

Periodic Review Report

For:

April 30, 2024 – April 30, 2025

Cottage Garden Auto Repair Site

New Rochelle, Westchester County, NY

NYSDEC #360180

Prepared for:

The Mark 95 LLC

SESI Project No:

11672

Date:

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Table of Contents

LIST OF ACRONYMS.....	i
1.0 INTRODUCTION	1
1.1 SUMMARY	1
1.2 EFFECTIVENESS OF REMEDIAL PROGRAM	2
1.3 COMPLIANCE	3
1.4 CONCLUSIONS AND RECOMMENDATIONS.....	3
2.0 SITE OVERVIEW.....	4
2.1 SITE LOCATION AND DESCRIPTION	4
2.2 SITE HISTORY	4
2.2.1 REMEDIAL INVESTIGATION (RI) CONDUCTED AT THE SITE.....	4
2.2.2 DESCRIPTION OF REMEDICAL ACTIONS	7
2.2.3 REMOVAL OF CONTAMINATED MATERIALS FROM THE SITE.....	7
2.2.4 ON-SITE AND OFF-SITE TREATMENT SYSTEMS	9
2.2.5 DESCRIPTION OF RESIDUAL CONTAMINATION	9
2.2.6 MANAGEMENT OF RESIDUAL CONTAMINATION THROUH INSTITUTIONAL AND ENGINEERING CONTROLS IN THE ENVIRONMENTAL EASEMENT.....	9
3.0 REMEDY PERFORMANCE, EFFECTIVENESS, PROTECTIVENESS.....	9
3.1 GROUNDWATER MONITORING	10
3.1.1 CHLORNIATED VOCs.....	11
3.1.2 PETROLEUM VOCs	11
3.1.3 SUMMARY OF FINDINGS.....	12
4.0 IC PLAN COMPLIANCE.....	13
4.1 IC REQUIREMENTS AND COMPLIANCE.....	13
4.2 IC CERTIFICATION.....	14
5.0 MONITORING PLAN COMPLIANCE	15
6.0 OPERATION AND MAINTENANCE PLAN COMPLIANCE.....	17

7.0 CONCLUSIONS AND RECOMMENDATIONS18

TABLES

TABLE 2.1	SUMMARY OF PETROLEUM TANK CLOSURES
TABLE 3.1	GROUNDWATER ANALYTICAL RESULTS SUMMARY
TABLE 3.2	SUMMARY OF VOC GROUNDWATER EXCEEDANCES
TABLE 5.1	MONITORING PROGRAM FREQUENCY

FIGURES

FIGURE 3.1	GROUNDWATER SAMPLE LOCATIONS & RESULTS
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APPENDICES

APPENDIX A	SITE MANAGEMENT PLAN (SMP) FIGURES
APPENDIX B	WELL SAMPLING LOGS/WELL CONSTRUCTION LOG
APPENDIX C	LABORATORY ANALYTICAL DATA
APPENDIX D	TREND GRAPHS
APPENDIX E	NYSDEC IC CERTIFICATION FORM

LIST OF ACRONYMS

Acronym	Definition
1,1,2-TCA	1,1,2-trichloroethane
AWQS	Ambient Water Quality Standards
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
COC	Certificate of Completion
CVOC	Chlorinated Volatile Organic Compound
DER	Division of Environmental Remediation
DER-10	NYSDEC Technical Guidance for Site Investigation & Remediation
ECs	Engineering Controls
EE	Environmental Easement
ft-bgs	Feet below ground surface
ICs	Institutional Controls
MTBE	methyl-tertiary-butyl-ether
MW	Monitoring Well
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
PCB	Polychlorinated Biphenyls
PHC	Petroleum Hydrocarbon
PRR	Periodic Review Report
RAWP	Remedial Action Work Plan
RI	Remedial Investigation
RIR	Remedial Investigation Report
RRSCO	Restricted Residential Soil Cleanup Objectives
SCG	Standards, Criteria, and Guidance
SESI	SESI Consulting Engineers, PC
SMP	Site Management Plan
SVOCs	Semi-Volatile Organic Compounds
TAL	Target Analyte List
TOGS	Technical and Operations Guidance Series

Acronym	Definition
TCE	Trichloroethene
USCO	Unrestricted Use Soil Cleanup Objectives
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

1.0 INTRODUCTION

1.1 SUMMARY

SESI Consulting Engineers DPC (SESI) prepared this Periodic Review Report (PRR) for the period April 30, 2024 to April 30, 2025 for the Cottage Garden Auto Repair New York State Brownfield Cleanup Program (BCP), Site No. C360180 located in New Rochelle, New York (hereinafter referred to as the “Site”). SESI prepared this PRR on behalf of the five (5) volunteer entities as of the September 2019 BCA Amendment: Mark 95 LLC, MJ Garden LLC, MJ Garden II LLC, MJ Garden III LLC. and MJ Garden IV LLC. They will hereinafter collectively be referred to as the “Volunteers,” who entered into a Brownfield Cleanup Agreement (BCA) with the New York State Department of Environmental Conservation (NYSDEC) as Volunteers to remediate the Site.

The Site addresses are 26 Garden Street (Court House Building, which includes parking for the affordable housing building and a buffer courthouse floor), 10 Cottage Place (Proposed Residential Building), and 20 Garden Street (Proposed Medical Office).

The Site was formerly occupied by four (4) commercial buildings and one (1) residential building. All the buildings were demolished down to their foundations during site preparation activities before the Remedial Action Work Plan (RAWP) was approved. The residential parcel on the original lot located at 16 Cottage Place was a two and a half story apartment building with approximately 1,000 sq. ft. of formerly occupied space. It was constructed as a residential single-family home in the early 1900s, with conversion to multiple apartments over the years, according to information from available records. The last business with a former address of 10 – 12 Cottage Place was a retail tire and auto repair facility present on the Site for over 60 years. This portion of the Site was also a gasoline station with underground tanks abandoned in place with prior uses unknown. Commercial businesses, including a kitchen and bath dealer and other warehousing purposes, were also present on the Site with prior addresses of 28 Garden Street and 34 Garden Street. The former lot with an address of 26 Garden Street housed a Plastic Works manufacturing company called Strip-A-Way of New Rochelle Inc. This plastics company is believed to have been the historic source of the solvent contamination found on-Site in groundwater and soil vapor.

The Site was remediated to conditional Track 1 as of the end of 2020 when the Certificate of Completion (COC) was issued. A Track 1 soil remedy was completely achieved. Groundwater remediation via in-situ chemical oxidation was also completed, but residual groundwater and soil vapor contamination required Institutional Controls (ICs) including groundwater monitoring and a post-construction vapor intrusion investigation. An Environmental Easement (EE) was granted to the NYSDEC and recorded by the Site owners with the Westchester County Clerk, which required compliance with a Site Management Plan (SMP).

This PRR summarizes the required post-COC inspection and monitoring activities that were conducted during the current reporting period. The inspection and monitoring were conducted to ensure compliance with the EE and the SMP as approved by the NYSDEC.

1.2 EFFECTIVENESS OF REMEDIAL PROGRAM

In order to monitor the effectiveness of the impact on the Site of the Track 1 soil remedy and in-situ groundwater remediation, an on-Site monitoring well network has been sampled quarterly since the COC was issued. The sampling frequency has been modified to biannual per NYSDEC approval of the 2022 PRR. Monitoring wells MW-3 and MW-4 were sampled for volatile organic compounds (VOCs) as described in Section 3.

As presented in Section 3, groundwater contaminant concentrations in the Site's groundwater have been reduced to below the NYSDEC Technical and Operational Guidance Series, 1.1.1 Class GA Ambient Water Quality Standards and Guidance Values (AWQS) and/or to asymptotic levels. Per NYSDEC comment letter dated October 21, 2024, the wells were redeveloped and resampled once during this PRR reporting period to support the recommendation of terminating the conditional status. As discussed in Section 3 of this report, the data confirms that there has been bulk reduction in groundwater contaminants and that the VOC concentrations in groundwater have reached the AWQS and/or asymptotic levels for an unconditional Track 1

Sub-slab and indoor air sampling was conducted during the heating seasons in January 2021 and December 2021. Upon completion of the evaluation, no further monitoring is deemed necessary. In a February 24, 2023 SMP PRR response letter, the Department

concurred with SESI's recommendation to halt the soil-sub-slab vapor, indoor and outdoor air monitoring.

1.3 COMPLIANCE

The post-COC sampling activities complied with the required sampling protocols in the SMP. SESI redeveloped and sampled the groundwater wells MW-3 and MW-4 in March 2025.

1.4 CONCLUSIONS AND RECOMMENDATIONS

SESI has verified that the ICs developed for the Site have been in compliance with the SMP during this PRR reporting period.

- As discussed in Section 3 of this report, the data confirms that there has been bulk reduction in groundwater contaminants and that the VOC concentrations in groundwater have reached the AWQS and/or asymptotic levels for an unconditional Track 1. In addition, there is no on-Site source of VOCs, and these concentrations will naturally degrade. Chapter 873, Article VII of the Laws of Westchester County prohibits potable use of groundwater, which prevents ingestion of groundwater at or around the Site. For these reasons, additional groundwater treatment is not practical and further monitoring is no longer warranted. Accordingly, the Department should allow the Volunteer to terminate the EE and cease groundwater monitoring under the SMP.

2.0 SITE OVERVIEW

2.1 SITE LOCATION AND DESCRIPTION

The Site addresses are 26 Garden Street (Court House Building, which includes parking for the affordable housing building and a buffer courthouse floor), 10 Cottage Place (Proposed Residential Building), and 20 Garden Street (Proposed Medical Office). A United States Geological Survey (USGS) topographical quadrangle map, SMP Figure 1.1, shows the Site location. All SMP figures are provided in **Appendix A**.

The Site is 0.988 acres and is bounded by Cottage Place, which borders the northeast side of the Site; Garden Street, which borders the southwest side of the Site; and Interstate I-95 runs along the north side of the Site. The boundaries of the Site are more fully described in SMP Figure 1.2.

