227	-	0.763	0.145	0.838
TCL Polychlorinated Biphenyls (TCL PCBs by EPA Method 8082, mg/kg)							
Total PCBs	0.1	1.0	ND	ND	ND	ND	ND
TAL Metals + Mercury (EPA Methods 6010B, 7471A, mg/kg)							
Aluminum	-	-	8,300	-	-	12,100	1,930
Arsenic	13	16	4.6	-	-	3.8	ND
Barium	350	400	91.5	-	-	87.2	22.7 (J)
Beryllium	7.2	590	0.32 (J)	-	-	0.28 (J)	ND
Cadmium	2.5	9.3	0.48 (J)	-	-	0.17 (J)	ND
Calcium	-	-	9,280	-	-	3,150	4,350
Chromium	30	1,500	16.1	-	-	21.5	4.8
Cobalt	-	-	12.1	-	-	9.1 (J)	2.1 (J)
Copper	50	270	26.7	-	-	39.6	5.8
Iron	-	-	16,200	-	-	21,800	4,340
Lead	63	1,000	118	-	-	206	27.5
Magnesium	-	-	4,970	-	-	4,760	3,370
Manganese	1,600	10,000	284	-	-	316	42.6
Nickel	30	310	15.7	-	-	19.2	5.7 (J)
Potassium	-	-	1,170	-	-	2,850	537 (J)
Sodium	-	-	529 (J)	-	-	252 (J)	ND
Vanadium	-	-	20.6	-	-	28.3	5.2 (J)
Zinc	109	10,000	85.3	-	-	93.1	13.3
Mercury	0.18	2.8	0.079	-	-	0.31	ND

ND – Not detected
SCO – NYSDEC Soil Cleanup Objectives
– Shaded value indicates exceedance of Unrestricted Use SCO
– Shaded value indicates exceedance of Commercial Use SCO
Q – Data qualifier
J – Estimated value below reporting limit

Table 1 – Laboratory Results Detected for Soil
22 South West Street, Mt. Vernon, New York

Sample Number			B-6,S-2	B-6,S-11	B-6,S-4	B-7,S-8	B-7,S-9
Sample Date			6/18/13	6/18/13	6/18/13	6/18/13	6/18/13
Sample Type			Soil	Soil	Soil	Soil	Soil
Sample Depth			4'0"-5'0"	25'0"-26'6"	8'0"-9'0"	17'0"-18'0"	20'0"-21'0"
Parameter	**NYSDEC Unrestricted Use SCO**	**NYSDEC Commercial Use SCO**	**Result (Q)**	**Result (Q)**	**Result (Q)**	**Result (Q)**	**Result (Q)**
TCL Volatile Organic Compounds (TCL VOCs by EPA Method 8260B, mg/kg)							
Benzene	0.06	44	-	ND	0.00032 (J)	ND	ND
Cyclohexane	-	-	-	ND	0.0011 (J)	ND	ND
Ethylbenzene	1	390	-	ND	0.0021	ND	ND
Isopropylbenzene	-	-	-	ND	0.00063 (J)	ND	0.030 (J)
Total Xylenes	0.26	500	-	0.00080 (J)	0.0097	ND	11.6
Methylcyclohexane	-	-	-	0.00049 (J)	0.0056	ND	0.26
Tetrachloroethene	1.3	150	-	ND	0.00019 (J)	ND	0.028 (J)
Toluene	0.7	500	-	ND	0.00055 (J)	ND	0.018 (J)
Total VOC TICs	-	-	-	0.0453	0.1641	ND	102.9
TCL Semi-Volatile Organic Compounds (TCL SVOCs by EPA Method 8270C, mg/kg)							
2-Methylnaphthalene	-	-	ND	ND	ND	ND	0.88
Acenaphthene	20	500	0.13 (J)	ND	ND	ND	ND
Acenaphthylene	100	500	0.068 (J)	ND	0.11 (J)	ND	ND
Anthracene	100	500	0.36 (J)	ND	0.13 (J)	ND	0.056 (J)
Benzo(a)anthracene	1	5.6	0.93	ND	0.32	ND	0.075
Benzo(a)pyrene	1	1	0.94	ND	0.21	ND	0.071
Benzo(b)fluoranthene	1	5.6	1.2	ND	0.25	ND	0.071
Benzo(g,h,i)perylene	100	500	1.0	ND	0.12 (J)	ND	0.062 (J)
Benzo(k)fluoranthene	0.8	56	0.37	ND	0.095	ND	0.031 (J)
Chrysene	1	56	1.0	ND	0.32 (J)	ND	0.062 (J)
Dibenz(a,h)anthracene	0.33	0.56	ND	ND	0.038 (J)	ND	ND
Fluoranthene	100	500	1.8	ND	0.42 (J)	ND	0.12 (J)
Fluorene	30	500	0.11 (J)	ND	ND	ND	0.062 (J)
Indeno(1,2,3-cd)pyrene	0.5	5.6	0.81	ND	0.084	ND	0.035 (J)
Naphthalene	12	500	ND	ND	ND	ND	0.27 (J)
Phenanthrene	100	500	1.3	ND	0.87 (J)	ND	0.23 (J)
Pyrene	100	500	1.9	ND	0.52 (J)	ND	0.18 (J)
Total SVOC TICs	-	-	0.074	ND	0.4	ND	4.77
TAL Metals + Mercury (EPA Methods 6010B, 7471A, mg/kg)							
Aluminum	-	-	4,130	-	-	-	-
Antimony	-	-	1.4 (J)	-	-	-	-
Arsenic	13	16	6.1	-	-	-	-
Barium	350	400	194	-	-	-	-
Beryllium	7.2	590	0.19 (J)	-	-	-	-
Cadmium	2.5	9.3	1.9	-	-	-	-
Calcium	-	-	5,470	-	-	-	-
Chromium	30	1,500	19.0	-	-	-	-
Cobalt	-	-	4.2 (J)	-	-	-	-
Copper	50	270	131	-	-	-	-
Iron	-	-	19,500	-	-	-	-
Lead	63	1,000	[redacted]	-	-	-	-
Magnesium	-	-	2,380	-	-	-	-
Manganese	1,600	10,000	184	-	-	-	-
Nickel	30	310	16.3	-	-	-	-
Potassium	-	-	759 (J)	-	-	-	-
Silver	2	1,500	0.63 (J)	-	-	-	-
Sodium	-	-	291 (J)	-	-	-	-
Vanadium	-	-	14.9	-	-	-	-
Zinc	109	10,000	868	-	-	-	-
Mercury	0.18	2.8	[redacted]	-	-	-	-

ND – Not detected
SCO – NYSDEC Soil Cleanup Objectives
Q – Data qualifier
J – Estimated value below reporting limit
– Shaded value indicates exceedance of Unrestricted Use SCO
– Shaded value indicates exceedance of Commercial Use SCO

Table 1 – Laboratory Results Detected for Soil
22 South West Street, Mt. Vernon, New York

Sample Number			B-8,S-3	B-8,S-6	B-9,S-1	B-9,S-8	B-10,S-9
Sample Date			6/18/13	6/18/13	6/19/13	6/19/13	6/19/13
Sample Type			Soil	Soil	Soil	Soil	Soil
Sample Depth			6'0"-7'0"	18'0"-19'0"	1'0"-2'0"	19'0"-21'0"	21'0"-22'0"
Parameter	NYSDEC Unrestricted Use SCO	NYSDEC Commercial Use SCO	Result (Q)	Result (Q)	Result (Q)	Result (Q)	Result (Q)
TCL Volatile Organic Compounds (TCL VOCs by EPA Method 8260B, mg/kg)							
Acetone	0.05	500	ND	0.010 (J,B)	ND	ND	ND
Benzene	0.06	44	0.11	ND	ND	ND	ND
Carbon Disulfide	-	-	ND	ND	0.00091 (J)	ND	ND
Ethylbenzene	1	390	0.92	ND	ND	ND	4.7
Isopropylbenzene	-	-	0.29	ND	ND	ND	6.3
Total Xylenes	0.26	500	11.81	ND	ND	ND	5.2
Methyl acetate	-	-	0.21	ND	ND	ND	ND
Methylcyclohexane	-	-	0.13	ND	0.00069 (J)	ND	40
Methylene Chloride	0.05	500	ND	ND	0.00095 (J)	0.0017	ND
MTBE	0.93	500	0.028 (J)	ND	ND	ND	ND
Tetrachloroethene	1.3	150	ND	ND	0.0045	ND	ND
Toluene	0.7	500	0.44	ND	ND	ND	ND
Total VOC TICs	-	-	170.1	0.645	ND	ND	958.0
TCL Semi-Volatile Organic Compounds (TCL SVOCs by EPA Method 8270C, mg/kg)							
2-Methylnaphthalene	-	-	2.6	ND	1.3	ND	ND
Acenaphthene	20	500	0.16 (J)	ND	ND	ND	ND
Acenaphthylene	100	500	0.56 (J)	ND	ND	ND	ND
Anthracene	100	500	0.89	ND	ND	ND	ND
Benzo(a)anthracene	1	5.6	1.8	ND	0.059	ND	0.027 (J)
Benzo(a)pyrene	1	1	[redacted]	0.038	0.052	ND	0.013 (J)
Benzo(b)fluoranthene	1	5.6	1.2	0.056	0.079	ND	0.022 (J)
Benzo(g,h,i)perylene	100	500	1.3	0.045 (J)	0.070 (J)	ND	ND
Benzo(k)fluoranthene	0.8	56	0.40	ND	ND	ND	0.0093 (J)
Chrysene	1	56	2.7	ND	0.13 (J)	ND	ND
Dibenz(a,h)anthracene	0.33	0.56	0.32	0.012 (J)	0.016 (J)	ND	ND
Dibenzofuran	7	350	ND	ND	0.25 (J)	ND	ND
Fluoranthene	100	500	1.4	ND	0.068 (J)	ND	ND
Fluorene	30	500	0.77	ND	ND	ND	ND
Indeno(1,2,3-cd)pyrene	0.5	5.6	0.73	0.034 (J)	0.025 (J)	ND	ND
Naphthalene	12	500	0.88	ND	0.96	ND	ND
Phenanthrene	100	500	3.6	ND	0.41	ND	ND
Pyrene	100	500	3.0	ND	0.087 (J)	ND	0.035 (J)
Total SVOC TICs	-	-	11.4	ND	16.37	ND	0.4
TCL Polychlorinated Biphenyls (TCL PCBs by EPA Method 8082, mg/kg)							
Total PCBs	0.1	1.0	-	-	-	-	ND
TAL Metals + Mercury (EPA Methods 6010B, 7471A, mg/kg)							
Aluminum	-	-	-	-	4,530	-	2,640
Arsenic	13	16	-	-	4.5	-	ND
Barium	350	400	-	-	16.1 (J)	-	26.4 (J)
Cadmium	2.5	9.3	-	-	0.208 (J)	-	ND
Calcium	-	-	-	-	1,350	-	1,030 (J)
Chromium	30	1,500	-	-	5.3	-	6.8
Cobalt	-	-	-	-	8.0 (J)	-	3.4 (J)
Copper	50	270	-	-	38.9	-	6.2
Iron	-	-	-	-	12,600	-	6,470
Lead	63	1,000	-	-	23.0	-	6.7
Magnesium	-	-	-	-	2,910	-	1,800
Manganese	1,600	10,000	-	-	134	-	86.4
Nickel	30	310	-	-	11.5	-	6.8 (J)
Potassium	-	-	-	-	280 (J)	-	1,180
Vanadium	-	-	-	-	34.0	-	9.9 (J)
Zinc	109	10,000	-	-	45.4	-	26.8
Mercury	0.18	2.8	-	-	0.93	-	ND

ND – Not detected
SCO – NYSDEC Soil Cleanup Objectives
[redacted] – Shaded value indicates exceedance of Unrestricted-Use SCO
[redacted] – Shaded value indicates exceedance of Commercial Use SCO
Q – Data qualifier
J – Estimated value below reporting limit

Table 1 – Laboratory Results Detected for Soil
22 South West Street, Mt. Vernon, New York

Sample Number			B-11,S-1	B-12,S-9	B-13,S-2	B-13,S-10	B-14,S-4
Sample Date			6/19/13	6/19/13	6/19/13	6/19/13	6/19/13
Sample Type			Soil	Soil	Soil	Soil	Soil
Sample Depth			1'0"-2'0"	21'0"-22'0"	3'0"-4'0"	22'0"-23'0"	8'0"-9'0"
Parameter	NYSDEC Unrestricted Use SCO	NYSDEC Commercial Use SCO	Result (Q)	Result (Q)	Result (Q)	Result (Q)	Result (Q)
TCL Volatile Organic Compounds (TCL VOCs by EPA Method 8260B, mg/kg)							
Acetone	0.05	500	0.021 (B)	0.013	-	ND	ND
Benzene	0.06	44	0.00029 (J)	ND	-	ND	ND
Carbon disulfide	-	-	ND	0.0058	-	ND	ND
Chloroform	0.37	350	ND	0.00092 (J)	-	ND	ND
cis-1,2-Dichloroethene	0.02	500	ND	0.00058 (J)	-	ND	ND
Ethylbenzene	1	390	ND	0.043	-	4.8	ND
Isopropylbenzene	-	-	ND	0.0069	-	1.7	0.00019 (J)
Total Xylenes	0.26	500	0.00033 (J)	0.159	-	30.1	0.00037 (J)
Methylcyclohexane	-	-	ND	0.032	-	9.7	ND
Tetrachloroethene	1.3	150	0.00076 (J)	ND	-	ND	0.00054 (J)
Toluene	0.7	500	0.00061 (J)	0.0016 (B)	-	0.22 (J)	ND
Total VOC TICs	-	-	ND	1.093	-	282.0	ND
TCL Semi-Volatile Organic Compounds (TCL SVOCs by EPA Method 8270C, mg/kg)							
2-Methylnaphthalene	-	-	0.20 (J)	ND	0.19 (J)	0.13 (J)	0.080 (J)
Acenaphthene	20	500	0.070 (J)	ND	ND	ND	ND
Acenaphthylene	100	500	0.36 (J)	ND	ND	ND	0.19 (J)
Anthracene	100	500	0.24 (J)	ND	ND	ND	0.11 (J)
Benzo(a)anthracene	1	5.6	1.1	ND	ND	ND	0.40
Benzo(a)pyrene	1	1	[redacted]	ND	ND	0.012 (J)	0.51
Benzo(b)fluoranthene	1	5.6	1.6	ND	ND	0.017 (J)	0.59
Benzo(g,h,i)perylene	100	500	1.1	ND	ND	ND	0.23 (J)
Benzo(k)fluoranthene	0.8	56	0.52	ND	ND	ND	0.26
Chrysene	1	56	1.6	ND	ND	ND	0.53
Dibenz(a,h)anthracene	0.33	0.56	0.32	ND	ND	ND	ND
Fluoranthene	100	500	0.85	ND	ND	ND	0.41
Fluorene	30	500	0.088 (J)	ND	ND	ND	ND
Indeno(1,2,3-cd)pyrene	0.5	5.6	0.77	ND	ND	ND	0.18
Naphthalene	12	500	0.17 (J)	ND	ND	ND	ND
Phenanthrene	100	500	0.19 (J)	ND	0.22 (J)	ND	0.088 (J)
Phenol	0.33	500	0.56	ND	ND	0.056 (J)	0.19 (J)
Pyrene	100	500	1.5	ND	ND	ND	0.42
Total SVOC TICs	-	-	9.68	ND	0.199	0.176	0.83
TAL Metals + Mercury (EPA Methods 6010B, 7471A, mg/kg)							
Aluminum	-	-	-	-	2,060	-	-
Antimony	-	-	-	-	1.7 (J)	-	-
Arsenic	13	16	-	-	[redacted]	-	-
Barium	350	400	-	-	18.7 (J)	-	-
Beryllium	7.2	590	-	-	0.53 (J)	-	-
Cadmium	2.5	9.3	-	-	ND	-	-
Calcium	-	-	-	-	618 (J)	-	-
Chromium	30	1,500	-	-	6.6	-	-
Cobalt	-	-	-	-	6.2 (J)	-	-
Copper	50	270	-	-	20.4	-	-
Iron	-	-	-	-	14,300	-	-
Lead	63	1,000	-	-	18.1	-	-
Magnesium	-	-	-	-	ND	-	-
Manganese	1,600	10,000	-	-	21.1	-	-
Nickel	30	310	-	-	14.2	-	-
Potassium	-	-	-	-	183 (J)	-	-
Selenium	3.9	1,500	-	-	3.6	-	-
Sodium	-	-	-	-	338 (J)	-	-
Vanadium	-	-	-	-	122	-	-
Zinc	109	10,000	-	-	51.4	-	-
Mercury	0.18	2.8	-	-	0.024	-	-