2.2 SITE HISTORY

The Site was formerly occupied by four (4) commercial buildings and one (1) residential building. All the buildings have been demolished down to their foundations. The residential parcel on 16 Cottage Place was a two and a half story apartment building with approximately 1,000 sq. ft. of formerly occupied space. It was constructed as a residential single-family home in the early 1900s, with conversion to multiple apartments over the years, according to information from available records. The last business with an address of 10 – 12 Cottage Place was a retail tire and auto repair facility present on the Site for over 60 years. This portion of the Site was also a gasoline station with underground tanks abandoned in place and prior uses are unknown. Commercial businesses, including a kitchen and bath dealer and other warehousing purposes, were also present on the Site with prior addresses of 28 Garden Street and 34 Garden Street. 26 Garden Street housed a Plastic Works manufacturing company called Strip-A-Way of New Rochelle Inc.

2.2.1 REMEDIAL INVESTIGATION (RI) CONDUCTED AT THE SITE

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

The Remedial Investigation Report (RIR) (October 2019) was prepared by SESI and details the results of prior investigations and the RI performed on the Site. The RI was conducted in accordance with the Remedial Investigation Work Plan for the Site, which was last revised April 2019, the Supplemental Remedial Investigation Work Plan prepared in September 2019, and the NYSDEC's Technical Guidance for Site Investigation and Remediation (DER-10).

The RI consisted of collecting 92 soil samples from 26 soil borings, six (6) groundwater samples from five (5) shallow monitoring wells (MW-1, MW-2, MW-3S, MW-4, and MW-5), one (1) deep well (MW-3D), and 15 soil vapor samples (SV-1 through SV-15) between May and September 2019. One (1) additional monitoring well (MW-6) was installed in June 2020 for groundwater monitoring downgradient of the prior monitoring well network.

Soil

Based on the field investigation, the overall depth of impacted soils ranged from 2 feet to 24 feet below ground surface (ft bgs). Polycyclic aromatic hydrocarbon impacts including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenz(a,h)anthracene, and ideno(1,2,3-cd)pyrene exceeding both Unrestricted Use Soil Cleanup Objectives (USCO) and Restricted Residential Soil cleanup Objectives (RRSCOs) were identified in shallow soils 2 to 3.5 ft bgs on the western two-thirds of the Site.

Metals contaminated soils exceeding the USCOs and RRSCOs for mercury, barium, cadmium, copper, lead, nickel, and zinc were identified in shallow soils 2 to 3 ft bgs. Metals contaminated soils exceeding the USCOs extend down to 24 ft bgs in certain areas.

The pesticides 4,4-DDE and 4,4-DDT were detected at a depth of 3.5 ft-bgs in one (1) area near the northeastern portion of the Site above the USCO.

Eleven (11) emerging contaminants were detected in at least one (1) of the soil samples collected at depths ranging from 2 ft-bgs to 15 ft-bgs.

Soil Vapor

The Site soil vapor included chlorinated VOCs (CVOCs) and petroleum hydrocarbon (PHC) VOC contaminants. The greatest concentrations of CVOc in soil vapors identified was trichloroethylene (TCE) detected in SV-6 (810 ug/m³), SV-7 (260 ug/m³), SV-9 (77 ug/m³) and carbon tetrachloride in SV-5 (630 ug/m³) near the southern portion of the Site.

The concentrations of PHC VOCs in soil vapors were identified as follows:

- benzene in SV-3 at 120 ug/m³ and SV-5 at 150 ug/m³;
- toluene in SV-11 and SV-15 at 130 ug/m³, in SV-14 at 140 ug/m³, and in SV-5 at 190 ug/m³;
- total xylenes in SV-1 at 43 ug/m³, in SV-5 at 46 ug/m³, in SV-15 at 69 ug/m³, and in SV-7 159 ug/m³; and
- 1,3 butadiene in SV-15 at 1.8 ug/m³ and SV-1 at 250 ug/m³.

Groundwater

Groundwater sampling of well MW-3S resulted in detections of dissolved VOCs including TCE (9.8 ug/L) and benzene (1.1 ug/L) exceeding their AWQS of 5 ug/L for TCE and 1 ug/L for benzene. There were no exceedances of the AWQS in MW-3D, which was screened in the bedrock. In MW-4, 1,1,2-trichloroethane (1,1,2-TCA) (1.3 ug/L), methyl-tertiary-butyl-ether (MTBE) (29ug/L), and TCE (8.8 ug/L) exceeded their AWQS of 10 ug/L for MTBE, 5 ug/L for TCE, and 1 ug/L for 1,1,2-TCA. In MW-5, methylene chloride (5.4 ug/L) exceeded the AWQS of 5 ug/L.

The SVOC benzo(a)anthracene was detected in monitoring well MW-4 (0.017 ug/L) at a concentration exceeding its AWQS of 0.002 ug/L. This detection is noted with a "J" data qualifier, indicating the result is below the reporting limit and therefore estimated.

Several metals, including aluminum, chromium, iron, magnesium, manganese, selenium, and sodium, were also detected at levels that exceeded the TOGs Class GA AWQS or TOGs maximum effluent limitations in at least one (1) of the monitoring wells sampled. There were no exceedances for pesticides or PCBs detected in any of the groundwater samples collected.

2.2.2 DESCRIPTION OF REMEDICAL ACTIONS

The Site was remediated in accordance with the remedy selected by the NYSDEC in the RAWP dated September 2019.

The factors considered during the selection of the remedy are those listed in 6NYCRR 375-1.8. The following are the components of the selected remedy:

1. Excavation and off-Site disposal of on-Site soils which exceed USCOs, as defined by 6 NYCRR Part 375-6.8;
2. Removal of two (2) 3,000-gallon underground storage tanks (USTs) one (1) 500-gallon UST;
3. Injection of Regenesis PersulfOx® oxidant to treat residual dissolved VOCs in groundwater;
4. Execution and recording of an Environmental Easement to restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or County Department of Health;
5. Development and implementation of a Site Management Plan for short-term management (projected to be no more than five years) of remaining contamination as required by the Environmental Easement, which included plans for: (1) Institutional and Engineering Controls, (2) groundwater and vapor monitoring, (3) operation and maintenance and (4) reporting; and
6. Periodic certification of the Institutional and Engineering controls listed above.

2.2.3 REMOVAL OF CONTAMINATED MATERIALS FROM THE SITE

Petroleum Tanks

Two (2) 3,000-gallon gasoline USTs located at the southeastern corner of the Site near the intersection of Cottage Place and Garden Street, which were previously abandoned-in-place, were removed from the Site as per the NYSDEC approved RAWP. In addition, one (1) unknown 500-gallon UST discovered on the western end of the Site was removed.

The removed UST details are provided in **Table 2.1** below and SMP Figure 2.2. A detailed description of tank closure activities is presented in the tank closure report included as Appendix H of the Final Engineering Report.

Table 2.1: Summary of Petroleum Tank Closures

Field Observations	UST 1	UST 2	UST 3
Date of Removal	2/7/2020	2/7/2020	2/21/2020
Tank Diameter	64-inches	64-inches	36 - inches
Tank Length	216-inches	216-inches	108-inches
Tank Volume (Gallons)	3,000	3,000	500
Quantity of Liquid Removed (gal)	Filled with concrete	Filled with concrete	225

Remedial Excavation

The contaminated fill and soil were removed from the entire footprint of the Site down to a depth of approximately 14 feet across the Site. One (1) discrete “Hotspot” area (A) was further excavated to a depth of 24 ft-bgs. In total, 22,800 cubic yards of contaminated soil was removed from the Site and was all disposed of as contaminated soil at the Clean Earth of Carteret disposal facility. The final excavation elevations are shown on SMP Figure 2.3.

Chemical Injections

In order to enhance and accelerate the groundwater remediation of the dissolved VOCs to achieve a Track 1 remedy, a groundwater remedy was implemented and Regenesis PersulfOx® oxidant was applied per SESI's Groundwater Remediation Work Plan, approved by NYSDEC on May 21, 2020. The *in-situ* treatment consisted of three (3) linear grids totaling 51 injection points, and a second smaller treatment area totaling four (4) injection points. Ultimately, 11,240 pounds of PersulfOx® was injected in the target treatment zones. The PersulfOx® was mixed at concentration of 15%, which resulted in approximately 7,700 gallons of PersulfOx® solution. Two (2) rounds of post-injection groundwater samples were implemented, which documented that remediation has been effective at reducing the remaining concentrations in groundwater as further described below.

2.2.4 ON-SITE AND OFF-SITE TREATMENT SYSTEMS

No long-term treatment systems were required to be installed as part of the Site remedy.

2.2.5 DESCRIPTION OF RESIDUAL CONTAMINATION

Described in Section 3 of this report.

2.2.6 MANAGEMENT OF RESIDUAL CONTAMINATION THROUGH INSTITUTIONAL AND ENGINEERING CONTROLS IN THE ENVIRONMENTAL EASEMENT

The SMP lists the ICs required by the NYSDEC to manage the residual contamination present at this Site to protect public health and the environment in the future and keep the Site safe for reuse. The remedy for the Site did not require the construction of any Engineering Control systems.

The Department required an EE be placed on the Site primarily to monitor the groundwater and residual soil vapor after the implementation of the groundwater remedy. An SMP (December 2020) was prepared by SESI and approved by the NYSDEC for the short-term management and monitoring of the EE requirements.

3.0 REMEDY PERFORMANCE, EFFECTIVENESS, PROTECTIVENESS

The goal of the SMP is to manage the residual contamination at the Site through implementation of ICs until the Department determines that the conditional Track 1 designation can be changed to an unconditional Track 1. SESI has conducted this required monitoring/inspection of the ICs on the Site in accordance with the SMP dated December 2020.

The overall SMP monitoring requirements were designed to monitor the low post remediation levels of dissolved groundwater contamination to demonstrate that: (a) the groundwater standards have been achieved, or (b) asymptotic levels that are acceptable by the NYSDEC and NYSDOH have been reached; and that soil vapor intrusion is not occurring inside any of the newly constructed buildings.