ND – Not detected
SCO – NYSDEC Soil Cleanup Objectives
[redacted] – Shaded value indicates exceedance of Unrestricted Use SCO
[redacted] – Shaded value indicates exceedance of Commercial Use SCO

Q – Data qualifier
J – Estimated value below reporting limit

Table 1 – Laboratory Results Detected for Soil
22 South West Street, Mt. Vernon, New York

Sample Number			B-14,S-8	B-15,S-11	B-16,S-7	B-17,S-2	B-18,S-5
Sample Date			8/19/13	8/20/13	8/20/13	8/20/13	8/20/13
Sample Type			Soil	Soil	Soil	Soil	Soil
Sample Depth			17'0"-19'0"	26'0"-27'0"	16'0"-17'0"	20'6"-21'6"	20'6"-21'6"
Parameter	NYSDEC Unrestricted Use SCO	NYSDEC Commercial Use SCO	Result (Q)	Result (Q)	Result (Q)	Result (Q)	Result (Q)
TCL Volatile Organic Compounds (TCL VOCs by EPA Method 8260B, mg/kg)							
Acetone	0.05	500	ND	ND	0.0048 (J)	ND	ND
Benzene	0.06	44	ND	ND	ND	ND	ND
Carbon disulfide	-	-	ND	ND	0.00024 (J)	ND	ND
Chloroform	0.37	350	ND	0.00081 (J)	ND	ND	ND
Cyclohexane	-	-	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	0.02	500	ND	ND	ND	ND	ND
Ethylbenzene	1	390	ND	0.026	ND	0.088 (J)	220
Isopropylbenzene	-	-	ND	0.0058	ND	0.016 (J)	35
Total Xylenes	0.26	500	ND	0.13	ND	0.40	1630
Methyl acetate	-	-	ND	ND	ND	ND	ND
Methylcyclohexane	-	-	ND	0.017	ND	ND	97
Methylene Chloride	0.05	500	ND	ND	0.0005 (J,B)	ND	ND
Tetrachloroethene	1.3	150	ND	0.00039 (J)	ND	ND	ND
Toluene	0.7	500	0.000 (J,B)	0.00046 (J)	ND	ND	140
Total VOC TICs	-	-	ND	1.05	0.698	129.8	5,500
TCL Semi-Volatile Organic Compounds (TCL SVOCs by EPA Method 8270C, mg/kg)							
2-Methylnaphthalene	-	-	ND	ND	ND	ND	1.7
Benzo(a)anthracene	1	5.6	ND	ND	ND	ND	0.13
Benzo(a)pyrene	1	1	ND	ND	0.21	ND	0.068
Benzo(b)fluoranthene	1	5.6	ND	ND	0.18	ND	0.087
Benzo(g,h,i)perylene	100	500	ND	ND	0.15 (J)	ND	0.083 (J)
Benzo(k)fluoranthene	0.8	56	ND	ND	ND	ND	0.035 (J)
Chrysene	1	56	ND	ND	ND	ND	0.14 (J)
Dibenz(a,h)anthracene	0.33	0.56	ND	ND	0.039	ND	ND
Fluoranthene	100	500	ND	ND	ND	ND	0.17 (J)
Indeno(1,2,3-cd)pyrene	0.5	5.6	ND	ND	0.11	ND	0.045
Naphthalene	12	500	ND	ND	ND	ND	0.56
Phenanthrene	100	500	ND	ND	ND	ND	0.23 (J)
Phenol	0.33	500	ND	ND	ND	ND	0.057 (J)
Pyrene	100	500	ND	ND	ND	0.042 (J)	0.27 (J)
Total SVOC TICs	-	-	ND	1.89	ND	ND	8.56

ND – Not detected
SCO – NYSDEC Soil Cleanup Objectives
Q – Data qualifier
J – Estimated value below reporting limit
[ ] – Shaded value indicates exceedance of Unrestricted Use SCO
[ ] – Shaded value indicates exceedance of Commercial Use SCO

Table 2 – Laboratory Results Detected for Groundwater

22 South West Street, Mt. Vernon, New York

Sample Number		MW-1	MW-2	MW-3
Sample Date		6/25/13	6/25/13	6/25/13
Sample Type		Groundwater	Groundwater	Groundwater
Parameter	NYSDEC Class GA Groundwater Criteria	Result (Q)	Result (Q)	Result (Q)
TCL Volatile Organic Compounds (TCL VOCs by EPA Method 8260B, ug/L)				
2-Butanone	-	2.8 (J)	ND	4.9 (J)
Benzene	1	0.75 (J)	0.22 (J)	ND
Chloroform	7	1.6	1.8	3.7
Cyclohexane	-	15	7.2	27
Ethylbenzene	5	170	1.8	260
Isopropylbenzene	5	13	4.4	23
Methylcyclohexane	-	20	9.8	67
Tetrachloroethene	5	3.4	1.3	ND
Toluene	5	180	ND	5.2
Trichloroethene	5	0.25	0.37	ND
Xylenes, Total	5	760	2 (J)	970
Total VOC TICs	-	474	ND	693
TCL Semi-Volatile Organic Compounds (TCL SVOCs by EPA Method 8270C, ug/L)				
2,4-Dimethylphenol	50	ND	ND	1.4 (J)
2-Methylnaphthalene	-	4.3 (J)	ND	15
Naphthalene	10	19	ND	58
Total SVOC TICs	-	1,074	13.8	1,502
TCL Pesticides (EPA Method 8081A, ug/L)				
Total Pesticides	-	ND	ND	ND
TCL Polychlorinated Biphenyls (TCL PCBs by EPA Method 8082, ug/L)				
Total PCBs	0.09	ND	ND	ND
TAL Metals + Mercury + Cyanide (EPA Methods 6010B, 7471A, and 9012A, ug/L)				
Aluminum	-	1,110	83.6	40.4 (J)
Barium	1,000	247	348	229
Calcium	-	161,000	146,000	114,000
Chromium	50	5.3	ND	ND
Copper	200	18	3.8 (J)	4.0 (J)
Iron	300	3,160	2,160	748
Lead	25	50.9	2.7	1.2
Magnesium	35,000	56,500	38,800	41,200
Manganese	300	389	737	582
Nickel	100	4.3 (J)	ND	ND
Potassium	-	8,480	7,620	5,780
Sodium	20,000	183,000	230,000	135,000
Vanadium	-	4.9 (J)	ND	ND
Zinc	2,000	40.6	ND	ND

ND – Not detected
Q – Data qualifier
J – Estimated value below reporting limit
[ ] – Shaded value indicates exceedance of NYSDEC Class GA Groundwater Criteria

- Some staining and absorbent material was observed on the pavement near the dumpsters on the south side of the site building. Based on the amount of staining in this area, it is possible that the soils below the pavement have been impacted. Therefore, this stained area is a recognized environmental condition that should be further investigated.

Soil Investigation

- During this investigation, hollow stem auger (HSA) drilling methods were used to perform 18 test borings in the various areas of environmental concern that were identified during the Phase I ESA. A site plan showing the boring locations is attached.

- Soil samples were obtained from each boring location and each sample was visually inspected for evidence of contamination and screened using a photoionization detector (PID), which is capable of detecting volatile organic compounds (VOCs) and/or semi-volatile organic compounds (SVOCs). Based on the areas of concern and the field screening results, we collected a total of 25 soil samples from the site for laboratory analytical testing. The collected samples and the specified laboratory analysis are summarized in the following table.

Summary of Soil Sample Locations

Sample No.	Sample Depth	PID Readings	Laboratory Analysis
B-1A	0'6"-2'0"	0.0 ppm	SVOCs, PCBs, Metals
B-1B	19'0"-20'0"	102 ppm	PCBs
B-2A	21'0"-22'0"	658 ppm	VOCs, SVOCs, PCBs
B-4A	7'0"-8'6"	0.0 ppm	SVOCs, PCBs, Metals
B-4B	21'0"-22'0"	867 ppm	VOCs, SVOCs, PCBs, Metals
B-5,S-2	4'0"-5'0"	0.0 ppm	SVOCs, Metals
B-5,S-11	25'0"-26'6"	4.1 ppm	VOCs, SVOCs
B-6,S-4	8'0"-9'0"	2.0 ppm	VOCs, SVOCs
B-7,S-8	17'0"-19'0"	0.0 ppm	VOCs, SVOCs
B-7,S-9	20'0"-21'0"	1,313 ppm	VOCs, SVOCs
B-8,S-3	6'0"-7'0"	543 ppm	VOCs, SVOCs
B-8,S-8	18'0"-19'0"	40.3 ppm	VOCs, SVOCs
B-9,S-1	1'0"-2'0"	0.1 ppm	VOCs, SVOCs, Metals
B-9,S-8	19'0"-21'0"	0.0 ppm	VOCs, SVOCs
B-10,S-9	21'0"-22'0"	1,721 ppm	VOCs, SVOCs, PCBs, Metals
B-11,S-1	1'0"-2'0"	11.5 ppm	VOCs, SVOCs
B-12,S-9	21'0"-22'0"	286 ppm	VOCs, SVOCs
B-13,S-2	3'0"-4'0"	0.0 ppm	SVOCs, Metals
B-13,S-10	22'0"-23'0"	1,805 ppm	VOCs, SVOCs
B-14,S-4	8'0"-9'0"	24.8 ppm	VOCs, SVOCs
B-14,S-8	17'0"-19'0"	0.0 ppm	VOCs, SVOCs
B-15,S-11	26'0"-27'0"	12.8 ppm	VOCs, SVOCs
B-16,S-7	16'0"-17'0"	14.8 ppm	VOCs, SVOCs
B-17,S-1	20'6"-21'6"	235 ppm	VOCs, SVOCs
B-18,S-5	20'6"-21'6"	2,061 ppm	VOCs, SVOCs

PID – Photoionization Detector
ppm – parts per million

Table 1 – Laboratory Results Detected for Soil
22 South West Street, Mt. Vernon, New York

Sample Number			B-1A	B-1B	B-2A	B-4A	B-4B
Sample Date			6/10/13	6/10/13	6/11/13	6/11/13	6/11/13
Sample Type			Soil	Soil	Soil	Soil	Soil
Sample Depth			0'6"-2'0"	19'0"-20'0"	21'0"-22'0"	7'0"-8'6"	21'0"-22'0"
Parameter	NYSDEC Unrestricted Use SCO	NYSDEC Commercial Use SCO	Result (Q)	Result (Q)	Result (Q)	Result (Q)	Result (Q)
TCL Volatile Organic Compounds (TCL VOCs by EPA Method 8260B, mg/kg)							
Ethylbenzene	1	390	-	-	9.5	-	0.12 (J)
Isopropylbenzene	-	-	-	-	2.1	-	3.3
Total Xylenes	0.26	500	-	-	81	-	6.47
Methylcyclohexane	-	-	-	-	3.2	-	14
Tetrachloroethene	1.3	150	-	-	ND	-	0.19 (J)
Toluene	0.7	500	-	-	0.047 (J)	-	ND
Total VOC TICs	-	-	-	-	220.9	-	728
TCL Semi-Volatile Organic Compounds (TCL SVOCs by EPA Method 8270C, mg/kg)							
1,2,4-Trichlorobenzene	-	-	0.016 (J)	-	ND	ND	ND
1,2-Dichlorobenzene	1.1	500	0.14 (J)	-	ND	ND	ND
2-Methylnaphthalene	-	-	0.13 (J)	-	0.55	0.099 (J)	0.37 (J)
Acenaphthylene	100	500	ND	-	ND	0.11 (J)	ND
Anthracene	100	500	ND	-	ND	0.091 (J)	ND
Benzo(a)anthracene	1	5.6	0.16	-	0.083	0.34	0.11
Benzo(a)pyrene	1	1	0.15	-	0.074	0.33	0.080
Benzo(b)fluoranthene	1	5.6	0.21	-	0.087	0.45	0.12
Benzo(g,h,i)perylene	100	500	0.11 (J)	-	0.075 (J)	0.22 (J)	0.097 (J)
Benzo(k)fluoranthene	0.8	56	0.072	-	0.043	0.15	0.033 (J)
Chrysene	1	56	0.18 (J)	-	0.13 (J)	0.52	0.16 (J)
Dibenz(a,h)anthracene	0.33	0.56	0.032 (J)	-	0.014 (J)	0.069	0.021 (J)
Fluoranthene	100	500	0.23 (J)	-	0.088 (J)	0.28 (J)	0.12 (J)
Indeno(1,2,3-cd)pyrene	0.5	5.6	0.083	-	0.050	0.17	0.068
Naphthalene	12	500	0.053 (J)	-	0.16 (J)	0.089 (J)	ND
Phenanthrene	100	500	0.17 (J)	-	0.099 (J)	0.23 (J)	0.13 (J)
Phenol	0.33	500	ND	-	0.077 (J)	ND	ND
Pyrene	100	500	0.26 (J)	-	0.16 (J)	0.35 (J)	0.20 (J)
Total SVOC TICs	-	-	0.227	-	0.763	0.145	0.838
TCL Polychlorinated Biphenyls (TCL PCBs by EPA Method 8082, mg/kg)							
Total PCBs	0.1	1.0	ND	ND	ND	ND	ND
TAL Metals + Mercury (EPA Methods 6010B, 7471A, mg/kg)							
Aluminum	-	-	8,300	-	-	12,100	1,930
Arsenic	13	16	4.6	-	-	3.6	ND
Barium	350	400	91.8	-	-	87.2	22.7 (J)
Beryllium	7.2	590	0.32 (J)	-	-	0.28 (J)	ND
Cadmium	2.5	9.3	0.48 (J)	-	-	0.17 (J)	ND
Calcium	-	-	9,280	-	-	3,150	4,350
Chromium	30	1,500	16.1	-	-	21.5	4.8
Cobalt	-	-	12.1	-	-	9.1 (J)	2.1 (J)
Copper	50	270	26.7	-	-	39.8	5.8
Iron	-	-	15,200	-	-	21,800	4,340
Lead	63	1,000	118	-	-	206	27.6
Magnesium	-	-	4,970	-	-	4,760	3,370
Manganese	1,600	10,000	284	-	-	316	42.6
Nickel	30	310	15.7	-	-	19.2	5.7 (J)
Potassium	-	-	1,170	-	-	2,650	537 (J)
Sodium	-	-	529 (J)	-	-	252 (J)	ND
Vanadium	-	-	20.8	-	-	28.3	5.2 (J)
Zinc	109	10,000	85.3	-	-	93.1	13.3
Mercury	0.18	2.8	0.079	-	-	0.31	ND

ND – Not detected
SCO – NYSDEC Soil Cleanup Objectives
– Shaded value indicates exceedance of Unrestricted Use SCO
– Shaded value indicates exceedance of Commercial Use SCO

Q – Data qualifier
J – Estimated value below reporting limit

Table 1 – Laboratory Results Detected for Soil
22 South West Street, Mt. Vernon, New York

Sample Number			B-5,S-2	B-6,S-11	B-6,S-4	B-7,S-8	B-7,S-9
Sample Date			6/18/13	6/18/13	6/18/13	6/18/13	6/18/13
Sample Type			Soil	Soil	Soil	Soil	Soil
Sample Depth			4'0"-5'0"	25'0"-26'6"	8'0"-9'0"	17'0"-19'0"	20'0"-21'0"
Parameter	NYSDEC Unrestricted Use SCO	NYSDEC Commercial Use SCO	Result (Q)	Result (Q)	Result (Q)	Result (Q)	Result (Q)
TCL Volatile Organic Compounds (TCL VOCs by EPA Method 8260B, mg/kg)							
Benzene	0.06	44	-	ND	0.00032 (J)	ND	ND
Cyclohexane	-	-	-	ND	0.0011 (J)	ND	ND
Ethylbenzene	1	390	-	ND	0.0021	ND	ND
Isopropylbenzene	-	-	-	ND	0.00063 (J)	ND	0.030 (J)
Total Xylenes	0.26	500	-	0.00080 (J)	0.0097	ND	11.6
Methylcyclohexane	-	-	-	0.00049 (J)	0.0056	ND	0.26
Tetrachloroethene	1.3	150	-	ND	0.00019 (J)	ND	0.028 (J)
Toluene	0.7	500	-	ND	0.00055 (J)	ND	0.018 (J)
Total VOC TICs	-	-	-	0.0453	0.1641	ND	102.9
TCL Semi-Volatile Organic Compounds (TCL SVOCs by EPA Method 8270C, mg/kg)							
2-Methylnaphthalene	-	-	ND	ND	ND	ND	0.88
Acenaphthene	20	500	0.13 (J)	ND	ND	ND	ND
Acenaphthylene	100	500	0.068 (J)	ND	0.11 (J)	ND	ND
Anthracene	100	500	0.36 (J)	ND	0.13 (J)	ND	0.058 (J)
Benzo(a)anthracene	1	5.6	0.93	ND	0.32	ND	0.075
Benzo(a)pyrene	1	1	0.84	ND	0.21	ND	0.071
Benzo(b)fluoranthene	1	5.6	1.2	ND	0.25	ND	0.071
Benzo(g,h,i)perylene	100	500	1.0	ND	0.12 (J)	ND	0.062 (J)
Benzo(k)fluoranthene	0.8	56	0.37	ND	0.095	ND	0.031 (J)
Chrysene	1	56	1.0	ND	0.32 (J)	ND	0.082 (J)
Dibenz(a,h)anthracene	0.33	0.56	ND	ND	0.038 (J)	ND	ND
Fluoranthene	100	500	1.8	ND	0.42 (J)	ND	0.12 (J)
Fluorene	30	500	0.11 (J)	ND	ND	ND	0.082 (J)
Indeno(1,2,3-cd)pyrene	0.5	5.6	0.81	ND	0.084	ND	0.035 (J)
Naphthalene	12	500	ND	ND	ND	ND	0.27 (J)
Phenanthrene	100	500	1.3	ND	0.87 (J)	ND	0.23 (J)
Pyrene	100	500	1.9	ND	0.52 (J)	ND	0.18 (J)
Total SVOC TICs	-	-	0.074	ND	0.4	ND	4.77
TAL Metals + Mercury (EPA Methods 6010B, 7471A, mg/kg)							
Aluminum	-	-	4,130	-	-	-	-
Antimony	-	-	1.4 (J)	-	-	-	-
Arsenic	13	16	6.1	-	-	-	-
Barium	350	400	194	-	-	-	-
Beryllium	7.2	590	0.19 (J)	-	-	-	-
Cadmium	2.5	9.3	1.9	-	-	-	-
Calcium	-	-	5,470	-	-	-	-
Chromium	30	1,500	19.0	-	-	-	-
Cobalt	-	-	4.2 (J)	-	-	-	-
Copper	50	270	131	-	-	-	-
Iron	-	-	19,500	-	-	-	-
Lead	63	1,000	[redacted]	-	-	-	-
Magnesium	-	-	2,380	-	-	-	-
Manganese	1,600	10,000	184	-	-	-	-
Nickel	30	310	16.3	-	-	-	-
Potassium	-	-	759 (J)	-	-	-	-
Silver	2	1,500	0.63 (J)	-	-	-	-
Sodium	-	-	291 (J)	-	-	-	-
Vanadium	-	-	14.9	-	-	-	-
Zinc	109	10,000	868	-	-	-	-
Mercury	0.18	2.8	[redacted]	-	-	-	-

ND – Not detected
SCO – NYSDEC Soil Cleanup Objectives
[redacted] – Shaded value indicates exceedance of Unrestricted Use SCO
[redacted] – Shaded value indicates exceedance of Commercial Use SCO
Q – Data qualifier
J – Estimated value below reporting limit

Table 1 – Laboratory Results Detected for Soil
22 South West Street, Mt. Vernon, New York

Sample Number			B-8,S-3	B-8,S-6	B-9,S-1	B-9,S-6	B-10,S-9
Sample Date			8/18/13	8/18/13	8/19/13	8/19/13	8/19/13
Sample Type			Soil	Soil	Soil	Soil	Soil
Sample Depth			6'0"-7'0"	16'0"-18'0"	1'0"-2'0"	19'0"-21'0"	21'0"-22'0"
Parameter	NYSDEC Unrestricted Use SCO	NYSDEC Commercial Use SCO	Result (Q)	Result (Q)	Result (Q)	Result (Q)	Result (Q)
TCL Volatile Organic Compounds (TCL VOCs by EPA Method 8260B, mg/kg)							
Acetone	0.05	500	ND	0.010 (J,B)	ND	ND	ND
Benzene	0.06	44	0.11	ND	ND	ND	ND
Carbon Disulfide	-	-	ND	ND	0.00091 (J)	ND	ND
Ethylbenzene	1	390	0.92	ND	ND	ND	4.7
Isopropylbenzene	-	-	0.29	ND	ND	ND	6.3
Total Xylenes	0.26	500	11.81	ND	ND	ND	5.2
Methyl acetate	-	-	0.21	ND	ND	ND	ND
Methylcyclohexane	-	-	0.13	ND	0.00088 (J)	ND	40
Methylene Chloride	0.05	500	ND	ND	0.00095 (J)	0.0017	ND
MTBE	0.93	500	0.028 (J)	ND	ND	ND	ND
Tetrachloroethene	1.3	150	ND	ND	0.0045	ND	ND
Toluene	0.7	500	0.44	ND	ND	ND	ND
Total VOC TICs	-	-	170.1	0.645	ND	ND	959.0
TCL Semi-Volatile Organic Compounds (TCL SVOCs by EPA Method 8270C, mg/kg)							
2-Methylnaphthalene	-	-	2.8	ND	1.3	ND	ND
Acenaphthene	20	500	0.16 (J)	ND	ND	ND	ND
Acenaphthylene	100	500	0.58 (J)	ND	ND	ND	ND
Anthracene	100	500	0.89	ND	ND	ND	ND
Benzo(a)anthracene	1	5.6	1.6	ND	0.069	ND	0.027 (J)
Benzo(a)pyrene	1	1	[redacted]	0.036	0.052	ND	0.013 (J)
Benzo(b)fluoranthene	1	5.6	1.2	0.056	0.079	ND	0.022 (J)
Benzo(g,h,i)perylene	100	500	1.3	0.045 (J)	0.070 (J)	ND	ND
Benzo(k)fluoranthene	0.8	56	0.40	ND	ND	ND	0.0083 (J)
Chrysene	1	56	2.7	ND	0.13 (J)	ND	ND
Dibenz(a,h)anthracene	0.33	0.56	0.32	0.012 (J)	0.016 (J)	ND	ND
Dibenzofuran	7	350	ND	ND	0.25 (J)	ND	ND
Fluoranthene	100	500	1.4	ND	0.088 (J)	ND	ND
Fluorene	30	500	0.77	ND	ND	ND	ND
Indeno(1,2,3-cd)pyrene	0.5	5.6	0.73	0.034 (J)	0.025 (J)	ND	ND
Naphthalene	12	500	0.88	ND	0.96	ND	ND
Phenanthrene	100	500	3.6	ND	0.41	ND	ND
Pyrene	100	500	3.0	ND	0.087 (J)	ND	0.035 (J)
Total SVOC TICs	-	-	11.4	ND	18.37	ND	0.4
TCL Polychlorinated Biphenyls (TCL PCBs by EPA Method 8082, mg/kg)							
Total PCBs	0.1	1.0	-	-	-	-	ND
TAL Metals + Mercury (EPA Methods 6010B, 7471A, mg/kg)							
Aluminum	-	-	-	-	4,530	-	2,840
Arsenic	13	16	-	-	4.5	-	ND
Barium	350	400	-	-	16.1 (J)	-	28.4 (J)
Cadmium	2.5	9.3	-	-	0.208 (J)	-	ND
Calcium	-	-	-	-	1,350	-	1,030 (J)
Chromium	30	1,500	-	-	5.3	-	5.8
Cobalt	-	-	-	-	8.0 (J)	-	3.4 (J)
Copper	50	270	-	-	38.9	-	6.2
Iron	-	-	-	-	12,600	-	6,470
Lead	63	1,000	-	-	23.0	-	6.7
Magnesium	-	-	-	-	2,910	-	1,800
Manganese	1,600	10,000	-	-	134	-	86.4
Nickel	30	310	-	-	11.5	-	5.5 (J)
Potassium	-	-	-	-	280 (J)	-	1,180
Vanadium	-	-	-	-	34.0	-	9.9 (J)
Zinc	109	10,000	-	-	45.4	-	26.6
Mercury	0.18	2.8	-	-	0.93	-	ND

ND – Not detected
SCO – NYSDEC Soil Cleanup Objectives
[redacted] – Shaded value indicates exceedance of Unrestricted-Use SCO
[redacted] – Shaded value indicates exceedance of Commercial Use SCO
Q – Data qualifier
J – Estimated value below reporting limit

Table 1 – Laboratory Results Detected for Soil
22 South West Street, Mt. Vernon, New York

Sample Number			B-11,S-1	B-12,S-9	B-13,S-2	B-13,S-10	B-14,S-4
Sample Date			6/19/13	6/19/13	6/19/13	6/19/13	6/19/13
Sample Type			Soil	Soil	Soil	Soil	Soil
Sample Depth			1'0"-2'0"	21'0"-22'0"	3'0"-4'0"	22'0"-23'0"	8'0"-9'0"
Parameter	NYSDEC Unrestricted Use SCO	NYSDEC Commercial Use SCO	Result (Q)	Result (Q)	Result (Q)	Result (Q)	Result (Q)
TCL Volatile Organic Compounds (TCL VOCs by EPA Method 8260B, mg/kg)							
Acetone	0.05	500	0.021 (B)	0.013	-	ND	ND
Benzene	0.06	44	0.00029 (J)	ND	-	ND	ND
Carbon disulfide	-	-	ND	0.0058	-	ND	ND
Chloroform	0.37	350	ND	0.00092 (J)	-	ND	ND
cis-1,2-Dichloroethene	0.02	500	ND	0.00058 (J)	-	ND	ND
Ethylbenzene	1	390	ND	0.043	-	4.8	ND
Isopropylbenzene	-	-	ND	0.0069	-	1.7	0.00019 (J)
Total Xylenes	0.26	500	0.00033 (J)	0.159	-	30.1	0.00037 (J)
Methylcyclohexane	-	-	ND	0.032	-	9.7	ND
Tetrachloroethene	1.3	150	0.00076 (J)	ND	-	ND	0.00054 (J)
Toluene	0.7	500	0.00061 (J)	0.0018 (B)	-	0.22 (J)	ND
Total VOC TICs	-	-	ND	1.093	-	282.0	ND
TCL Semi-Volatile Organic Compounds (TCL SVOCs by EPA Method 8270C, mg/kg)							
2-Methylnaphthalene	-	-	0.20 (J)	ND	0.19 (J)	0.13 (J)	0.060 (J)
Acenaphthene	20	500	0.070 (J)	ND	ND	ND	ND
Acenaphthylene	100	500	0.36 (J)	ND	ND	ND	0.19 (J)
Anthracene	100	500	0.24 (J)	ND	ND	ND	0.11 (J)
Benzo(a)anthracene	1	5.6	1.1	ND	ND	ND	0.40
Benzo(a)pyrene	1	1	[redacted]	ND	ND	0.012 (J)	0.51
Benzo(b)fluoranthene	1	5.6	1.6	ND	ND	0.017 (J)	0.59
Benzo(g,h,i)perylene	100	500	1.1	ND	ND	ND	0.23 (J)
Benzo(k)fluoranthene	0.8	56	0.62	ND	ND	ND	0.26
Chrysene	1	56	1.6	ND	ND	ND	0.53
Dibenz(a,h)anthracene	0.33	0.56	0.32	ND	ND	ND	ND
Fluoranthene	100	500	0.85	ND	ND	ND	0.41
Fluorene	30	500	0.088 (J)	ND	ND	ND	ND
Indeno(1,2,3-cd)pyrene	0.5	5.6	0.77	ND	ND	ND	0.18
Naphthalene	12	500	0.17 (J)	ND	ND	ND	ND
Phenanthrene	100	500	0.19 (J)	ND	0.22 (J)	ND	0.068 (J)
Phenol	0.33	500	0.55	ND	ND	0.056 (J)	0.19 (J)
Pyrene	100	500	1.6	ND	ND	ND	0.42
Total SVOC TICs	-	-	9.68	ND	0.199	0.178	0.83
TAL Metals + Mercury (EPA Methods 6010B, 7471A, mg/kg)							
Aluminum	-	-	-	-	2,060	-	-
Antimony	-	-	-	-	1.7 (J)	-	-
Arsenic	13	16	-	-	[redacted]	-	-
Barium	350	400	-	-	18.7 (J)	-	-
Beryllium	7.2	590	-	-	0.53 (J)	-	-
Cadmium	2.5	9.3	-	-	ND	-	-
Calcium	-	-	-	-	618 (J)	-	-
Chromium	30	1,500	-	-	6.6	-	-
Cobalt	-	-	-	-	6.2 (J)	-	-
Copper	50	270	-	-	20.4	-	-
Iron	-	-	-	-	14,300	-	-
Lead	63	1,000	-	-	18.1	-	-
Magnesium	-	-	-	-	ND	-	-
Manganese	1,600	10,000	-	-	21.1	-	-
Nickel	30	310	-	-	14.2	-	-
Potassium	-	-	-	-	183 (J)	-	-
Selenium	3.9	1,500	-	-	3.6	-	-
Sodium	-	-	-	-	338 (J)	-	-
Vanadium	-	-	-	-	122	-	-
Zinc	109	10,000	-	-	51.4	-	-
Mercury	0.18	2.8	-	-	0.024	-	-

ND – Not detected
SCO – NYSDEC Soil Cleanup Objectives
[redacted] – Shaded value indicates exceedance of Unrestricted Use SCO
[redacted] – Shaded value indicates exceedance of Commercial Use SCO
Q – Data qualifier
J – Estimated value below reporting limit

Table 1 – Laboratory Results Detected for Soil
22 South West Street, Mt. Vernon, New York