3.1 GROUNDWATER MONITORING

In order to monitor the effectiveness of the contaminant removal and the Site's natural attenuation, an on-Site monitoring well network (MW-3 and MW-4) was sampled once during this PRR reporting period. Note that monitoring well MW-3 has also been labeled as MW-3S during certain well sampling events. During the RIR, the well MW-3S was designated as a shallow well installed concurrently with a deep monitoring well labeled MW-3D. MW-3 was reinstalled as a shallow well after the soil remediation and has been labeled as MW-3.

Monitoring wells MW-3 and MW-4 were redeveloped on March 19, 2025 and sampled on March 21, 2025. The groundwater sampling and purging logs are presented in **Appendix B**. **Table 3.1** presents the groundwater analytical result summary compared to the AWQS. **Table 3.2** below presents a summary of the VOC exceedances in groundwater. The laboratory data of the sampling events for this monitoring period are presented in **Appendix C**. The monitoring well locations and AWQS exceedances are depicted in **Figure 3.1**.

SESI has completed a comprehensive review of dissolved groundwater concentrations for the contaminants exceeding the AWQS including TCE and MTBE. The summary presented below includes graphs showing the change in groundwater contamination concentrations over time since the issuance of COC. The trend of each contaminant concentration in groundwater is plotted in the graphs presented in **Appendix D** and explained in the following paragraphs. Two (2) graphs are presented per each compound: the graphs to the right have all the same y-axis range (1-100 ppb for TCE and 120 ppb for MTBE) and the graphs to the left have y-axis ranges that varied depending on the detected concentration range of each compound.

The groundwater sampling results presented below show that VOCs in groundwater are either at or below the AWQS or have reached asymptotic levels. Given these data, the existing regulatory restrictions on groundwater use in Westchester County, the location of this property in an urban area, and the complete removal of all possible source material from the Site overburden, the Department should confirm that the Site now meets the standards for an unconditional Track 1 Remedy.

3.1.1 CHLORNIATED VOCs

As shown on **Table 3.2**, **Figure 3.1**, and the trend graph in **Appendix D**, TCE was detected in MW-3 post-COC at a concentration of 34 ug/L in April 2021 and peaked at 87 ug/L in the December 2021 sampling event. The TCE concentrations in MW-3 have been declining over the past four (4) sampling events, but experienced a rebound in March 2025 at a concentration of 20 ug/L. The data confirms that TCE concentrations in groundwater have reached asymptotic levels. The concentration of TCE in downgradient monitoring well MW-4 has remained at trace concentrations below the AQWS since the first post-COC sampling event in April 2021.

3.1.2 PETROLEUM VOCs

As shown in **Table 3.2**, **Figure 3.1**, and the trend graph in **Appendix D**, post-COC concentrations of MTBE in MW-3 peaked at a concentration of 100 ug/L in April and June 2021, and have been steadily declining to a concentration below the AWQS of 6.8 ug/L in August 202 and below detection limits in February 2024. The MTBE concentration rebounded to a concentration of 43 ug/L in March 2025. The data confirms that MTBE concentrations in groundwater have reached asymptotic levels. The concentration of MTBE in downgradient monitoring well MW-4 has remained below detection limits since the first post-COC sampling event in April 2021.

Table 3.2: Summary of VOC Groundwater Exceedances

LOCATION	MW-3		MW-3		MW-3		MW-3S		MW-3S	
SAMPLING DATE	4/22/2021		6/16/2021		9/16/2021		12/9/2021		3/2/2022	
	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
Methyl tert butyl ether	100		100		57		64		49	
Trichloroethene	34		60		51		87		84	
Chloroform	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Carbon Tetrechloride	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U

LOCATION	MW-3		MW-3		MW-3		MW-3	
SAMPLING DATE	3/16/2023		8/24/2023		2/26/2024		3/21/2025	
	Results	Q	Results	Q	Results	Q	Results	Q
Methyl tert butyl ether	18		6.8		2.5	U	43	
Trichloroethene	7.2		0.5	U	0.5	U	20	
Chloroform	2.5	U	4.4		2.5	U	2.5	U
Carbon Tetrechloride	0.5	U	6.6		0.5	U	0.5	U

LOCATION	MW-4		MW-4		MW-4		MW-4	
SAMPLING DATE	4/22/2021		6/16/2021		9/16/2021		12/9/2021	
	Results	Q	Results	Q	Results	Q	Results	Q
Methyl tert butyl ether	2.5	U	2.5	U	2.5	U	2.5	U
Benzene	0.5	U	0.5	U	0.5	U	0.5	U
1,1,2-Trichloroethane	1.5	U	1.5	U	1.5	U	1.5	U
Trichloroethene	2.7		3.3		2.7		2.1	
Chloroform	0.5	U	0.5	U	0.5	U	0.5	U

LOCATION	MW-4		MW-4		MW-4		MW-4	
SAMPLING DATE	3/2/2022		3/16/2023		2/26/2024		3/21/2025	
	Results	Q	Results	Q	Results	Q	Results	Q
Methyl tert butyl ether	2.5	U	2.5	U	2.5	U	2.5	U
Benzene	0.5	U	0.5	U	0.5	U	0.5	U
1,1,2-Trichloroethane	1.5	U	1.5	U	1.5	U	1.5	U
Trichloroethene	1.6		0.44	J	0.5	U	0.71	
Chloroform	0.5	U	8.7		2.5	U	8.4	

Notes:

1. Results are shown in micrograms per liter (ug/L)
2. Bold = Compound exceedances of NYSDEC AWQS
3. Q = Qualifier
4. U = Compound Not Detected
5. J = concentration estimated
6. MW-3 and MW-3S are the same well.

3.1.3 SUMMARY OF FINDINGS

The sources that have impacted groundwater have been remediated. The data confirm that there has been bulk reduction in groundwater contaminants and that the VOC concentrations in groundwater have reached the AWQS and/or asymptotic levels. In addition, the Site soils were remediated to Track 1, and there is no on-Site source of VOCs and these concentrations will naturally degrade. Chapter 873, Article VII of the Laws of Westchester County prohibits potable use of groundwater, which prevents ingestion of groundwater at or around the Site. For these reasons, groundwater treatment here is not practical and further monitoring is no longer warranted. Accordingly, the Department should allow the Volunteer to terminate the conditional EE and cease groundwater monitoring under the SMP. The NYSDEC IC/EC Certification Form is presented as **Appendix E**.

4.0 IC PLAN COMPLIANCE

A series of ICs is required to prevent future exposure to remaining contamination. Adherence to these ICs on the Site is required and will be implemented under this SMP. The IC boundaries are shown on SMP Figure 3.1. These ICs are:

- The property may be used for commercial use, industrial use, unrestricted use, restricted residential use, residential use and unrestricted use contingent upon compliance with this SMP and the Environmental Easement since this is a conditional Track 1 remedy;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Westchester County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- Access to the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement and
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries noted on SMP Figure 3.1, and appropriate actions to address exposures must be implemented.

4.1 IC REQUIREMENTS AND COMPLIANCE

Institutional and Engineering Controls

The Site remedy required that an EE be placed on the Site mainly to monitor groundwater and soil vapor post COC. An SMP (December 2020) was prepared by SESI and approved by the NYSDEC for the short-term management and monitoring of the EE requirements.

Criteria for Completion of Remediation/Termination of Remedial Systems

Generally, remedial processes are considered completed when monitoring indicates that the remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.4 of NYSDEC Division of Environmental Remediation (DER-10)

Technical Guidance for Site Investigation and Remediation (May 3, 2010) and based on achievement of the remedial standards.

Monitoring Wells Associated with Monitored Natural Attenuation

Groundwater monitoring was required to assess natural attenuation as determined by the NYSDEC, with consultation with NYSDOH, until residual groundwater concentrations are found to be below ambient water quality standards, the Site standards, criteria, and guidance (SCGs), or have become asymptotic at an acceptable level over an extended period. Since the monitoring data now indicates that monitoring for natural attenuation may no longer be required, a proposal to discontinue monitoring can be submitted by the remedial party. Monitoring will continue until permission to discontinue is granted in writing by the NYSDEC as has been requested in this PRR.

Over the past four years of monitoring, the four (4) respective PRRs have proven that groundwater contaminant levels have been decreasing throughout the Site and additional source removal, treatment and/or control measures are no longer needed.

Soil Vapor Intrusion Evaluation

The elements of a sub-slab depressurization system (SSDS) were installed under the building. If required, the system would become active and considered an engineering control. A soil vapor intrusion evaluation was also required to be performed upon a change in use of the property that will result in the initial occupancy of the new on-Site building. Sub-slab and indoor air sampling was conducted during the heating seasons in January 2021 and December 2021. Upon completion of the evaluation, no further monitoring is deemed necessary. In a February 24, 2023, SMP PRR response letter, the department concurred with SESI's recommendation to halt the soil-sub-slab vapor, indoor and outdoor air monitoring.

4.2 IC CERTIFICATION

The NYSDEC Institutional Controls Certification Form has been completed and is included in **Appendix D**.

5.0 MONITORING PLAN COMPLIANCE

Monitoring Completed During Current Reporting Period

Table 5.1: Monitoring Program Frequency

Monitoring Program	Frequency	Matrix	Analysis
Groundwater	Biannual	Water	VOCs

Groundwater Monitoring

- Monitoring wells were redeveloped on March 19, 2025.
- Groundwater samples were collected from MW-3 and MW-4 on March 21, 2025.
- The groundwater samples collected from MW-3 and MW-4 were analyzed for VOCs described in Section 3.
- Over the past four years of monitoring, it has been proven that groundwater contaminant levels have been decreasing through the Site to achieve the AWQS and/or asymptotic levels, and therefore, additional monitoring, source removal, treatment and/or control measures are no longer needed.

Comparison with Remedial Objectives

Groundwater

The sources that have impacted groundwater have been removed. The data confirms that there has been bulk reduction in groundwater contaminants and that the VOC concentrations in groundwater have reached the AWQS and/or asymptotic levels for an unconditional Track 1. In addition Chapter 873, Article VII of the Laws of Westchester County prohibits potable use of groundwater, which prevents ingestion of groundwater at or around the Site. For these reasons, additional groundwater treatment is not practical and further monitoring is no longer warranted. Accordingly, the Department should allow the Volunteer to terminate the EE and cease groundwater monitoring under the SMP.