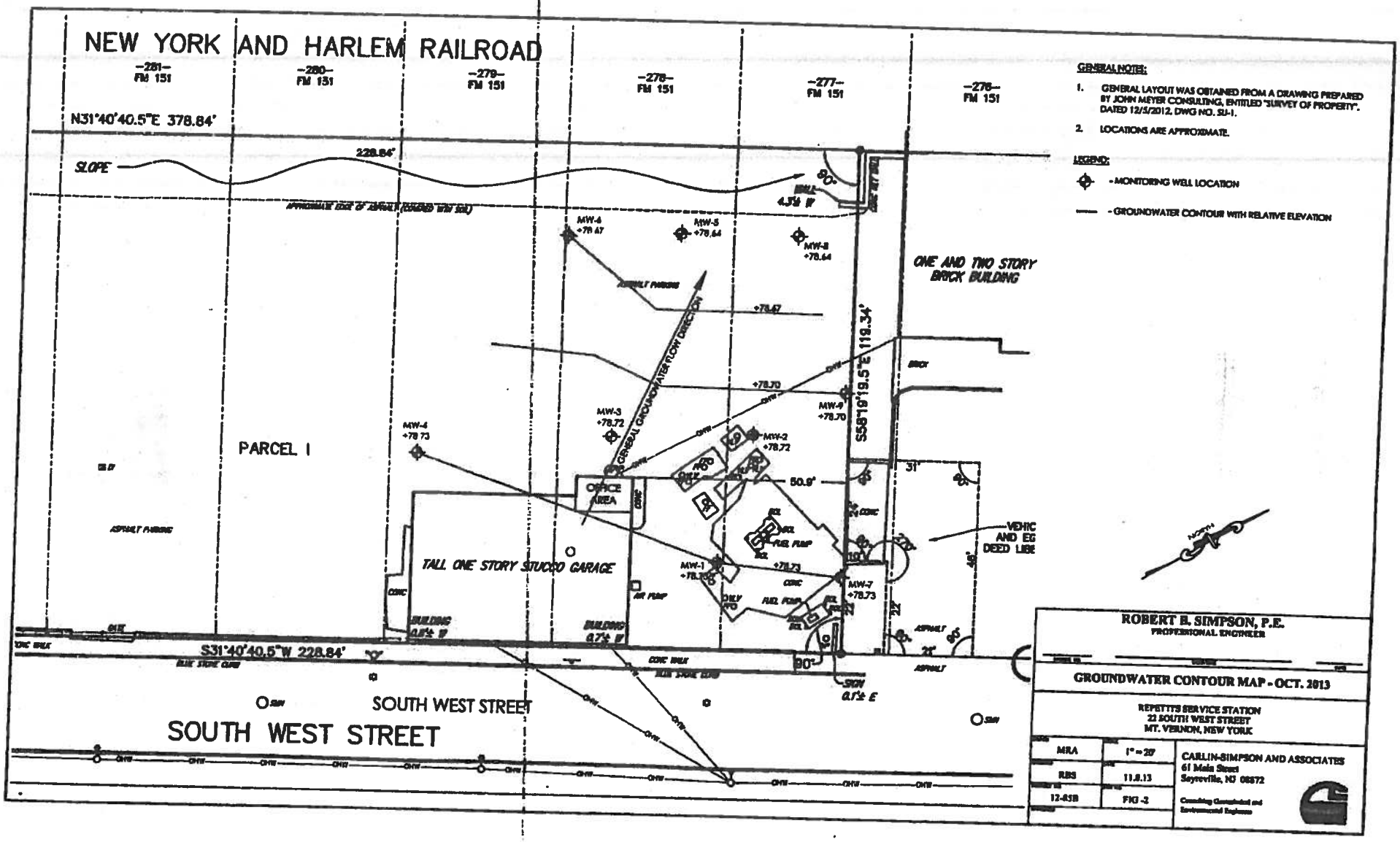
Sample Number			B-14,S-8	B-15,S-11	B-16,S-7	B-17,S-2	B-18,S-5
Sample Date			6/19/13	6/20/13	6/20/13	6/20/13	6/20/13
Sample Type			Soil	Soil	Soil	Soil	Soil
Sample Depth			17'0"-19'0"	26'0"-27'0"	16'0"-17'0"	20'6"-21'6"	20'6"-21'6"
Parameter	NYSDEC Unrestricted Use SCO	NYSDEC Commercial Use SCO	Result (Q)	Result (Q)	Result (Q)	Result (Q)	Result (Q)
TCL Volatile Organic Compounds (TCL VOCs by EPA Method 8260B, mg/kg)							
Acetone	0.05	500	ND	ND	0.0048 (J)	ND	ND
Benzene	0.06	44	ND	ND	ND	ND	ND
Carbon disulfide	-	-	ND	ND	0.00024 (J)	ND	ND
Chloroform	0.37	350	ND	0.00081 (J)	ND	ND	ND
Cyclohexane	-	-	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	0.02	500	ND	ND	ND	ND	ND
Ethylbenzene	1	390	ND	0.026	ND	0.088 (J)	220
Isopropylbenzene	-	-	ND	0.0058	ND	0.016 (J)	35
Total Xylenes	0.26	500	ND	0.13	ND	0.40	1530
Methyl acetate	-	-	ND	ND	ND	ND	ND
Methylcyclohexane	-	-	ND	0.017	ND	ND	97
Methylene Chloride	0.05	500	ND	ND	0.0005 (J,B)	ND	ND
Tetrachloroethene	1.3	150	ND	0.00039 (J)	ND	ND	ND
Toluene	0.7	500	0.000 (J,B)	0.00046 (J)	ND	ND	140
Total VOC TICs	-	-	ND	1.06	0.698	129.8	5,500
TCL Semi-Volatile Organic Compounds (TCL SVOCs by EPA Method 8270C, mg/kg)							
2-Methylnaphthalene	-	-	ND	ND	ND	ND	1.7
Benzo(a)anthracene	1	5.6	ND	ND	ND	ND	0.13
Benzo(a)pyrene	1	1	ND	ND	0.21	ND	0.068
Benzo(b)fluoranthene	1	5.6	ND	ND	0.18	ND	0.087
Benzo(g,h,i)perylene	100	500	ND	ND	0.15 (J)	ND	0.083 (J)
Benzo(k)fluoranthene	0.8	56	ND	ND	ND	ND	0.035 (J)
Chrysene	1	56	ND	ND	ND	ND	0.14 (J)
Dibenz(a,h)anthracene	0.33	0.56	ND	ND	0.039	ND	ND
Fluoranthene	100	500	ND	ND	ND	ND	0.17 (J)
Indeno(1,2,3-cd)pyrene	0.5	5.6	ND	ND	0.11	ND	0.045
Naphthalene	12	500	ND	ND	ND	ND	0.56
Phenanthrene	100	500	ND	ND	ND	ND	0.23 (J)
Phenol	0.33	500	ND	ND	ND	ND	0.057 (J)
Pyrene	100	500	ND	ND	ND	0.042 (J)	0.27 (J)
Total SVOC TICs	-	-	ND	1.89	ND	ND	8.56

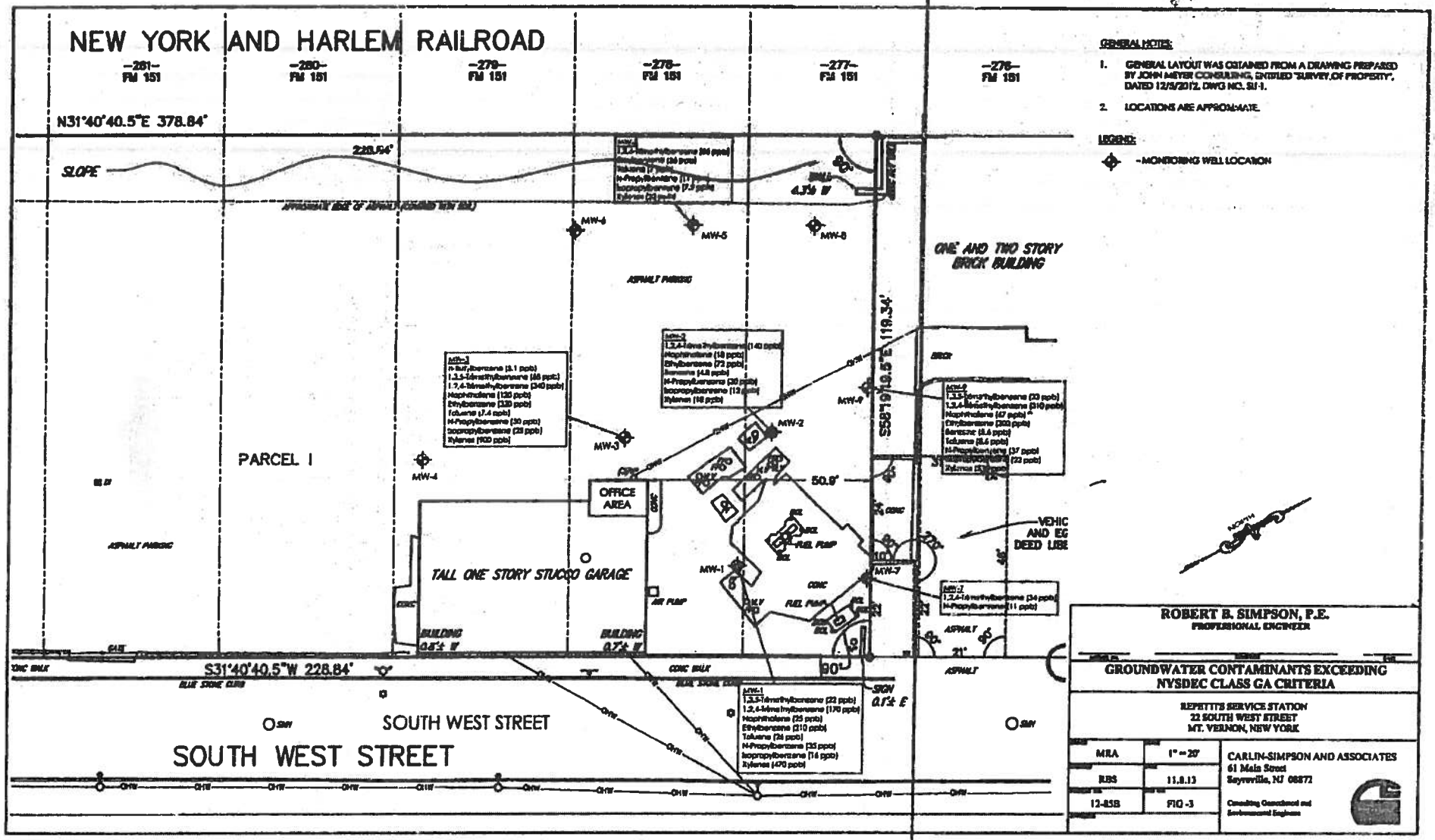
ND – Not detected
SCO – NYSDEC Soil Cleanup Objectives
[ ] – Shaded value indicates exceedance of Unrestricted Use SCO
[ ] – Shaded value indicates exceedance of Commercial Use SCO
Q – Data qualifier
J – Estimated value below reporting limit

Table 2 – Laboratory Results Detected for Groundwater
22 South West Street, Mt. Vernon, New York

Sample Number		MW-1	MW-2	MW-3
Sample Date		6/25/13	6/25/13	6/25/13
Sample Type		Groundwater	Groundwater	Groundwater
Parameter	NYSDEC Class GA Groundwater Criteria	Result (Q)	Result (Q)	Result (Q)
TCL Volatile Organic Compounds (TCL VOCs by EPA Method 8260B, ug/L)				
2-Butanone	-	2.8 (J)	ND	4.9 (J)
Benzene	1	0.76 (J)	0.22 (J)	ND
Chloroform	7	1.6	1.8	3.7
Cyclohexane	-	18	7.2	27
Ethylbenzene	5	172	1.6	260
Isopropylbenzene	5	13	4.4	23
Methylcyclohexane	-	20	9.8	67
Tetrachloroethene	5	3.4	1.3	ND
Toluene	5	189	ND	52
Trichloroethene	5	0.25	0.37	ND
Xylenes, Total	5	766	2 (J)	979
Total VOC TICs	-	474	ND	693
TCL Semi-Volatile Organic Compounds (TCL SVOCs by EPA Method 8270C, ug/L)				
2,4-Dimethylphenol	50	ND	ND	1.4 (J)
2-Methylnaphthalene	-	4.3 (J)	ND	15
Naphthalene	10	19	ND	58
Total SVOC TICs	-	1,074	13.8	1,502
TCL Pesticides (EPA Method 8081A, ug/L)				
Total Pesticides	-	ND	ND	ND
TCL Polychlorinated Biphenyls (TCL PCBs by EPA Method 8082, ug/L)				
Total PCBs	0.09	ND	ND	ND
TAL Metals + Mercury + Cyanide (EPA Methods 6010B, 7471A, and 9012A, ug/L)				
Aluminum	-	1,110	83.6	40.4 (J)
Barium	1,000	247	349	229
Calcium	-	161,000	146,000	114,000
Chromium	50	5.3	ND	ND
Copper	200	18	3.8 (J)	4.0 (J)
Iron	300	3,160	2,150	748
Lead	25	50.9	2.7	1.2
Magnesium	35,000	56,300	35,800	41,200
Manganese	300	189	737	882
Nickel	100	4.3 (J)	ND	ND
Potassium	-	8,480	7,620	5,780
Sodium	20,000	193,000	230,000	36,000
Vanadium	-	4.9 (J)	ND	ND
Zinc	2,000	40.6	ND	ND

ND – Not detected
Q – Data qualifier
J – Estimated value below reporting limit
[ ] – Shaded value indicates exceedance of NYSDEC Class GA Groundwater Criteria


NEW YORK AND HARLEM RAILROAD
-281- FM 151
-280- FM 151
-279- FM 151
-278- FM 151
-277- FM 151
-276- FM 151
N31°40'40.5"E 378.84'
228.84'
SLOPE
4.5± F
MW-4 +78.67
MW-5 +78.64
MW-6 +78.64
ONE AND TWO STORY BRICK BUILDING
GENERAL GROUNDWATER FLOW DIRECTION
+78.67
+78.70
MW-3 +78.72
MW-2 +78.72
MW-9 +78.70
MW-4 +78.73
PARCEL I
S58°19'19.5"E 119.34'
50.9'
OFFICE AREA
TALL ONE STORY STUCCO GARAGE
MW-1 +78.73
MW-7 +78.73
AIR PUMP
FUEL PUMP
VEHIC AND EG DEED LIBE
S31°40'40.5"W 228.84'
90°
SOUTH WEST STREET
SOUTH WEST STREET
SIGN 0.1± E
GENERAL NOTE:
1. GENERAL LAYOUT WAS OBTAINED FROM A DRAWING PREPARED BY JOHN MEYER CONSULTING, ENTITLED "SURVEY OF PROPERTY", DATED 12/5/2012, DWG NO. SU-1.
2. LOCATIONS ARE APPROXIMATE.
LEGEND:
- MONITORING WELL LOCATION
- GROUNDWATER CONTOUR WITH RELATIVE ELEVATION
ROBERT B. SIMPSON, P.E.
PROFESSIONAL ENGINEER
GROUNDWATER CONTOUR MAP - OCT. 2013
REPETTI'S SERVICE STATION
22 SOUTH WEST STREET
MT. VERNON, NEW YORK
MRA
1" = 20'
RBS
11.8.13
12-45B
FIG -2
CARLIN-SIMPSON AND ASSOCIATES
61 Main Street
Seymeville, NJ 08872


NEW YORK AND HARLEM RAILROAD
-281-
FM 151
-280-
FM 151
-279-
FM 151
-278-
FM 151
-277-
FM 151
-276-
FM 151
N31°40'40.5"E 378.84'
228.84'
SLOPE
APPROXIMATE EDGE OF ASPHALT PARKING AREA
MW-6
MW-5
MW-8
ASPHALT PARKING
4.3% W
ONE AND TWO STORY BRICK BUILDING
S58°19'18.5"E 119.34'
BRICK
MW-3
MW-2
MW-4
MW-9
PARCEL I
50.9'
OFFICE AREA
CONC
ASPHALT PARKING
TALL ONE STORY STUCCO GARAGE
AIR PUMP
FUEL PUMP
MW-1
MW-7
VEHIC
AND EG
DEED LIBE
NORTH
BUILDING 0.6'± W
BUILDING 0.7'± W
S31°40'40.5"W 228.84'
CONC BULK
BLUE STONE CURB
90°
SIGN 0.1'± E
ASPHALT
SOUTH WEST STREET
SOUTH WEST STREET
GENERAL NOTES:
1. GENERAL LAYOUT WAS OBTAINED FROM A DRAWING PREPARED BY JOHN MEYER CONSULTING, ENTITLED "SURVEY OF PROPERTY", DATED 12/5/2012, DWG NO. SU-1.
2. LOCATIONS ARE APPROXIMATE.
LEGEND:
- MONITORING WELL LOCATION
ROBERT B. SIMPSON, P.E.
PROFESSIONAL ENGINEER
GROUNDWATER CONTAMINANTS EXCEEDING NYSDEC CLASS GA CRITERIA
REPETTI'S SERVICE STATION
22 SOUTH WEST STREET
MT. VERNON, NEW YORK
MEA
1" = 20'
RBS
11.8.13
12-83B
FIG -3
CARLIN-SIMPSON AND ASSOCIATES
61 Main Street
Sayreville, NJ 08872

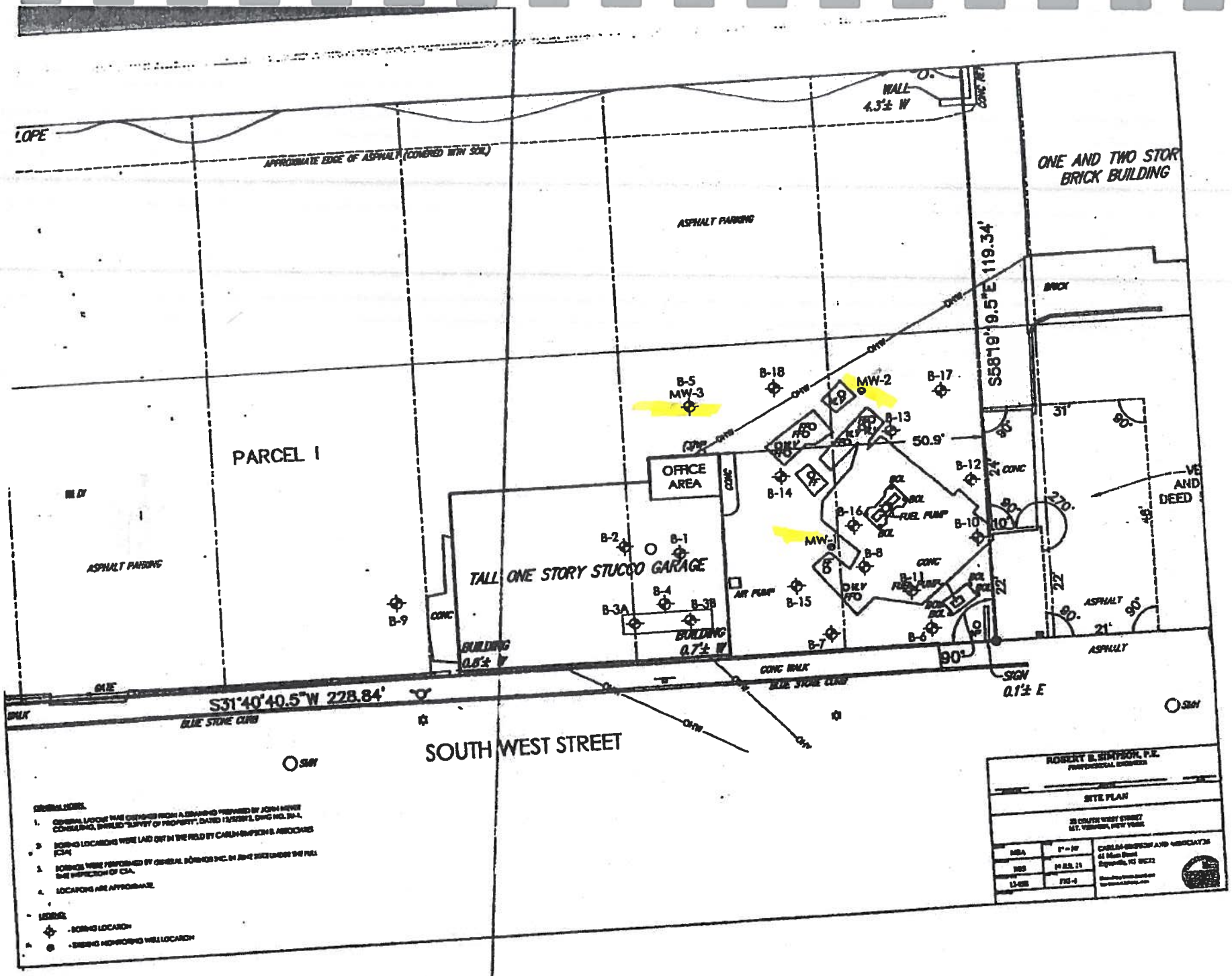
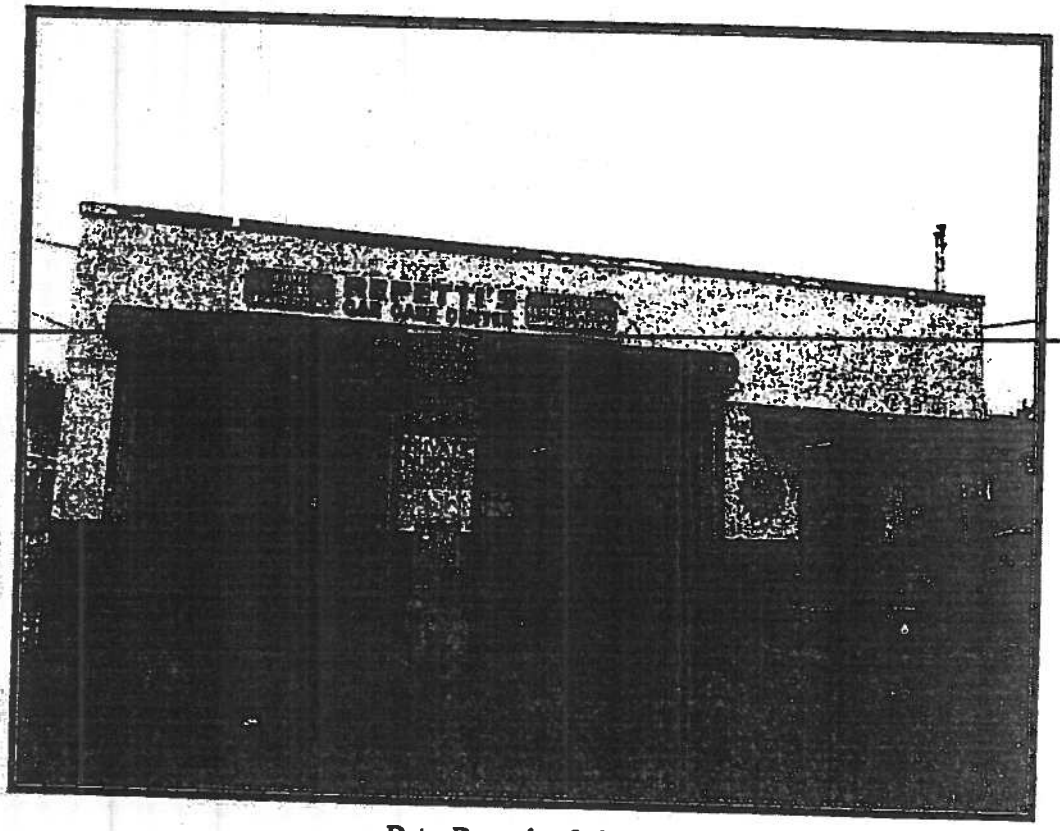

APPROXIMATE EDGE OF ASPHALT (COVERED WITH SOIL)
ASPHALT PARKING
WALL
4.3'± W
ONE AND TWO STOR
BRICK BUILDING
BRICK
S58°19'09.5"E 119.34'
PARCEL I
OFFICE
AREA
TALL ONE STORY STUCCO GARAGE
B-1
B-2
B-3A
B-3B
B-4
B-5
MW-3
B-6
B-7
B-8
B-9
B-10
B-11
B-12
B-13
B-14
B-15
B-16
B-17
B-18
MW-1
MW-2
FUEL PUMP
AIR PUMP
CONC
CONC WALK
BLUE STONE CURB
BUILDING
0.6'± W
BUILDING
0.7'± W
SIGN
0.1'± E
S31°40'40.5"W 228.84'
SOUTH WEST STREET
ASPHALT
50.9'
31'
270°
90°
ROBERT B. SIMPSON, P.E.
SITE PLAN

EXHIBIT 4

Limited Asbestos Inspection Report

22 S. West Street
Mt. Vernon, NY 10550



Date: December 9, 2013

Prepared by:
Environmental Maintenance Contractors, Inc.
5 Anderson Lane, Goldens Bridge,
New York 10526
rstumbo@enviromain.com

Established in 1995
NYS DOL Asbestos Handling License #28535
EPA Lead Paint Certification #NY-62470-1
NYS DEC Waste Transporter Permit #3A-812

Richard Stumbo
President

ENVIRONMENTAL MAINTENANCE CONTRACTORS, INC.
Environmental Consulting, Testing, Reporting and Remedial / Abatement Services
* Asbestos Testing and Removal * Lead Based Paint (XRF) Testing * Underground Storage Tank Removal Services*
* Indoor Air Quality Testing * Mold Abatement Service * Hazardous Material Testing and Abatement *
* Environmental Phase I and II Assessments *

December 9, 2013

ASBESTOS INSPECTION REPORT

PROPERTY INSPECTED
Subject property is located at 22 S. West Street in Mt. Vernon, NY.

TARGET STRUCTURES/AREAS
Subject building is located on the property at 22 S. West Street in Mt. Vernon, NY.

GENERAL DESCRIPTION OF TARGETED STRUCTURES/AREAS
Interior & Exterior Building Materials on the building located at 22 S. West Street in Mt. Vernon, NY.

INSPECTION RATIONALE
Environmental Maintenance Contractors, Inc. (EMC) was retained to perform a pre-demolition inspection of the building to determine if any Asbestos Containing Materials (ACM's) would be disturbed during demolition activities. No penetrations or exploratory demolition was performed in order to collect any samples during the asbestos survey including but not necessarily limited to ceilings, walls and floor cavities.

INSPECTION AND BULK SAMPLE COLLECTION
The targeted areas were surveyed for Asbestos Containing Materials (ACM's) on December 4, 2013. All accessible areas/rooms were visually inspected and representative samples collected, as appropriate and required. The inspections were performed by Francis Ciriaco and Floyd Sus. Representing EMC, Mr. Ciriaco (Cert. # 09-19591) and Mr. Sus (Cert. # 06-00928) are NYS-DOL Certified Asbestos Inspectors.

INSPECTION PROTOCOL
The purpose of the inspection was to identify readily accessible asbestos containing materials within the targeted areas that would be disturbed during demolition activities. For the purpose of performing this inspection, EMC inspectors visited all accessible areas within the targeted areas and collected samples of representative materials.

INACCESSABLE AREAS N/A

LABORATORY
Following collection of bulk samples, the samples were submitted to a laboratory accredited by the New York State Department of Health Environmental Laboratory Approval Program (ELAP# 10879) to analyze samples for asbestos using Polarized Light Microscopy (PLM) techniques.

Friable (pipe insulation, sheetrock, plaster, etc.) and Non-Friable-Organically Bound (NOB) (floor tile, mastic, etc.) materials were both analyzed by PLM. Any NOB samples that were negative for asbestos via PLM analysis must be analyzed via Transmission Electron Microscopy (TEM) for confirmatory purposes. The NYS-DOH requires TEM analysis to conclusively state that a NOB sample does not contain asbestos.

It should be noted that some NOB samples, even if inconclusively analyzed by PLM may not be submitted for TEM analysis. This is the case if intimately associated with materials that were found to be positive (i.e. mastic adhered to a floor tile that was negative). In this case, the sample may not have been further analyzed via TEM. Because they cannot be removed separately, all such materials and their associated materials should be deemed asbestos containing and treated accordingly.

SAMPLED MATERIALS

The following is a listing of different materials that were collected from the targeted areas and submitted for analysis for the purpose of this report:

Exterior Building Materials:

- Roofing Materials (Roof Tar, Membrane, Flashing Tar & Flashings)
- Exterior Wall Coat (Brown & White Coats)
- Black Mortar beneath Exterior Wall Coat
- Window Waterproofing

Interior Building Materials:

- Plaster (Brown & White Coats)
- Joint Compound
- Sheetrock
- Flooring Materials (Mastic, 9x9 Vinyl Tiles, 12x12 Vinyl Tiles & Linoleum)

RESULTS & QUANTITIES (Asbestos Containing Materials Only)

Sample analysis indicates that the following materials were found to contain asbestos in concentrations greater than one-percent (>1%) and are therefore deemed Asbestos Containing Materials (ACM), including:

ACM Type	Location	Approx. Quantity
All Roofing Materials (Roof Tar, Membrane, Flashing Tar & Flashings)	Entire Main Roof and Canopy	2,350 Sq. Ft.
All Flooring Materials (Mastic, 9x9 Vinyl Tiles, 12x12 Vinyl Tiles and Linoleum)	Reception/Office Area	120 Sq. Ft.

Notes: All Quantities are an Estimate and/or To be Determined (TBD). Field verification is necessary to confirm site conditions and the locations & quantities of ACM's identified.

Established in 1995
NYS DOL Asbestos Handling License #28535
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NYS DEC Waste Transporter Permit #3A-812

Richard Stumbo
President

CONCLUSIONS

The limited asbestos survey did identify accessible asbestos containing materials within the targeted areas of the building located at 22 S. West Street in Mt. Vernon, NY. Please find attached the sample analysis reports.

Please note that based on the nature of this inspection, it is possible that unidentified materials may be uncovered and/or encountered during demolition/renovation activities. If additional suspect asbestos containing materials are encountered during demolition activities, work should cease within that area of work, the area should be isolated from unauthorized entry, and the materials should be sampled for analysis to determine total asbestos content. Only through further sampling and analysis by certified personnel and the use of an accredited laboratory can a suspect material be identified as non-asbestos containing.

As per applicable Federal, State, and City regulations all asbestos containing materials identified must be properly abated by a NYS DOL Licensed Contractors as well as NYSDOL Certified personnel prior to any demolition/renovation activities that could disturb these materials. Any penetrations to the ACM or impact to the intact ACM matrix would be considered a disturbance. Please note that any non-asbestos contractor performing any work that may impact the building materials must be informed of the presence and location of the ACM, and that disturbance is prohibited. In addition, the non-asbestos contractor personnel performing any work on or around ACM's must have current OSHA asbestos awareness training.

Should you have any questions or require additional information, please do not hesitate to contact me at (914) 232-7355.

Sincerely,
Environmental Maintenance Contractors, Inc.