Monitoring Deficiencies

All aspects of the monitoring plan were in accordance with NYSDEC applicable regulations.

6.0 OPERATION AND MAINTENANCE PLAN COMPLIANCE

The Site remedy does not rely on any mechanical systems, such as sub-slab depressurization systems or air sparge/soil vapor extraction systems, to protect public health and the environment. Therefore, the operation and maintenance of such components is not applicable.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Compliance with the SMP

All aspects of the SMP, including IC and monitoring, have met the requirements. The O&M is not required at this time for the Site.

There are no new exposure pathways resulting in an unacceptable risk.

Performance and Effectiveness of the Remedy

The sampling of the monitoring well network has determined the effectiveness of the in situ groundwater treatment to degrade the contaminants of concern in groundwater.

Future PRR Submittals

The next PRR submittal will be May 2026 (if required).

Recommendations

We recommend that the EE for the Site be terminated and the SMP also be terminated since monitoring is no longer be required. As discussed above, the data confirms that there has been bulk reduction in groundwater contaminants and that the VOC concentrations in groundwater have reached the AWQS and/or asymptotic levels for an unconditional Track 1. The Site soils were remediated to Track 1, there is no on-Site source of VOCs and these concentrations will naturally degrade. In addition, Chapter 873, Article VII of the Laws of Westchester County prohibits potable use of groundwater, which prevents ingestion of groundwater at or around the Site. For these reasons, additional groundwater treatment is not practical and further monitoring is no longer warranted. Accordingly, the Department should allow the Volunteer to terminate the EE and cease groundwater monitoring under the SMP.

Tables

Table 3.1
Groundwater Analytical Results Summary
Cottage-Garden, New Rochelle, New York

LOCATION				MW-3		MW-4		DUP-1 FIELD BLANK 3/21/25				TRIP BLANK	
SAMPLING DATE				3/21/2025		3/21/2025		3/21/2025		3/21/2025		3/21/2025	
LAB SAMPLE ID				L2516927-01		L2516927-02		L2516927-03		L2516927-04		L2516927-05	
SAMPLE TYPE				WATER		WATER		WATER		WATER		WATER	
	CasNum	NY-AWQS	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Volatile Organics by GC/MS													
Methylene chloride	75-09-2	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,1-Dichloroethane	75-34-3	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Chloroform	67-66-3	7	ug/l	2.5	U	8.4		2.5	U	2.5	U	2.5	U
Carbon tetrachloride	56-23-5	5	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
1,2-Dichloropropane	78-87-5	1	ug/l	1	U	1	U	1	U	1	U	1	U
Dibromochloromethane	124-48-1	50	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
1,1,2-Trichloroethane	79-00-5	1	ug/l	1.5	U	1.5	U	1.5	U	1.5	U	1.5	U
Tetrachloroethene	127-18-4	5	ug/l	0.43	J	0.5	U	0.44	J	0.5	U	0.5	U
Chlorobenzene	108-90-7	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Trichlorofluoromethane	75-69-4	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2-Dichloroethane	107-06-2	0.6	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
1,1,1-Trichloroethane	71-55-6	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Bromodichloromethane	75-27-4	50	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
1,3-Dichloropropene, Total	542-75-6		ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
1,1-Dichloropropene	563-58-6	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Bromoform	75-25-2	50	ug/l	2	U	2	U	0.96	J	2	U	2	U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
Benzene	71-43-2	1	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
Toluene	108-88-3	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Ethylbenzene	100-41-4	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Chloromethane	74-87-3		ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Bromomethane	74-83-9	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Vinyl chloride	75-01-4	2	ug/l	1	U	1	U	1	U	1	U	1	U
Chloroethane	75-00-3	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,1-Dichloroethene	75-35-4	5	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
trans-1,2-Dichloroethene	156-60-5	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Trichloroethene	79-01-6	5	ug/l	20		0.71		20		0.5	U	0.5	U
1,2-Dichlorobenzene	95-50-1	3	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,3-Dichlorobenzene	541-73-1	3	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,4-Dichlorobenzene	106-46-7	3	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Methyl tert butyl ether	1634-04-4	10	ug/l	43		2.5	U	43		2.5	U	2.5	U
p/m-Xylene	179601-23-1	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
o-Xylene	95-47-6	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Xylenes, Total	1330-20-7		ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
cis-1,2-Dichloroethene	156-59-2	5	ug/l	0.71	J	2.5	U	2.5	U	2.5	U	2.5	U
1,2-Dichloroethene, Total	540-59-0		ug/l	0.71	J	2.5	U	2.5	U	2.5	U	2.5	U
Dibromomethane	74-95-3	5	ug/l	5	U	5	U	5	U	5	U	5	U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Acrylonitrile	107-13-1	5	ug/l	5	U	5	U	5	U	5	U	5	U
Styrene	100-42-5	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Dichlorodifluoromethane	75-71-8	5	ug/l	5	U	5	U	5	U	5	U	5	U

Table 3.1
Groundwater Analytical Results Summary
Cottage-Garden, New Rochelle, New York

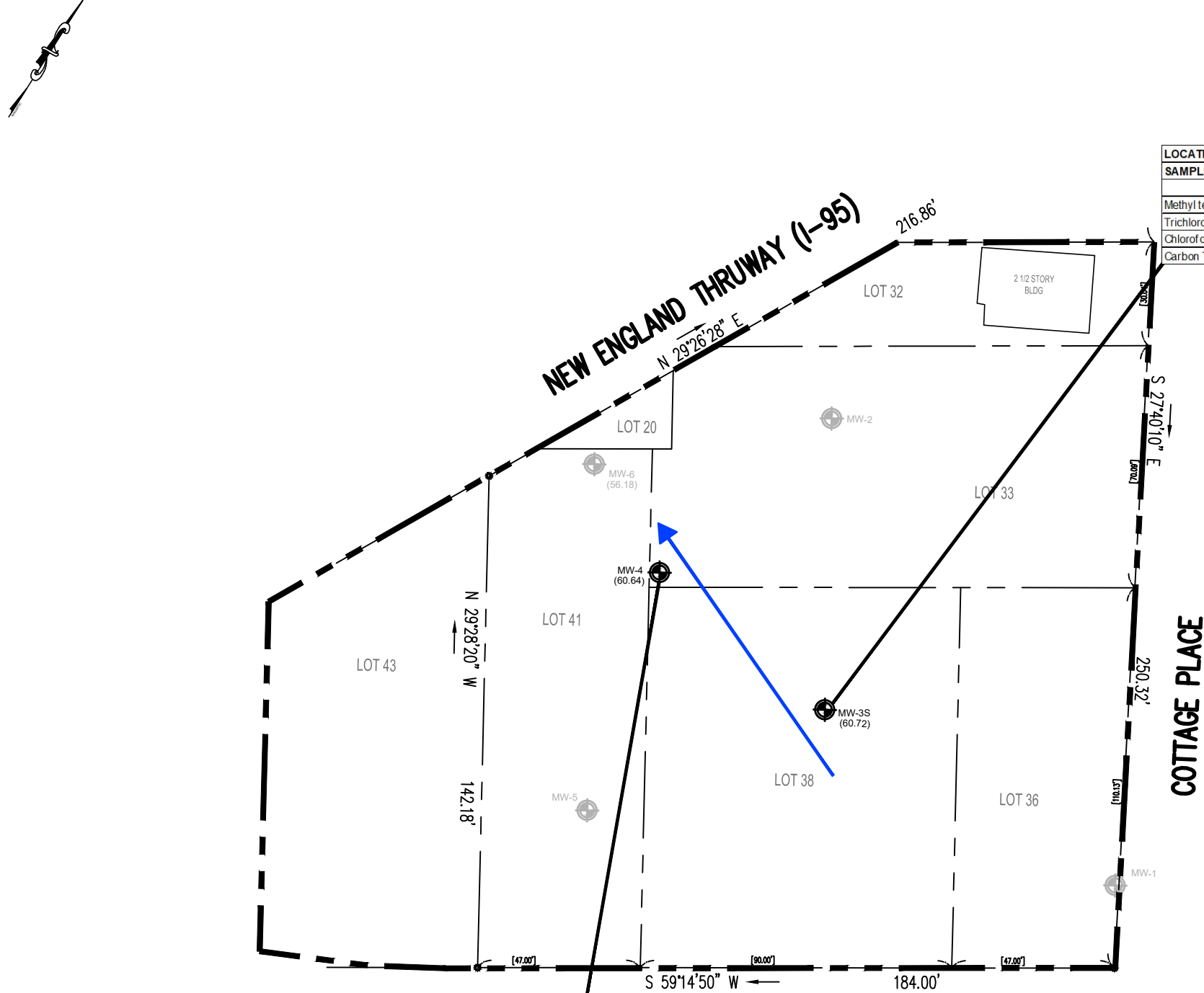
LOCATION				MW-3		MW-4		DUP-1 FIELD BLANK 3/21/25				TRIP BLANK	
SAMPLING DATE				3/21/2025		3/21/2025		3/21/2025		3/21/2025		3/21/2025	
LAB SAMPLE ID				L2516927-01		L2516927-02		L2516927-03		L2516927-04		L2516927-05	
SAMPLE TYPE				WATER		WATER		WATER		WATER		WATER	
	CasNum	NY-AWQS	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Acetone	67-64-1	50	ug/l	5.1		3	J	5.7		5	U	5	U
Carbon disulfide	75-15-0	60	ug/l	5	U	5	U	5	U	5	U	5	U
2-Butanone	78-93-3	50	ug/l	5	U	5	U	5	U	5	U	5	U
Vinyl acetate	108-05-4		ug/l	5	U	5	U	5	U	5	U	5	U
4-Methyl-2-pentanone	108-10-1		ug/l	5	U	5	U	5	U	5	U	5	U
2-Hexanone	591-78-6	50	ug/l	5	U	5	U	5	U	5	U	5	U
Bromochloromethane	74-97-5	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
2,2-Dichloropropane	594-20-7	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2-Dibromoethane	106-93-4	0.0006	ug/l	2	U	2	U	2	U	2	U	2	U
1,3-Dichloropropane	142-28-9	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,1,1,2-Tetrachloroethane	630-20-6	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Bromobenzene	108-86-1	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
n-Butylbenzene	104-51-8	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
sec-Butylbenzene	135-98-8	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
tert-Butylbenzene	98-06-6	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
o-Chlorotoluene	95-49-8	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
p-Chlorotoluene	106-43-4	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2-Dibromo-3-chloropropane	96-12-8	0.04	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Hexachlorobutadiene	87-68-3	0.5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Isopropylbenzene	98-82-8	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
p-Isopropyltoluene	99-87-6	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Naphthalene	91-20-3	10	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
n-Propylbenzene	103-65-1	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,3,5-Trimethylbenzene	108-67-8	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2,4-Trimethylbenzene	95-63-6	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,4-Dioxane	123-91-1	0.35	ug/l	250	U	250	U	250	U	250	U	250	U
p-Diethylbenzene	105-05-5		ug/l	2	U	2	U	2	U	2	U	2	U
p-Ethyltoluene	622-96-8		ug/l	2	U	2	U	2	U	2	U	2	U
1,2,4,5-Tetramethylbenzene	95-93-2	5	ug/l	2	U	2	U	2	U	2	U	2	U
Ethyl ether	60-29-7		ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
trans-1,4-Dichloro-2-butene	110-57-6	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U

NY-AWQS: New York TOGS 111 Ambient Water Quality Standards & Guidance Values Criteria per Standards & Guidance Values including all addenda through February 2023.