Allan Ciriaco
Vice President of Operations

Attachment(s): Laboratory Sample Results, Licenses and Certifications

Cardno ATC
Shaping the Future

Cardno ATC
104 E. 25th Street, 10th Floor
New York, NY 10010
Tel. 212-353-8280
Fax: 212-353-8306

Client: ENVIRONMENTAL MAINTENANCE CONTRACTORS
5 ANDERSON LANE
GOLDENS BRIDGE , NY 10526
Fax: (914) 232-7357 Phone: (914) 232-7355
Project:

Sample Date: 12/4/2013
Date Received : 12/5/2013
Date Analyzed : 12/6/2013
Cardno ATC Batch # 27976
Methods: EPA 600/M4-82-020
ELAP 198.1, 198.6 and 198.4

Location: 22 SOUTH WEST ST., MT. VERNON, NY

Bulk Asbestos Analysis Results

Sample #	Location	Type of Material	Method	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	NOB % Type	Asbestos % Type
1	ROOF	ROOF TAR	NOB-PLM			66.1% Organic 11% Residue	2.8% Chrysotile
27976 -1					0.0% Vermiculite	20.1% Carbonate	
Analyzed By: George Htay		Color: BLACK Second Analyst: Mohamed Fata		Comments: PLM Inconclusive			Total Asbestos: 2.8 %
2	INTERIOR (RECEPTION)	9X9 TILES	NOB-TEM			51.5% Organic 22.1% Residue	5.5% Chrysotile
27976 -2					0.0% Vermiculite	20.9% Carbonate	
Analyzed By: George Htay		Color: BROWN Second Analyst: Roman Peysakhov		Comments: PLM Inconclusive, NOB-PLM Inconclusive			Total Asbestos: 5.5 %
3	INTERIOR (RECEPTION)	PLASTER BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -3					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					
4	INTERIOR (RECEPTION)	PLASTER WHITE	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -4					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: WHITE					
5	INTERIOR (RECEPTION)	PLASTER BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -5					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					
6	INTERIOR (RECEPTION)	PLASTER WHITE	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -6					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: WHITE					
7	INTERIOR (RECEPTION)	PLASTER BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -7					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					

Report Prepared By: Inna Kipen

Cardno ATC
Shaping the Future

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New York, NY 10010
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Fax: 212-353-8306

Sample #	Location	Type of Material	Method	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	NOB % Type	Asbestos % Type
8	INTERIOR (RECEPTION)	PLASTER WHITE	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -8					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE					NONE DETECTED
9	INTERIOR (RECEPTION)	PLASTER BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -9					0.0% Vermiculite		
Analyzed By: George Htay		Color: LT.BROWN					NONE DETECTED
10	INTERIOR	PLASTER BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -10					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE					NONE DETECTED
11	EXTERIOR	BLACK MORTAR LAYER BENEATH WALL COAT	PLM		100% Mineral Filler		
27976 -11					0.0% Vermiculite		
Analyzed By: George Htay		Color: BLACK					NONE DETECTED
12	EXTERIOR	BLACK MORTAR LAYER BENEATH WALL COAT	PLM		100% Mineral Filler		
27976 -12					0.0% Vermiculite		
Analyzed By: George Htay		Color: BLACK					NONE DETECTED
13	EXTERIOR	WALL COAT BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -13					0.0% Vermiculite		
Analyzed By: George Htay		Color: LT.BROWN					NONE DETECTED
14	EXTERIOR	WALL COAT WHITE	PLM	Trace% Cellulose	100% Mineral Filler		Trace Chrysotile
27976 -14					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE		Comments: NOB recommended			
15	EXTERIOR	WALL COAT BROWN	PLM	Trace% Cellulose	100% Mineral Filler		Total Asbestos: TRACE[1]
27976 -15					0.0% Vermiculite		
Analyzed By: George Htay		Color: LT.BROWN					NONE DETECTED
16	EXTERIOR	WALL COAT WHITE	PLM	Trace% Cellulose	100% Mineral Filler		Trace Chrysotile
27976 -16					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE		Comments: NOB recommended			
17	EXTERIOR	WALL COAT BROWN	PLM	Trace% Cellulose	100% Mineral Filler		Total Asbestos: TRACE[1]
27976 -17					0.0% Vermiculite		
Analyzed By: George Htay		Color: LT.BROWN					NONE DETECTED

Report Prepared By: Inna Kipen

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Sample #	Location	Type of Material	Method	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	NOB % Type	Asbestos % Type
18	EXTERIOR	WALL COAT WHITE	PLM	Trace% Cellulose	100% Mineral Filler		Trace Chrysotile
27976 -18					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE		Comments: NOB recommended			
19	EXTERIOR	WALL COAT BROWN	PLM	Trace% Cellulose	100% Mineral Filler		Total Asbestos: TRACE[3]
27976 -19					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					
20	EXTERIOR	WALL COAT WHITE	PLM	Trace% Cellulose	100% Mineral Filler		Trace Chrysotile
27976 -20					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE		Comments: NOB recommended			
21	EXTERIOR	WALL COAT BROWN	PLM	Trace% Cellulose	100% Mineral Filler		Total Asbestos: TRACE[3]
27976 -21					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					
22	EXTERIOR	WALL COAT WHITE	PLM	Trace% Cellulose	100% Mineral Filler		Trace Chrysotile
27976 -22					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE		Comments: NOB recommended			
23	EXTERIOR	WINDOW WATER PROOFING	NOB-TEM				Total Asbestos: TRACE[3]
27976 -23					0.0% Vermiculite	25.9% Organic 7.1% Residue 66.6% Carbonate	0.4% Anthophyllite
Analyzed By: George Htay		Color: OFF-WT. Second Analyst: Roman Peysakhov		Comments: PLM inconclusive, NOB-PLM inconclusive			
24	EXTERIOR	WINDOW WATER PROOFING	NOB-TEM				Total Asbestos: 0.4 %
27976 -24					0.0% Vermiculite	27.4% Organic 6.2% Residue 66.1% Carbonate	0.3% Anthophyllite
Analyzed By: George Htay		Color: OFF-WT. Second Analyst: Roman Peysakhov		Comments: PLM inconclusive, NOB-PLM inconclusive			
25	INTERIOR	JOINT COMPOUND	NOB-TEM				Total Asbestos: 0.3 %
27976 -25					0.0% Vermiculite	22.5% Organic 17.9% Residue 59.6% Carbonate	NONE DETECTED
Analyzed By: George Htay		Color: OFF-WT. Second Analyst: Roman Peysakhov		Comments: PLM inconclusive, NOB-PLM inconclusive			
26	INTERIOR	JOINT COMPOUND	NOB-TEM				
27976 -26					0.0% Vermiculite	31.1% Organic 21.7% Residue 47.2% Carbonate	NONE DETECTED
Analyzed By: George Htay		Color: OFF-WT. Second Analyst: Roman Peysakhov		Comments: PLM inconclusive, NOB-PLM inconclusive			
27	INTERIOR	SHEETROCK	PLM	25% Cellulose Trace% FiberGlass	75% Mineral Filler		
27976 -27					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: WHITE					

Report Prepared By: Inna Kipen

Cardno ATC
Shaping the Future

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104 E. 25th Street, 10th Floor
New York, NY 10010
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Sample #	Location	Type of Material	Method	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	NOB % Type	Asbestos % Type
28	INTERIOR	SHEETROCK	PLM	26% Cellulose Trace% FiberGlass	74% Mineral Filler 0.0% Vermiculite		NONE DETECTED
27976 -28							

Analyzed By: George Htay Color: WHITE

NOTES:

1) The Limit of Detection is the same as the Reporting Limit for these results.
2) The Reporting Limit (RL) is the Limit of Quantitation. For point counts the limit of quantitation of 0.25%; based on one asbestos point counter over 400 non-empty points.
3) Asbestos Containing Material (ACM) Definition:> 1% asbestos by weight is considered an ACM
4) Disclaimer: The laboratory is not responsible for sample collection. Please refer to enclosed letter. This report may not be reproduced, except in full, without written approval by Cardno ATCc. This report may not be used to claim product endorsement by NVLAP or any other agency of the U.S. Government. This report relates only to the samples reported above as described in the chain of custody. Quality control data is available upon request.
5) Accredited by NVLAP #101157-0 and by NY State ELAP #10879
6) Confidentiality Notice: The document(s) contained herein are confidential and privileged information, intended for the exclusive use of the individual or entity named above.
7) Liability Notice: Cardno ATC and its personnel shall not be liable for any misinformation provided to us by the client regarding these samples. This report relates only to samples submitted and analyzed.
8) When the results display more than three digits, only the first three are significant. The data within this report is reliable to 3 significant figures.
9) The condition of all samples was acceptable upon receipt.
10) The laboratory certifies that the test results meet all requirements of NELAC.
11) Supplement to test report batch # _____, Amendments: ___, Amendment Dates: _____, Amended by: _____
12) PLM Letter is attached on this report.
13) TRACE: The result is reported as Trace when No points are counted and asbestos is identified. For ELAP Trace is < 1%.
14) Cardno ATC certifies that this report is an accurate and authentic report of the results obtained from the laboratory analysis
15) The uncertainty for these test results is available upon request.
16) ELAP requires method ELAP 198.1 for the analysis of samples containing ≤ 10% vermiculite. For samples containing > 10% vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. "This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite."

George Htay
Analyst:

Mohamed Fata
Analyst:

Roman Peysakhov
Analyst:

Milena Bonezzi M.Bonezzi
Approved by
Laboratory Director:

Report Prepared By: Inna Kipen

Batch # 27976

emc, inc 5 Anderson Lane, Goldens Bridge, New York, 10526 Tel.: 914-232-7355, Fax: 914-232-7357
Environmental Maintenance Contractors, Inc.

fx 27976 Page 1 of 2

Asbestos Bulk Sample Analysis - Chain of Custody

Client:
Site Location: 20 SOUTHWEST ST. MT. VERNON, NY
Project: Date Sampled: 12-9-2013
Technician: FRANCIS CIRIACO Cert#(s): 09-19591 Exp. 10/14

DATA DELIVERY
Phone: 914-232-7355
Fax: 914-232-7357
Email: spaolicelli@enviromain.com

Turn Around Time
Rush 12hr (24hr) 48hr 72hr
Other:
Lab#:

1	1	ROOF TAR	ROOF	N	
2	2	9X9 TILES	INTERIOR (RECEPTION)	N	
3	3	PLASTER (BROWN)	↓	Y	
4	3	↓ (WHITE)	↓	↓	
5	3	(BROWN)	↓	↓	
6	3	(WHITE)	↓	↓	
7	3	(BROWN)	↓	↓	
8	3	(WHITE)	↓	↓	
9	3	(BROWN)	↓	↓	
10	3	PLASTER "	INTERIOR	↓	
11	4	BLACK MORTAR LAYER BENEATH WALL COAT	EXTERIOR	↓	
12	4	BLACK MORTAR LAYER BENEATH WALL COAT	↓	↓	
13	5	WALL COAT (BROWN)	↓	↓	
14	5	↓ (WHITE)	↓	↓	
15	5	WALL COAT (BROWN)	EXTERIOR	Y	

Please Stop on First Positive for each Group

(28) plm.

Drawing/Sketch (Required)

Analyzed by: RTc George
[signature] 12/5/13.
12:45 pm.

Sampled By: (Signature) 1) [signature]	Date	Relinquished By: (Signature) 3)	Date
Printed Name: FRANCIS CIRIACO	Time	Printed Name:	Time
Relinquished By: (Signature) 2)	Date		
Printed Name:	Time		

Established in 1995
NYS DOL Asbestos Handling License #28535
EPA Lead Paint Certification #NY-62470-1
NYS DEC Waste Transporter Permit #3A-812

Richard Stumbo
President

ENVIRONMENTAL MAINTENANCE CONTRACTORS, INC.

Environmental Consulting, Testing, Reporting and Remedial / Abatement Services

December 11, 2013

RE: Environmental Abatement and Demolition Services @ 22 S. West Street, Mt. Vernon, NY

Environmental Maintenance Contractors, Inc. (EMC) is pleased to provide this proposal to perform the asbestos abatement and demolition services at the above referenced project. The project involves the abatement of all asbestos-containing materials (ACM's) identified in the Asbestos Inspection Report, prepared by EMC, dated December 9, 2013. EMC will also provide for the demolition of the building down to slab or grade – please note that price does not include any fill materials for the project The slab of the building will be cracked and left in place and the footing will remain in place. All work will be performed in accordance with all applicable Federal, State, and Local requirements.

Independent Air/Project Monitoring services are required for this project and shall be provided/hired by Client/Owner directly.

Fee Schedule:

Asbestos Abatement Services:

Abatement of all ACM's including approx. 2,350 sq. ft. of roofing materials and approx. 120 sq. ft. of flooring materials, lump sum:	$19,450
NYS DOL Asbestos Project Notification Application ($2,000) and Variance ($1,200), lump sum:	$ 3,200
Total for Abatement:	**$22,650**

Demolition Services:

Demolition of structure, lump sum:	$28,750
Preparation and submission of Demo Permit, estimate:	$1,800
Temporary Fencing around the site during work, estimate:	$9,800
Obtaining sidewalk and partial street closure, as required, estimate:	@ cost
Electrical Disconnects, estimate:	$2,800
Plumbing and gas disconnects, estimate:	$3,800
Exterminator services, estimate:	$650
Total for Demo:	**$47,600**

Terms and Conditions:

Safe access shall be readily available to the work areas. All and any movable objects within the work area(s) shall be removed by client/owner prior to mobilization by EMC. Client/owner responsible for any necessary security

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NYS DEC Waste Transporter Permit #3A-812

Richard Stumbo
President

measures. Client/owner shall prove electric and water to the work areas. The client agrees to indemnify, exonerate, and hold harmless EMC against the risk of loss, damage, or expense, by reason of suits, claims, demands, judgments, and causes of action for personal injury, death, or property damage arising out of or in any way in consequence of the performance of all work undertaken by EMC, except that in no instance shall the client be held responsible for any liability claim, demand, or cause of action attributable solely to the negligence of EMC. **Payment Schedule: 25% prior to start of work and remaining upon completion of abatement work and demolition.** Lump sum based on access to all areas without phasing – remobilization for project will incur additional costs. Price based on non-union labor. Applicable sales tax is excluded as certificate of capital improvement or tax exemption may apply.

Please acknowledge your acceptance of this proposal and approval of the terms and conditions by signing below and returning a copy for our files.

Agreed and Accepted:

_____ _____

Signature of Owner Date

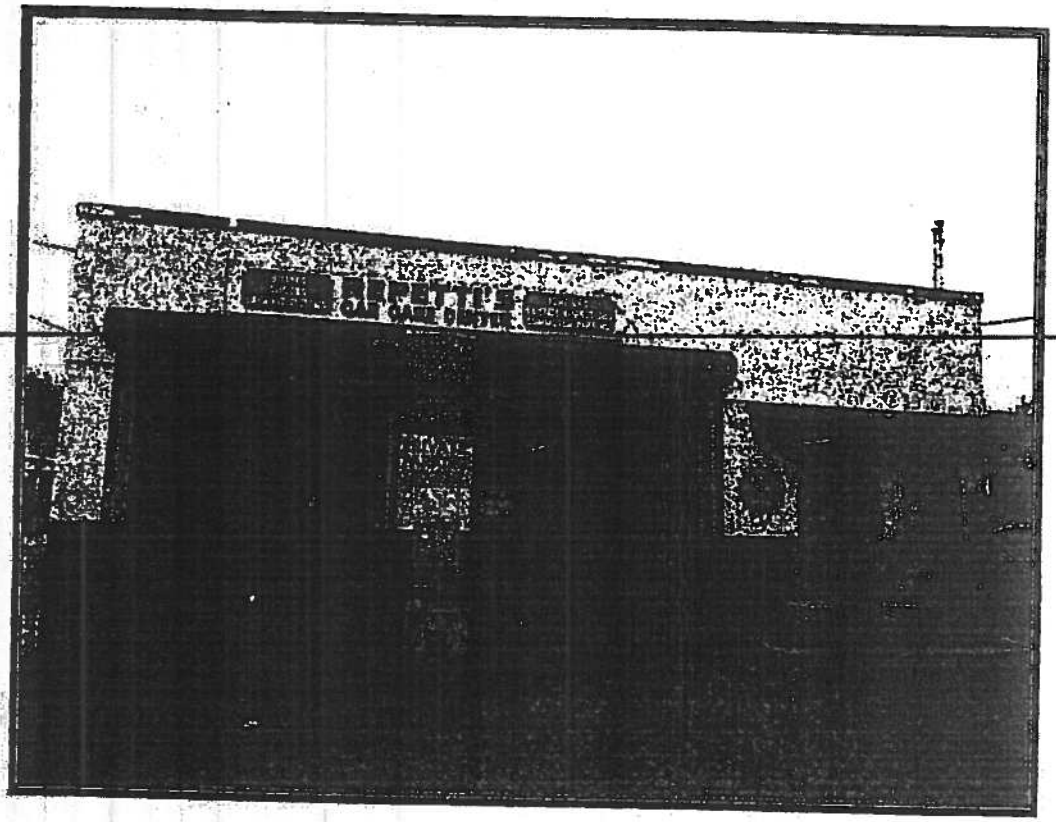
Sincerely,

Environmental Maintenance Contractors, Inc.
Richard Stumbo, President

EMC, Inc. 5 Anderson Goldens Bridge, New York 10526 Tel: 914-232-7355, Fax: 914-232-7357
email: rstumbo@enviromain.com

Limited Asbestos Inspection Report

22 S. West Street
Mt. Vernon, NY 10550



Date: December 9, 2013

Prepared by:
Environmental Maintenance Contractors, Inc.
5 Anderson Lane, Goldens Bridge,
New York 10526
rstumbo@enviromain.com

Established in 1995
NYS DOL Asbestos Handling License #28535
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NYS DEC Waste Transporter Permit #3A-812

Richard Stumbo
President

ENVIRONMENTAL MAINTENANCE CONTRACTORS, INC.
Environmental Consulting, Testing, Reporting and Remedial / Abatement Services
* Asbestos Testing and Removal * Lead Based Paint (XRF) Testing * Underground Storage Tank Removal Services*
* Indoor Air Quality Testing * Mold Abatement Service * Hazardous Material Testing and Abatement *
* Environmental Phase I and II Assessments *

December 9, 2013

ASBESTOS INSPECTION REPORT

PROPERTY INSPECTED
Subject property is located at 22 S. West Street in Mt. Vernon, NY.

TARGET STRUCTURES/AREAS
Subject building is located on the property at 22 S. West Street in Mt. Vernon, NY.

GENERAL DESCRIPTION OF TARGETED STRUCTURES/AREAS
Interior & Exterior Building Materials on the building located at 22 S. West Street in Mt. Vernon, NY.

INSPECTION RATIONALE
Environmental Maintenance Contractors, Inc. (EMC) was retained to perform a pre-demolition inspection of the building to determine if any Asbestos Containing Materials (ACM's) would be disturbed during demolition activities. No penetrations or exploratory demolition was performed in order to collect any samples during the asbestos survey including but not necessarily limited to ceilings, walls and floor cavities.

INSPECTION AND BULK SAMPLE COLLECTION
The targeted areas were surveyed for Asbestos Containing Materials (ACM's) on December 4, 2013. All accessible areas/rooms were visually inspected and representative samples collected, as appropriate and required. The inspections were performed by Francis Ciriaco and Floyd Sus. Representing EMC, Mr. Ciriaco (Cert. # 09-19591) and Mr. Sus (Cert. # 06-00928) are NYS-DOL Certified Asbestos Inspectors.

INSPECTION PROTOCOL
The purpose of the inspection was to identify readily accessible asbestos containing materials within the targeted areas that would be disturbed during demolition activities. For the purpose of performing this inspection, EMC inspectors visited all accessible areas within the targeted areas and collected samples of representative materials.

INACCESSABLE AREAS N/A

LABORATORY
Following collection of bulk samples, the samples were submitted to a laboratory accredited by the New York State Department of Health Environmental Laboratory Approval Program (ELAP# 10879) to analyze samples for asbestos using Polarized Light Microscopy (PLM) techniques.

Friable (pipe insulation, sheetrock, plaster, etc.) and Non-Friable-Organically Bound (NOB) (floor tile, mastic, etc.) materials were both analyzed by PLM. Any NOB samples that were negative for asbestos via PLM analysis must be analyzed via Transmission Electron Microscopy (TEM) for confirmatory purposes. The NYS-DOH requires TEM analysis to conclusively state that a NOB sample does not contain asbestos.

It should be noted that some NOB samples, even if inconclusively analyzed by PLM may not be submitted for TEM analysis. This is the case if intimately associated with materials that were found to be positive (i.e. mastic adhered to a floor tile that was negative). In this case, the sample may not have been further analyzed via TEM. Because they cannot be removed separately, all such materials and their associated materials should be deemed asbestos containing and treated accordingly.

SAMPLED MATERIALS

The following is a listing of different materials that were collected from the targeted areas and submitted for analysis for the purpose of this report:

Exterior Building Materials:

- Roofing Materials (Roof Tar, Membrane, Flashing Tar & Flashings)
- Exterior Wall Coat (Brown & White Coats)
- Black Mortar beneath Exterior Wall Coat
- Window Waterproofing

Interior Building Materials:

- Plaster (Brown & White Coats)
- Joint Compound
- Sheetrock
- Flooring Materials (Mastic, 9x9 Vinyl Tiles, 12x12 Vinyl Tiles & Linoleum)

RESULTS & QUANTITIES (Asbestos Containing Materials Only)

Sample analysis indicates that the following materials were found to contain asbestos in concentrations greater than one-percent (>1%) and are therefore deemed Asbestos Containing Materials (ACM), including:

ACM Type	Location	Approx. Quantity
All Roofing Materials (Roof Tar, Membrane, Flashing Tar & Flashings)	Entire Main Roof and Canopy	2,350 Sq. Ft.
All Flooring Materials (Mastic, 9x9 Vinyl Tiles, 12x12 Vinyl Tiles and Linoleum)	Reception/Office Area	120 Sq. Ft.

Notes: All Quantities are an Estimate and/or To be Determined (TBD). Field verification is necessary to confirm site conditions and the locations & quantities of ACM's identified.

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Richard Stumbo
President

CONCLUSIONS

The limited asbestos survey did identify accessible asbestos containing materials within the targeted areas of the building located at 22 S. West Street in Mt. Vernon, NY. Please find attached the sample analysis reports.

Please note that based on the nature of this inspection, it is possible that unidentified materials may be uncovered and/or encountered during demolition/renovation activities. If additional suspect asbestos containing materials are encountered during demolition activities, work should cease within that area of work, the area should be isolated from unauthorized entry, and the materials should be sampled for analysis to determine total asbestos content. Only through further sampling and analysis by certified personnel and the use of an accredited laboratory can a suspect material be identified as non-asbestos containing.

As per applicable Federal, State, and City regulations all asbestos containing materials identified must be properly abated by a NYS DOL Licensed Contractors as well as NYSDOL Certified personnel prior to any demolition/renovation activities that could disturb these materials. Any penetrations to the ACM or impact to the intact ACM matrix would be considered a disturbance. Please note that any non-asbestos contractor performing any work that may impact the building materials must be informed of the presence and location of the ACM, and that disturbance is prohibited. In addition, the non-asbestos contractor personnel performing any work on or around ACM's must have current OSHA asbestos awareness training.

Should you have any questions or require additional information, please do not hesitate to contact me at (914) 232-7355.

Sincerely,
Environmental Maintenance Contractors, Inc.

Allan Ciriaco
Vice President of Operations

Attachment(s): Laboratory Sample Results, Licenses and Certifications

Cardno ATC
Shaping the Future

Cardno ATC
104 E. 25th Street, 10th Floor
New York, NY 10010
Tel. 212-353-8280
Fax: 212-353-8306

Client: ENVIRONMENTAL MAINTENANCE CONTRACTORS
5 ANDERSON LANE
GOLDENS BRIDGE , NY 10526
Fax: (914) 232-7357 Phone: (914) 232-7355
Project:

Location: 22 SOUTH WEST ST., MT. VERNON, NY

Sample Date: 12/4/2013
Date Received : 12/5/2013
Date Analyzed : 12/6/2013
Cardno ATC Batch # 27976
Methods: EPA 600/M4-82-020
ELAP 198.1, 198.6 and 198.4

Bulk Asbestos Analysis Results

Sample #	Location	Type of Material	Method	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	NOB % Type	Asbestos % Type
1	ROOF	ROOF TAR	NOB-PLM			66.1% Organic	2.8% Chrysotile
27976 -1					0.0% Vermiculite	11% Residue 20.1% Carbonate	
Analyzed By: George Htay		Color: BLACK Second Analyst: Mohamed Fata		Comments: PLM Inconclusive			Total Asbestos: 2.8 %
2	INTERIOR (RECEPTION)	9X9 TILES	NOB-TEM			51.5% Organic	5.5% Chrysotile
27976 -2					0.0% Vermiculite	22.1% Residue 20.9% Carbonate	
Analyzed By: George Htay		Color: BROWN Second Analyst: Roman Peysakhov		Comments: PLM Inconclusive, NOB-PLM Inconclusive			Total Asbestos: 5.5 %
3	INTERIOR (RECEPTION)	PLASTER BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -3					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					
4	INTERIOR (RECEPTION)	PLASTER WHITE	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -4					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: WHITE					
5	INTERIOR (RECEPTION)	PLASTER BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -5					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					
6	INTERIOR (RECEPTION)	PLASTER WHITE	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -6					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: WHITE					
7	INTERIOR (RECEPTION)	PLASTER BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -7					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					

Report Prepared By: Inna Kipen

Batch # 27976

Cardno ATC
Shaping the Future

Cardno ATC
104 E. 25th Street, 10th Floor
New York, NY 10010
Tel. 212-353-8280
Fax: 212-353-8306

Sample #	Location	Type of Material	Method	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	NOB % Type	Asbestos % Type
8	INTERIOR (RECEPTION)	PLASTER WHITE	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -8					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE					NONE DETECTED
9	INTERIOR (RECEPTION)	PLASTER BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -9					0.0% Vermiculite		
Analyzed By: George Htay		Color: LT.BROWN					NONE DETECTED
10	INTERIOR	PLASTER BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -10					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE					NONE DETECTED
11	EXTERIOR	BLACK MORTAR LAYER BENEATH WALL COAT	PLM		100% Mineral Filler		
27976 -11					0.0% Vermiculite		
Analyzed By: George Htay		Color: BLACK					NONE DETECTED
12	EXTERIOR	BLACK MORTAR LAYER BENEATH WALL COAT	PLM		100% Mineral Filler		
27976 -12					0.0% Vermiculite		
Analyzed By: George Htay		Color: BLACK					NONE DETECTED
13	EXTERIOR	WALL COAT BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -13					0.0% Vermiculite		
Analyzed By: George Htay		Color: LT.BROWN					NONE DETECTED
14	EXTERIOR	WALL COAT WHITE	PLM	Trace% Cellulose	100% Mineral Filler		Trace Chrysotile
27976 -14					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE		Comments: NOB recommended			
15	EXTERIOR	WALL COAT BROWN	PLM	Trace% Cellulose	100% Mineral Filler		Total Asbestos: TRACE[13]
27976 -15					0.0% Vermiculite		
Analyzed By: George Htay		Color: LT.BROWN					NONE DETECTED
16	EXTERIOR	WALL COAT WHITE	PLM	Trace% Cellulose	100% Mineral Filler		Trace Chrysotile
27976 -16					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE		Comments: NOB recommended			
17	EXTERIOR	WALL COAT BROWN	PLM	Trace% Cellulose	100% Mineral Filler		Total Asbestos: TRACE[13]
27976 -17					0.0% Vermiculite		
Analyzed By: George Htay		Color: LT.BROWN					NONE DETECTED

Report Prepared By: Inna Kipen

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Cardno ATC
104 E. 25th Street, 10th Floor
New York, NY 10010
Tel. 212-353-8280
Fax: 212-353-8306

Sample #	Location	Type of Material	Method	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	NOB % Type	Asbestos % Type
18	EXTERIOR	WALL COAT WHITE	PLM	Trace% Cellulose	100% Mineral Filler		Trace Chrysotile
27976 -18					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE		Comments: NOB recommended			
							Total Asbestos: TRACE[1]
19	EXTERIOR	WALL COAT BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -19					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					
20	EXTERIOR	WALL COAT WHITE	PLM	Trace% Cellulose	100% Mineral Filler		Trace Chrysotile
27976 -20					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE		Comments: NOB recommended			
							Total Asbestos: TRACE[1]
21	EXTERIOR	WALL COAT BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -21					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					
22	EXTERIOR	WALL COAT WHITE	PLM	Trace% Cellulose	100% Mineral Filler		Trace Chrysotile
27976 -22					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE		Comments: NOB recommended			
23	EXTERIOR	WINDOW WATER PROOFING	NOB-TEM				Total Asbestos: TRACE[1]
27976 -23					0.0% Vermiculite	25.9% Organic 7.1% Residue 66.6% Carbonate	0.4% Anthophyllite
Analyzed By: George Htay		Color: OFF-WT. Second Analyst: Roman Peysakhov		Comments: PLM inconclusive, NOB-PLM inconclusive			
24	EXTERIOR	WINDOW WATER PROOFING	NOB-TEM				Total Asbestos: 0.4 %
27976 -24					0.0% Vermiculite	27.4% Organic 6.2% Residue 66.1% Carbonate	0.3% Anthophyllite
Analyzed By: George Htay		Color: OFF-WT. Second Analyst: Roman Peysakhov		Comments: PLM inconclusive, NOB-PLM inconclusive			
25	INTERIOR	JOINT COMPOUND	NOB-TEM				Total Asbestos: 0.3 %
27976 -25					0.0% Vermiculite	22.5% Organic 17.9% Residue 59.6% Carbonate	NONE DETECTED
Analyzed By: George Htay		Color: OFF-WT. Second Analyst: Roman Peysakhov		Comments: PLM inconclusive, NOB-PLM inconclusive			
26	INTERIOR	JOINT COMPOUND	NOB-TEM				
27976 -26					0.0% Vermiculite	31.1% Organic 21.7% Residue 47.2% Carbonate	NONE DETECTED
Analyzed By: George Htay		Color: OFF-WT. Second Analyst: Roman Peysakhov		Comments: PLM inconclusive, NOB-PLM inconclusive			
27	INTERIOR	SHEETROCK	PLM	25% Cellulose Trace% FiberGlass	75% Mineral Filler		
27976 -27					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: WHITE					

Report Prepared By: Inna Kipen

Batch # 27976

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104 E. 25th Street, 10th Floor
New York, NY 10010
Tel. 212-353-8280
Fax: 212-353-8306

Sample #	Location	Type of Material	Method	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	NOB % Type	Asbestos % Type
28	INTERIOR	SHEETROCK	PLM	26% Cellulose Trace% FiberGlass	74% Mineral Filler 0.0% Vermiculite		
27976 -28							
Analyzed By: George Htay		Color: WHITE					NONE DETECTED

NOTES:

1) The Limit of Detection is the same as the Reporting Limit for these results.
2) The Reporting Limit (RL) is the Limit of Quantitation. For point counts the limit of quantitation of 0.25%; based on one asbestos point counter over 400 non-empty points.
3) Asbestos Containing Material (ACM) Definition: > 1% asbestos by weight is considered an ACM
4) Disclaimer: The laboratory is not responsible for sample collection. Please refer to enclosed letter. This report may not be reproduced, except in full, without written approval by Cardno ATCc. This report may not be used to claim product endorsement by NVLAP or any other agency of the U.S. Government. This report relates only to the samples reported above as described in the chain of custody. Quality control data is available upon request.
5) Accredited by NVLAP #101167-0 and by NY State ELAP #10879
6) Confidentiality Notice: The document(s) contained herein are confidential and privileged information, intended for the exclusive use of the individual or entity named above.
7) Liability Notice: Cardno ATC and its personnel shall not be liable for any misinformation provided to us by the client regarding these samples. This report relates only to samples submitted and analyzed.
8) When the results display more than three digits, only the first three are significant. The data within this report is reliable to 3 significant figures.
9) The condition of all samples was acceptable upon receipt.
10) The laboratory certifies that the test results meet all requirements of NELAC.
11) Supplement to test report batch # _____, Amendments: ___, Amendment Dates: _____, Amended by: _____
12) PLM Letter is attached on this report.
13) TRACE: The result is reported as Trace when No points are counted and asbestos is identified. For ELAP Trace is < 1%.
14) Cardno ATC certifies that this report is an accurate and authentic report of the results obtained from the laboratory analysis
15) The uncertainty for these test results is available upon request.
16) ELAP requires method ELAP 198.1 for the analysis of samples containing ≤ 10% vermiculite. For samples containing > 10% vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. "This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite."