Concentration exceeds NY-AWQS
U Compound not detected

Figures

N:\ACAD\11672\CAD\11672.DWG-- GW SAMPL LOCs & RESULTS.DWG 05/20/25 08:09:35AM, alan.ward, LAYOUT: FIG-3.1 (V2)



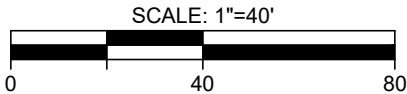
LOCATION	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4	MW-4
SAMPLING DATE	4/22/2021	6/16/2021	9/16/2021	12/9/2021	3/2/2022	3/16/2023	2/26/2024	3/21/2025
	Results	Q	Results	Q	Results	Q	Results	Q
Methyl tert butyl ether	2.5	U	2.5	U	2.5	U	2.5	U
Benzene	0.5	U	0.5	U	0.5	U	0.5	U
1,1,2-Trichloroethane	1.5	U	1.5	U	1.5	U	1.5	U
Trichloroethene	2.7	3.3	2.7	2.1	1.6	0.44	0.5	0.71
Chloroform	0.5	U	0.5	U	0.5	U	8.7	8.4

LOCATION	MW-3		MW-3		MW-3		MW-3S		MW-3S		MW-3		MW-3		MW-3		MW-3	
SAMPLING DATE	4/22/2021		6/16/2021		9/16/2021		12/9/2021		3/2/2022		3/16/2023		8/24/2023		2/26/2024		3/21/2025	
	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q
Methyl tert butyl ether	100		100		57		64		49		18		6.8		2.5	U	43	
Trichloroethene	34		60		51		87		84		7.2		0.5	U	0.5	U	20	
Chloroform	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	4.4		2.5	U	2.5	U
Carbon Tetrechloride	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	6.6		0.5	U	0.5	U

LEGEND:

- EXISTING GROUNDWATER MONITORING WELL & GROUNDWATER ELEVATION (FT.)
- DESTROYED MONITORING WELL
- DIRECTION OF GROUNDWATER FLOW

Analyte	NY-AWQS	Units
Methyl tert butyl ether	10	ug/l
Benzene	1	ug/l
1,1,2-Trichloroethane	1	ug/l
Trichloroethene	5	ug/l
Carbon Tetrechloride	5	ug/l
Chloroform	7	ug/l



NOTES:

- THIS PLAN IS FOR LOCATING SAMPLES ONLY.
- OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.
- NY-AWQS: NEW YORK TOGS 111 AMBIENT WATER QUALITY STANDARDS CRITERIA REFLECTS ALL ADDENDUM TO CRITERIA THROUGH JUNE 2004
- J - PRESUMPTIVE EVIDENCE OF COMPOUND. THIS REPRESENTS AN ESTIMATED CONCENTRATION FOR TENTATIVELY IDENTIFIED COMPOUNDS (TICs), WHERE THE IDENTIFICATION IS BASED ON A MASS SPECTRAL LIBRARY SEARCH.
- U - NOT DETECTED AT THE REPORTED DETECTION LIMIT FOR THE SAMPLE
- ug/L - MICROGRAMS PER LITER
- **BOLD** - DENOTES COMPOUND EXCEEDS AWQS

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REFERENCE
SITE INFORMATION IS TAKEN FROM BOUNDARY SURVEY BY OTHERS.

dwg by: aas
chk by: JS
scale: AS NOTED
date: 05/16/2025

SESI CONSULTING
ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 route 46e, 3rd floor, parsippany, nj 07054 ph: 973.808.9050

project: COTTAGE - GARDEN AUTO REPARI SITE
(BCP #360180)
NEW ROCHELLE, WESTCHESTER COUNTY, N.Y.
drawing title: GROUNDWATER SAMPLE LOCATIONS & RESULTS

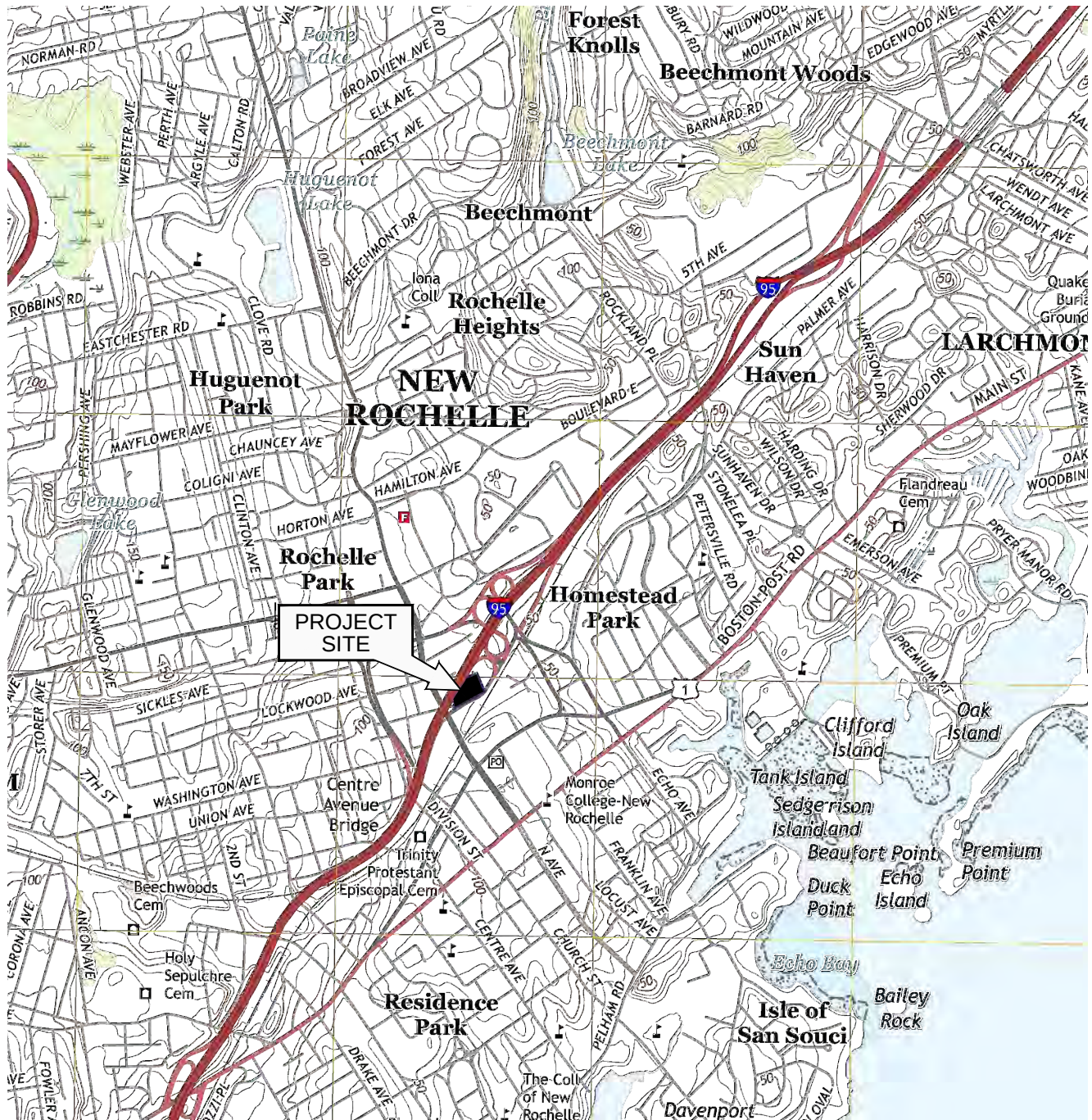
job no: 11672
drawing no:

FIG-3.1

Appendix A:

Site Management Plan (SMP) Figures

N: \\ACAD\\10491\\10491 SITE LOCATION MAP.DWG 06/06/19 11:36:58AM, cod, LAYOUT: FIG-1.1



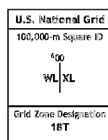
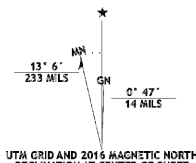
Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 18T
10 000-foot ticks: New York Coordinate System of 1983 (east and
long island zones)

This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, June 2013
Roads.....U.S. Census Bureau, 2015 - 2016
Names.....GNIS, 2016
Hydrography.....National Hydrography Dataset, 2013
Contours.....National Elevation Dataset, 2015
Boundaries.....Multiple sources; see metadata file 1972 - 2016

Wetlands.....FWS National Wetlands Inventory 1977 - 2014



1	2	3	1 Nyack
2	3	4	2 White Plains
3	4	5	3 Glenville
4	5	6	4 Yonkers
5	6	7	5 Mamaroneck
6	7	8	6 Central Park
7	8		7 Flushing
8			8 Sea Cliff

ADJOINING QUADRANGLES

GARDEN STREET RESIDENCES
NEW ROCHELLE, WESTCHESTER COUNTY, NY

SITE LOCATION MAP

SESI
CONSULTING
ENGINEERS D.P.C.

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

FIG-1.1

DRAWN BY: yy

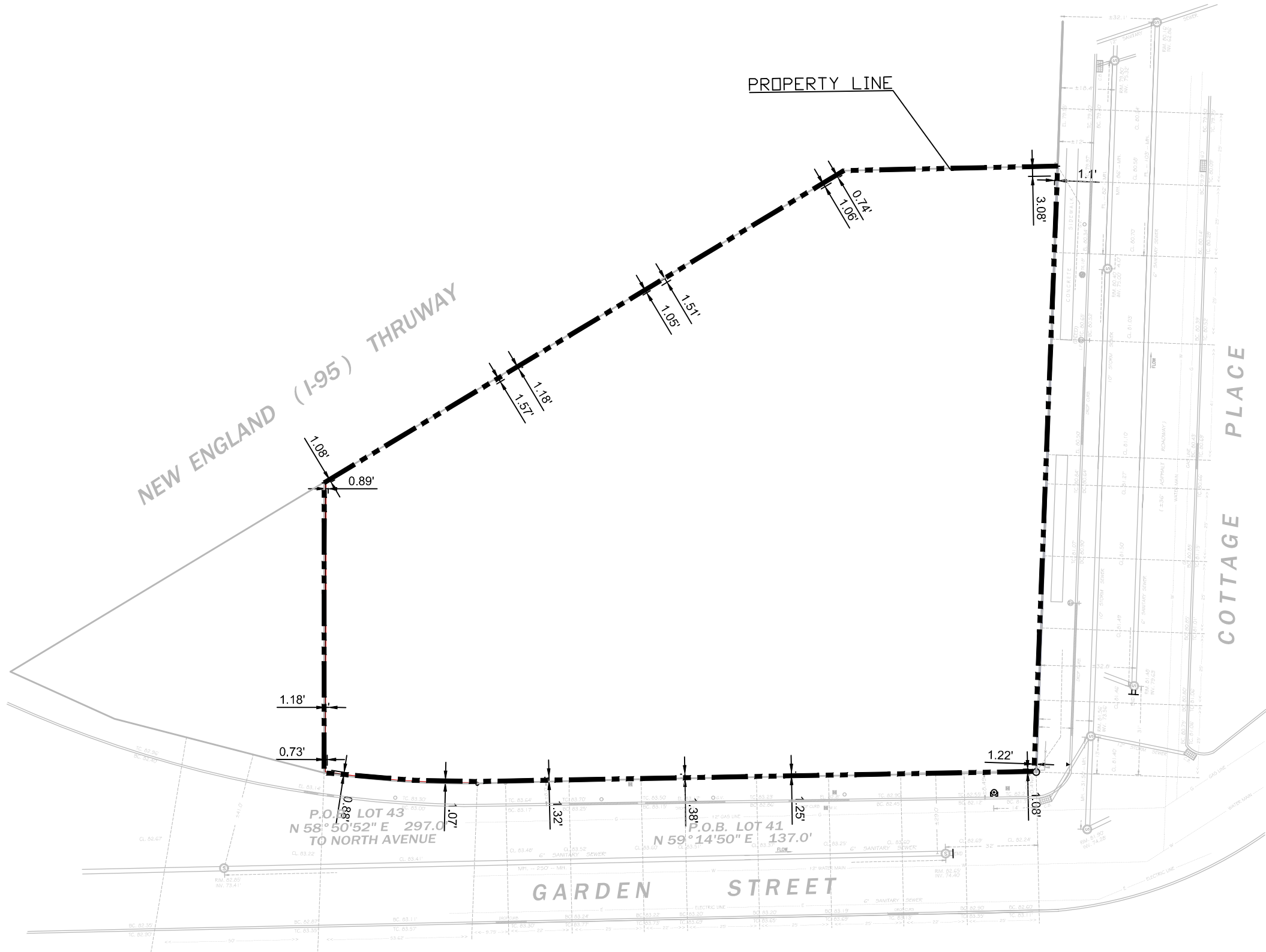
CHECKED BY: SG

SCALE: N.T.S.

DATE: 06/06/19

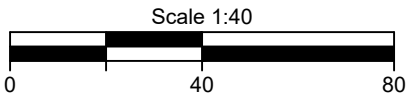
JOB NO.: 10491

N:\ACAD\10491\SMP\10491 - FIG-1.2 - SITE LAYOUT.DWG 10/30/20 10:02:59AM, aas, LAYOUT: FIG-1.2



LEGEND:

----- - PROPERTY LINE



NYS Education Law
Unauthorized alterations or additions to this plan are a violation of section 7209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.

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COTTAGE - GARDEN AUTO REPAIR SITE
(BCP #360180)
NEW ROCHELLE, WESTCHESTER COUNTY, N.Y.

SITE MANAGEMENT PLAN
SITE LAYOUT

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

SESI
CONSULTING
ENGINEERS D.P.C.

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

dwg by: aas
chk by: SG
scale: AS NOTED
date: 10/30/2020

job no: 10491
drawing no:

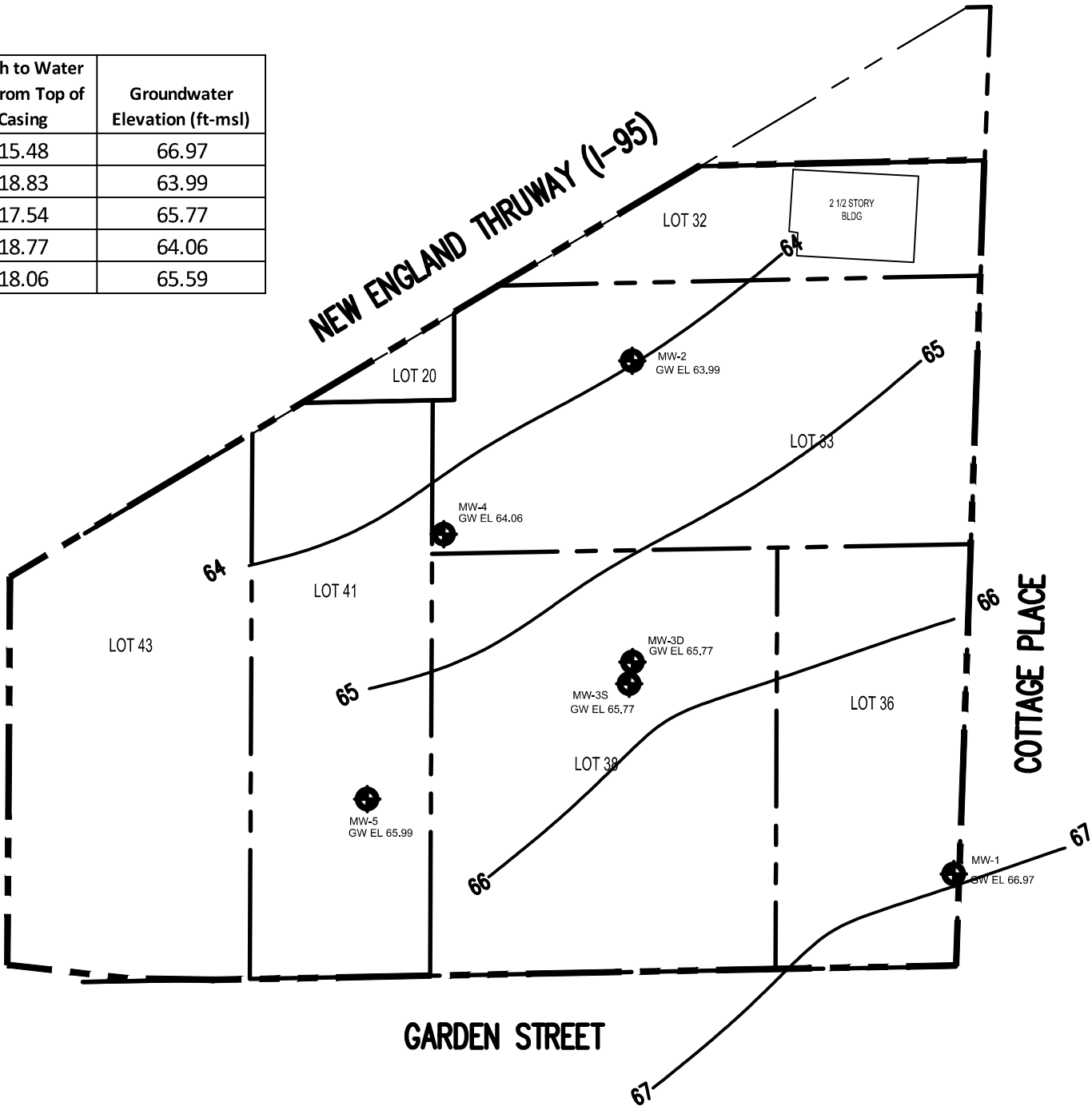
FIG-1.2

N:\ACAD\10491\SMP\10491 - FIG-2.1 - GROUNDWATER CONTOUR MAP.DWG 09/18/20 04:20:33PM, aas, LAYOUT:FIG-2.1

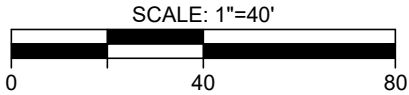


MAY 2019

Well No.	Elevation Top of Casing (ft-msl) *	Depth to Water (ft) From Top of Casing	Groundwater Elevation (ft-msl)
MW-1	82.45	15.48	66.97
MW-2	82.82	18.83	63.99
MW-3	83.31	17.54	65.77
MW-4	82.83	18.77	64.06
MW-5	83.65	18.06	65.59



- LEGEND:
- - - - - PROPERTY BOUNDARY
 - . - . - BCP SITE BOUNDARY
 - 67 - 67 - GROUNDWATER CONTOUR
 -  MW-1 - GROUNDWATER MONITORING WELL



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REFERENCE
SITE INFORMATION IS TAKEN FROM BOUNDARY SURVEY BY OTHERS.