George Htay
Analyst:

Mohamed Fata
Analyst:

Roman Peysakhov
Analyst:

Milena Bonezzi M.Bonezzi
Approved by
Laboratory Director:

Report Prepared By: Inna Kipen

Batch # 27976

emc, inc 5 Anderson Lane, Goldens Bridge, New York, 10526 Tel.: 914-232-7365, Fax: 914-232-7357

Environmental Maintenance Contractors, Inc.

fx 27976 Page 1 of 2

Asbestos Bulk Sample Analysis - Chain of Custody

Client:
Site Location: 20 SOUTHWEST ST. MT. VERNON, NY
Project: Date Sampled: 12-9-2013
Technician: FRANCIS CINADO Certif(s): 09-19591 Exp. 10/14

DATA DELIVERY
Phone: 914-232-7355
Fax: 914-232-7357
Email: specialist@enviromain.com

Turn Around Time
Rush 12hr (24hr) 48hr 72hr
Other:
Lab#:

1	1	ROOF TAR	ROOF	N	Please Stop on First Positive for each Group
2	2	9X9 TILES	INTERIOR (KITCHEN)	N	
3	3	PLASTER (BROWN)	↓	T	
4	3	(WHITE)			
5	3	(BROWN)			
6	3	(WHITE)			
7	3	(BROWN)			
8	3	(WHITE)			
9	3	↓ (BROWN)	↓		
10	3	PLASTER II	INTERIOR		(28) plm
11	4	BLACK MORTAR LAYER BENEATH WALL COAT	EXTERIOR		Drawing/Sketch (Required)
12	4	BLACK MORTAR LAYER BENEATH WALL COAT			Analyzed by: Pete George Cage 12/5/13 12:45 pm.
13	5	WALL COAT (BROWN)			
14	5	↓ (WHITE)	↓	↓	
15	5	WALL COAT (BROWN)	EXTERIOR	7	

Sampled By: (Signature) 1)	Date	Relinquished By: (Signature) 3)	Date
Printed Name: FRANCIS CINADO	Time	Printed Name:	Time
Relinquished By: (Signature) 2)	Date		
Printed Name:	Time		

EXHIBIT 5

ENVIRONMENTAL SITE ASSESSMENT
TRANSACTION SCREEN QUESTIONNAIRE

This document is an excerpt of E 1528-93: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E-50 on Environmental Assessment and is the direct respnsibility of Subcommittee E 50.02 on Commercial Real Estate Transactions. This questionnaire represents only items 5.1 through 6.1 of E 1528-93 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire. **PCN: 13-515280-65. For the complete standard, or to order additional copies of this questionnaire, contact ASTM Customer Service at (215) 299-5585.**

5. Introduction to Transaction Screen Questionnaire

5.1 *Process*——The *transaction screen process* consists of asking questions contained within the *transaction screen questionnaire* of *owners* and *occupants* of the *property*, observing site conditions at the *property* with direction provided by the *transaction screen questionnaire*, and, to the extent *reasonably ascertainable*, conducting limited research regarding certain *government records* and certain *standard historical sources*. The questions asked of *owners* when conducting *site visits* are the same questions as those asked of *occupants*.

5.2 *Guide*——The *transaction screen questionnaire* is followed by a guide designed to assist the person completing the *transaction screen questionnaire*. The guide to the *transaction screen questionnaire* is set out in Sections 7 through 10 of this practice. The guide is divided into three sections: Guide for Owner/Occupant Inquiry, Guide to Site Visit, and Guide to Government Records/Historical Sources Inquiry.

5.2.1 To assist the *user*, its employee or agent, or the *environmental professional* in preparing a report, the guide repeats each of the questions set out in the *transaction screen questionnaire* in both the guide for *owner/occupant inquiry* and the guide to *site visit*. The questions regarding *government records/historical sources inquiry* are also repeated in the guide to that section.

5.2.2 The guide also describes the procedures to be followed to determine if reliance upon the information in a prior *environmental site assessment* is appropriate under this practice.

5.2.3 A *user*, his employee or agent, or *environmental professional* conducting the *transaction screen process* should not use the *transaction screen questionnaire* without reference to, or familiarity from prior usage with, the guide.

5.3 *User and Preparer*——The *user* conducting the *transaction screen process* is the party seeking to perform *appropriate inquiry* with respect to the *property*. The *user* may delegate the preparation of the *transaction screen questionnaire* to an employee or agent of the *user* or may contract with a third party to prepare the questionnaire on behalf of the *user*. The person preparing the questionnaire is the *preparer*, who may be either the *user* or the person to whom the *user* has delegated the preparation of the *transaction screen questionnaire*.

5.4 *Exercise of Care*——The *preparer* conducting the transaction screen process should use good faith efforts in determining answers to the questions set forth in the *transaction screen questionnaire*. The *user* should take time and care to check whatever records are in the *user's* possession. The *preparer* should ask all persons to whom questions are directed to give answers to the best of the respondent's knowledge. As required by Section 9601(35)(B) of CERCLA, the *user* or *preparer* should discuss with a responsible person in authority in the *user's* organization (if any) any specialized knowledge or experience relating to *hazardous substances* on the *property* and the *preparer* should understand such information.

5.5 *Knowledge*——The owner or occupant of the *property* to which portions of the *transaction screen questionnaire* are directed should have sufficient knowledge and experience with respect to the *property* or in the *owner's* or *occupant's* particular business to understand the purpose and use of the *transaction screen questionnaire*. All answers should be given to the best of the *owner's* or *occupant's actual knowledge*.

5.5.1 While the person conducting the *transaction screen process* has an obligation to ask the questions set forth in the *transaction screen questionnaire*, in many instances the parties to whom the questions are addressed will have no obligation to answer them. The *user* is only required to obtain information to the extent it is *reasonably ascertainable*.

5.5.2 If the preparer asks the questions set forth in the *transaction screen questionnaire*, but does not receive any response or receives partial responses, the questions will be deemed to have been answered provided the questions have been asked, or were attempted to be asked, in person or by telephone and written records have been kept of the person to whom the questions were addressed and their responses, or the questions have been asked in writing sent by certified or registered mail, return receipt requested, postage prepaid, or by private, commercial overnight carrier and no responses have been obtained after at least two follow-up telephone calls were made or written request was sent again asking for responses.

5.5.3 The *transaction screen questionnaire* and the *transaction screen guide* sometimes include the phrase "to the best of your knowledge." Use of this phrase shall not be interpreted as imposing a constructive knowledge standard when it is not included or as imposing anything other than an *actual knowledge* standard for the person answering the questions, regardless of whether it is used. It is sometimes included as an assurance to the person being questioned that he or she is not obligated to search out information he or she does not currently have in order to answer the particular question.

5.6 *Conclusions Regarding Affirmative or Unknown Answers*——If any of the questions set forth in the *transaction screen questionnaire* are answered in the affirmative, the *user* must document the reason for the affirmative answer. If any of the questions are not answered or the answer is unknown, the *user* should document such nonresponse or answer of unknown and evaluate it in light of the other information obtained in the *transaction screen process*, including, in particular, the *site visit* and the government records/historical sources inquiry. If the *user* decides no further inquiry is warranted after receiving no response, an answer of unknown or an affirmative answer, the *user* must document the reasons for any such conclusion.

5.6.1 Upon obtaining an affirmative answer, an answer of unknown or no response, the *user* should first refer to the guide. The guide may provide sufficient explanation to allow a *user* to conclude that no further inquiry is appropriate with respect to the particular question.

5.6.2 If the guide to a particular question does not, in itself, permit a *user* to conclude that no further inquiry is appropriate, then the *user* should consider other information obtained from the *transaction screen process* relating to this question. For example, while on the site performing a *site visit*, a person may find a storage tank on the *property* and therefore answer Question 10 of the *transaction screen questionnaire* in the affirmative. However, during or subsequent to the *owner/occupant inquiry*, the *owner* may produce evidence that substances now or historically contained in the tank (e.g., water) are not likely to cause contamination.

5.6.3 If either the guide to the question or other information obtained during the *transaction screen process* does not permit a *user* to conclude no further inquiry is appropriate with respect to such question, then the user must determine, in the exercise of the *user's* reasonable business judgment, based upon the totality of unresolved affirmative answers or answers of unknown received during the *transaction screen process*, whether further inquiry may be limited to those specific issues identified as of concern or should proceed with the full *Phase I Environmental Site Assessment*.

5.7 *Presumption*——A presumption exists that further inquiry is necessary if an affirmative answer is given to a question because the answer was unknown or no response was given. In rebutting this presumption, the *user* should evaluate information obtained from each component of the *transaction screen process* and consider whether sufficient information has been obtained to conclude that no further inquiry is necessary. The *user* must determine, in the exercise of the *user's* reasonable business judgment, the scope of such further inquiry: whether to proceed with a *Phase I Environmental Site Assessment* prepared in accordance with Practice E 1527 or a lesser inquiry directed at specific issues raised by the questionnaire.

5.8 *Further Inquiry Under Practice E 1527*——Upon completing the *transaction screen questionnaire*, if the *user* concludes that a *Phase I Environmental Site Assessment* is needed, the *user* should proceed with such inquiry with the advice and guidance of an *environmental professional*. Such further inquiry should be undertaken in accordance with Practice E 1527.

5.9 *Signature*——The *user* and the *preparer* of the *transaction screen questionnaire* must complete and sign the questionnaire as provided at the end of the questionnaire.

6. Transaction Screen Questionnaire

6.1 *Persons to be Questioned*——The following questions should be asked of (*1*) the current *owner* of the *property*, (2) any major *occupant* of the *property* or, if the *property* does not have any major *occupants*, at least 10% of the *occupants* of the *property*, and (*3*) in addition to the current *owner* and the *occupants* identified in (2), any *occupant* likely to be using, treating, generating, storing or disposing of *hazardous substances* or *petroleum products* on or from the *property*. A major *occupant* is any *occupant* using at least 40% of the leasable area of the property or any anchor tenant when the *property* is a shopping center. In a multifamily property containing both residential and commercial uses, the *preparer* does not need to ask questions of the residential *occupants*. The *preparer* should ask each person to answer all questions to the best of the respondent's *actual knowledge* and in good faith. When completing the *site visit* column, the *preparer* should be sure to observe the *property* and any buildings and other structures on the *property*. The guide provides further details on the appropriate use of this questionnaire.

Description of Site: Address:

REPETTI SERVICE STATION
22 SOUTH WEST STREET
MOUNT VERNON, NY 10550

Question	Owner	Occupants (if applicable)	Observed During Site Visit
1. Is the *property* or any *adjoining property* used for an industrial use?	Yes **No** Unk[1]	Yes No Unk	Yes No Unk
2. To the best of your knowledge, has the *property* or any *adjoining property* been used for an industrial use in the past?	Yes **No** Unk	Yes No Unk	Yes No Unk
3. Is the *property* or any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	**Yes** No Unk	Yes No Unk	Yes No Unk
4. To the best of your knowledge, has the *property* or any *adjoining property* been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	**Yes** No Unk	Yes No Unk	Yes No Unk
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes **No** Unk	Yes No Unk	Yes No Unk
6. Are there currently, or to the best of your knowledge have there been previously, any industrial *drums* (typically 55 gal (208 L)) or sacks of chemicals located on the *property* or at the facility?	**Yes** No Unk	Yes No Unk	Yes No Unk
7. Has *fill dirt* been brought onto the *property* that originated from a contaminated site or that is of an unknown origin?	**Yes** No Unk	Yes No Unk	Yes No Unk
8. Are there currently, or to the best of your knowledge have there been previously, any *pits, ponds, or lagoons* located on the *property* in connection with waste treatment or waste disposal?	Yes **No** Unk	Yes No Unk	Yes No Unk
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the *property*?	Yes **No** Unk	Yes No Unk	Yes No Unk
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the *property*?	**Yes** No Unk	Yes No Unk	Yes No Unk
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	**Yes** No Unk	Yes No Unk	Yes No Unk
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes **No** Unk	Yes No Unk	Yes No Unk

[1] Unk = "unkown" or "no response"

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
13. If the *property* is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes	(No)	Unk	Yes	No	Unk	Yes	No	Unk
14. Does the *owner* or *occupant* of the *property* have any knowledge of *environmental liens* or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	(Yes)	No	Unk	Yes	No	Unk	Yes	No	Unk
15. Has the *owner* or *occupant* of the *property* been informed of the past or current existence of *hazardous substances* or *petroleum products* or environmental violations with respect to the *property* or any facility located on the *property*?	(Yes)	No	Unk	Yes	No	Unk	Yes	No	Unk
16. Does the *owner* or *occupant* of the *property* have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*?	(Yes)	No	Unk	Yes	No	Unk	Yes	No	Unk
17. Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance* or *petroleum products* involving the *property* by any *owner* or *occupant* of the *property*?	Yes	(No)	Unk	Yes	No	Unk	Yes	No	Unk
18. Does the *property* discharge *wastewater* on or adjacent to the *property* other than storm water into a sanitary sewer system?	Yes	(No)	Unk	Yes	No	Unk	Yes	No	Unk
19. To the best of your knowledge, have any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned, on the *property*?	(Yes)	No	Unk	Yes	No	Unk	Yes	No	Unk
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	(No)	Unk	Yes	No	Unk	Yes	No	Unk

Government Records/Historical Sources Inquiry
(See guide. Section 10 of ASTM E 1528-93)

21. Do any of the following Federal government record systems list the *property* or any *property* within the circumference of the area noted below:

National Priorities List (NPL) —within 1.0 mile (1.6 km)?	(Yes)	No
CERCLIS List—within 0.5 mile (0.8 km)?	(Yes)	(No)
RCRA TSD Facilities—within 1.0 mile (1.6 km)?	(Yes)	No

22. Do any of the following state record systems list the *property* or any *property* within the circumference of the area noted below:

List maintained by state environmental agency of *hazardous waste* sites identified for investigation or remediation that is the state agency equivalent to *NPL*—within approximately 1.0 mile (1.6 km)?	(Yes)	No	
List maintained by state environmental agency of sites identified for investigation or remediation that is the state equivalent to *CERCLIS* within 0.5 mile (0.8 km)?		(Yes)	No
Leaking Underground Storage Tank (LUST) List—within 0.5 mile (0.8 km)?	(Yes)	No	
Solid Waste/Landfill Facilities—within 0.5 mile (0.8 km)?	(Yes)	No	

23. Based upon a review of *fire insurance maps* or consultation with the local fire department serving the *property*, all as specified in the guide, are any buildings or other improvements on the *property* or on an *adjoining property* identified as having been used for an ~~industrial~~ comercial use or uses likely to lead to contamination of the *property*? (Yes) No N/A

The *preparer* of the *transaction screen questionnaire* must complete and sign the following statement. (For definition of *preparer* and *user*, see 5.3 or 3.3.25 of ASTM E 1528-93.)

This questionnaire was completed by:

Name MR. JOHN REPETTI / JOHN MANFREDI

Title OWNER / ENVIRONMENTAL SPECIALIST, C.E.

Firm JM ASSOCIATES, INC.

Address 73 BOUTONVILLE ROAD
SOUTH SALEM, NY 10590

Phone number 914 241-3795, CELL 914 447-5634

Date 9/8/14

If the preparer is different than the user, complete the following:

Name of user MR. JOSEPH APICELLA OF

User's address MACQUESTEN TAKEOVER PARTENERS, LLC
438 FIFTH AVE, PELHAM, NY 10801

User's phone number 914 319-5102

Preparer's relationship to site ENVIRONMENTAL CONSULTANT

Preparer's relationship to user ENVIRONMENTAL CONSULTANT
(for example, principal, employee, agent, consultant)

Copies of the completed questionnaire have been filed at:

JM ASSOCIATES, INC.
73 BOUTONVILLE ROAD.
S. SALEM, NY.

Copies of the completed questionnaire have been mailed or delivered to:

JOE APICELLA.

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge, no material facts have been suppressed or misstated.

Signature [signature] Date 9/2/14

Signature _____ Date _____

Signature _____ Date _____

ASTM