project: COTTAGE - GARDEN AUTO REPAIR SITE
(BCP #360180)
NEW ROCHELLE, WESTCHESTER COUNTY, N.Y.
drawing title: SITE MANAGEMENT PLAN
GROUNDWATER CONTOUR MAP

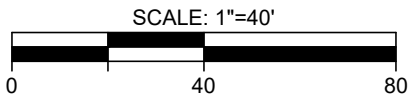
job no: 10491
drawing no:

FIG-2.1

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL
SESI
CONSULTING
ENGINEERS D.P.C.
12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

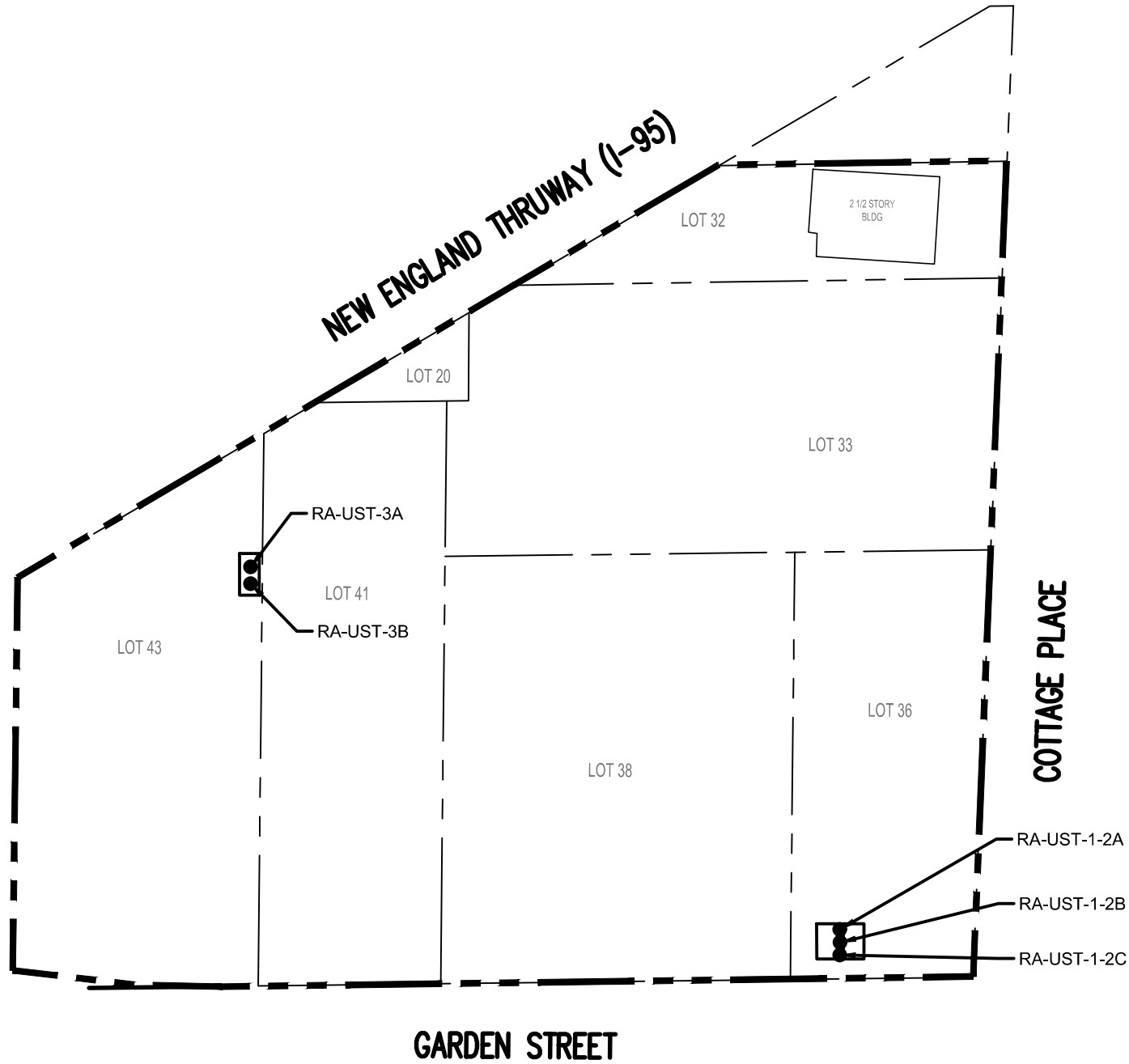
dwg by: yy
chk by: JS
scale: 1" = 40
date: 09/18/2020

N:\ACAD\10491\SMP\10491 - FIG-2.2 - UST LOCATION MAP.DWG 09/18/20 04:19:41PM, aas, LAYOUT:FIG-2.2



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REFERENCE
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Field Observations	UST 1	UST 2	UST 3
Date of Removal	2/7/2020	2/7/2020	2/21/2020
Tank Diameter	64-inches	64-inches	36 - inches
Tank Length	216-inches	216-inches	108-inches
Tank Volume (Gallons)	3,000	3,000	500
Quantity of Liquid Removed (gal)	Filled with concrete	Filled with concrete	225

- LEGEND:
- - - - - PROPERTY BOUNDARY
 - - - - - BCP SITE BOUNDARY
 - - RA-UST LOCATION

project: COTTAGE - GARDEN AUTO REPARI SITE
(BCP #360180)
NEW ROCHELLE, WESTCHESTER COUNTY, N.Y.

drawing title:
SITE MANAGEMENT PLAN
UST LOCATION MAP

job no: 10491
drawing no:

FIG-2.2

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

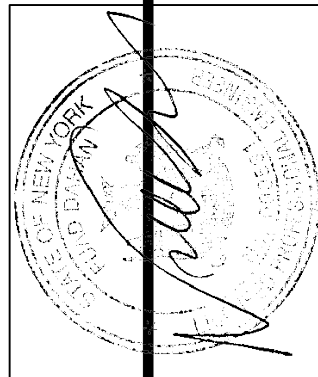
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dwg by: yy
chk by: SG
scale: 1" = 40
date: 09/18/2020

N:\VAD\10491\DWG\10491 - DS-2.3 - FINAL EXCAVATION SURVEY.DWG 12/20/20 08:07:57PM, sss, LAYOUT:RIG-2.3

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SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL
122A MAPLE AVE. PINE BROOK, N.J. 07068 PH: 973-808-9050

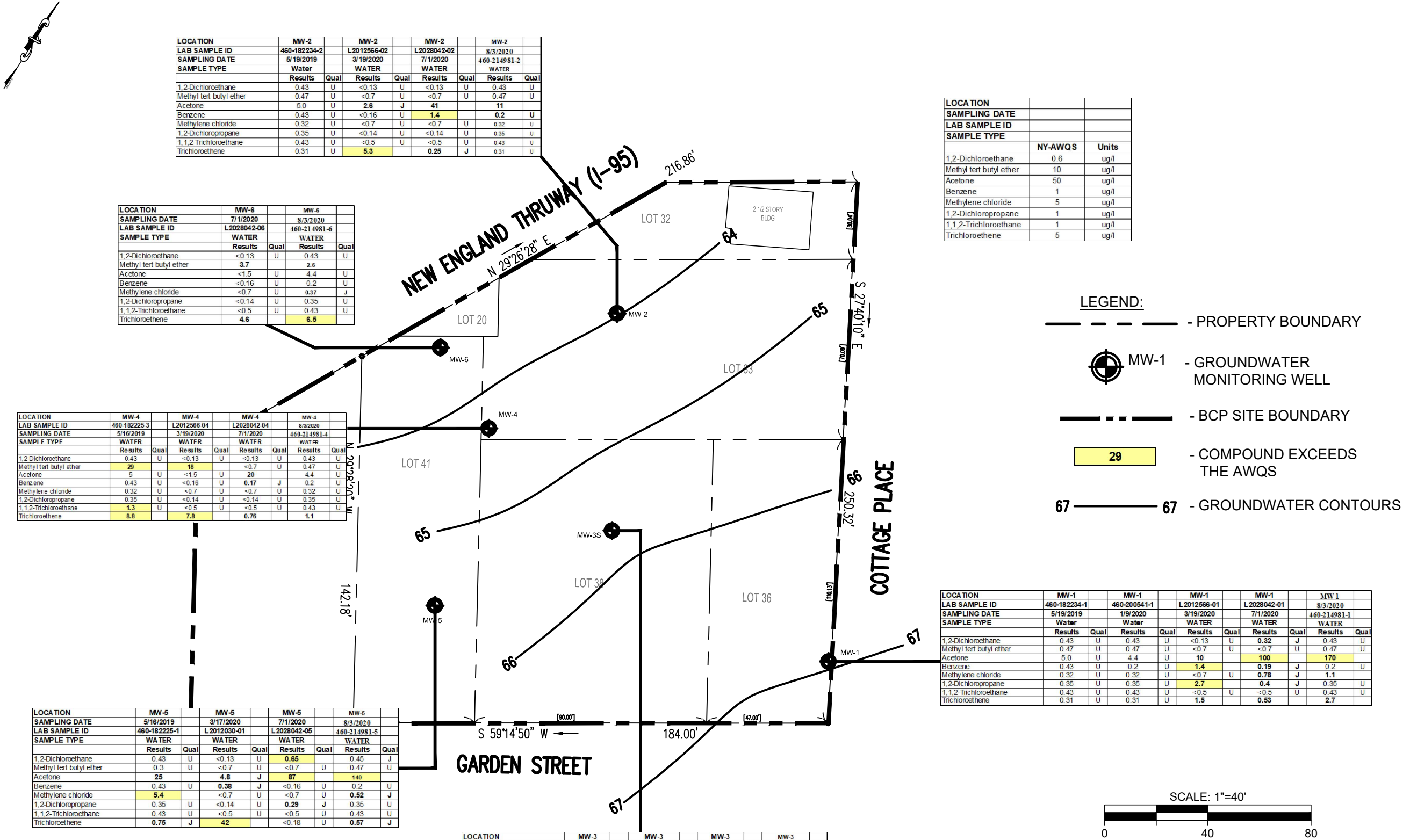
COTTAGE - GARDEN AUTO REPAIR SITE
(BCF #360180)
NEW ROCHELLE, WESTCHESTER COUNTY, N.Y.

SITE MANAGEMENT PLAN
FINAL EXCAVATION SURVEY

Job no. 10491
drawing no.

FIG-2.3

N:\ACAD\10491\SMP\10491 - FIG-2.4 - GROUNDWATER SAMPLE LOCATIONS AND RESULTS.DWG 12/08/20 11:47:57AM, aas, LAYOUT: FIG-2.4



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REFERENCE
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dwg by: yy
chk by: JS
scale: 1" = 40
date: 12/08/2020

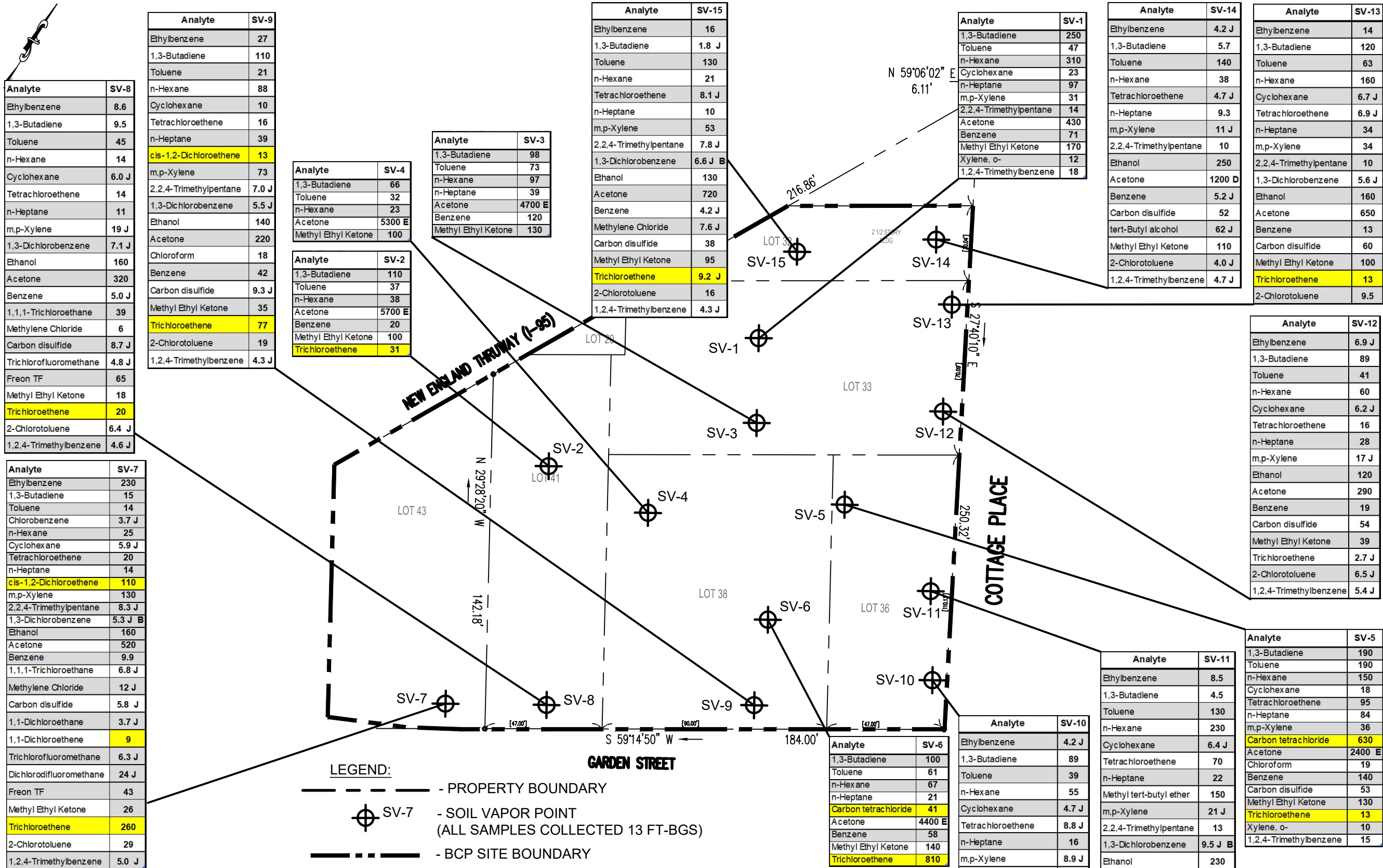
SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL
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12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

project: COTTAGE - GARDEN AUTO REPAIR SITE
(BCP #360180)
NEW ROCHELLE, WESTCHESTER COUNTY, N.Y.
drawing title: SITE MANAGEMENT PLAN
GROUNDWATER SAMPLE LOCATIONS & RESULTS

job no: 10491
drawing no:

FIG-2.4

N:\ACAD\10491\SMP\10491 - FIG-2.5 - SOIL GAS CONCENTRATION MAP.DWG 12/07/20 02:50:15PM, jenny, LAYOUT: FIG-2.5



dwg by: yy
chk by: JS
scale: 1" = 40
date: 12/07/2020

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

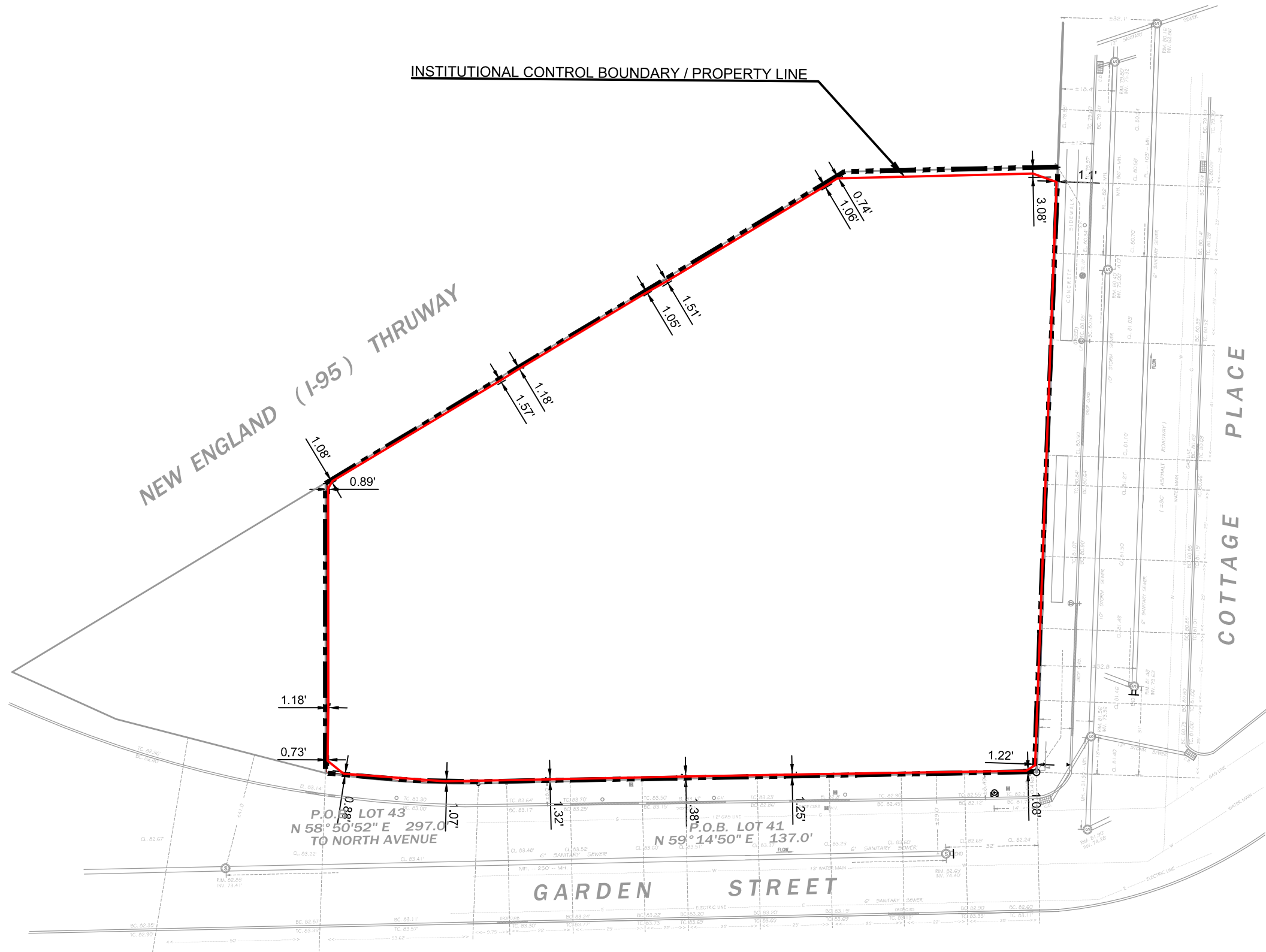
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12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

project: COTTAGE - GARDEN AUTO REPAIR SITE
(BCP #360180)
NEW ROCHELLE, WESTCHESTER COUNTY, N.Y.
drawing title: SITE MANAGEMENT PLAN
SOIL VAPOR SAMPLE LOCATIONS & RESULTS

job no: 10491
drawing no:

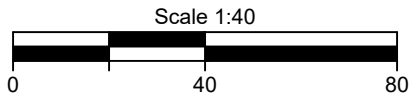
FIG-2.5

N:\ACAD\10491\SMP\10491 - FIG-3.1 - IC - EC BOUNDARIES.DWG 09/17/20 02:58:57PM, aas, LAYOUT:FIG-3.1



LEGEND:

- INSTITUTIONAL CONTROL BOUNDARY / PROPERTY LINE
- SOE AS-BUILT LOCAITON



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COTTAGE - GARDEN AUTO REPARI SITE
(BCP #360180)
NEW ROCHELLE, WESTCHESTER COUNTY, N.Y.

SITE MANAGEMENT PLAN
INSTITUTIONAL CONTROL BOUNDARIES

job no: 10491
drawing no:

FIG-3.1

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

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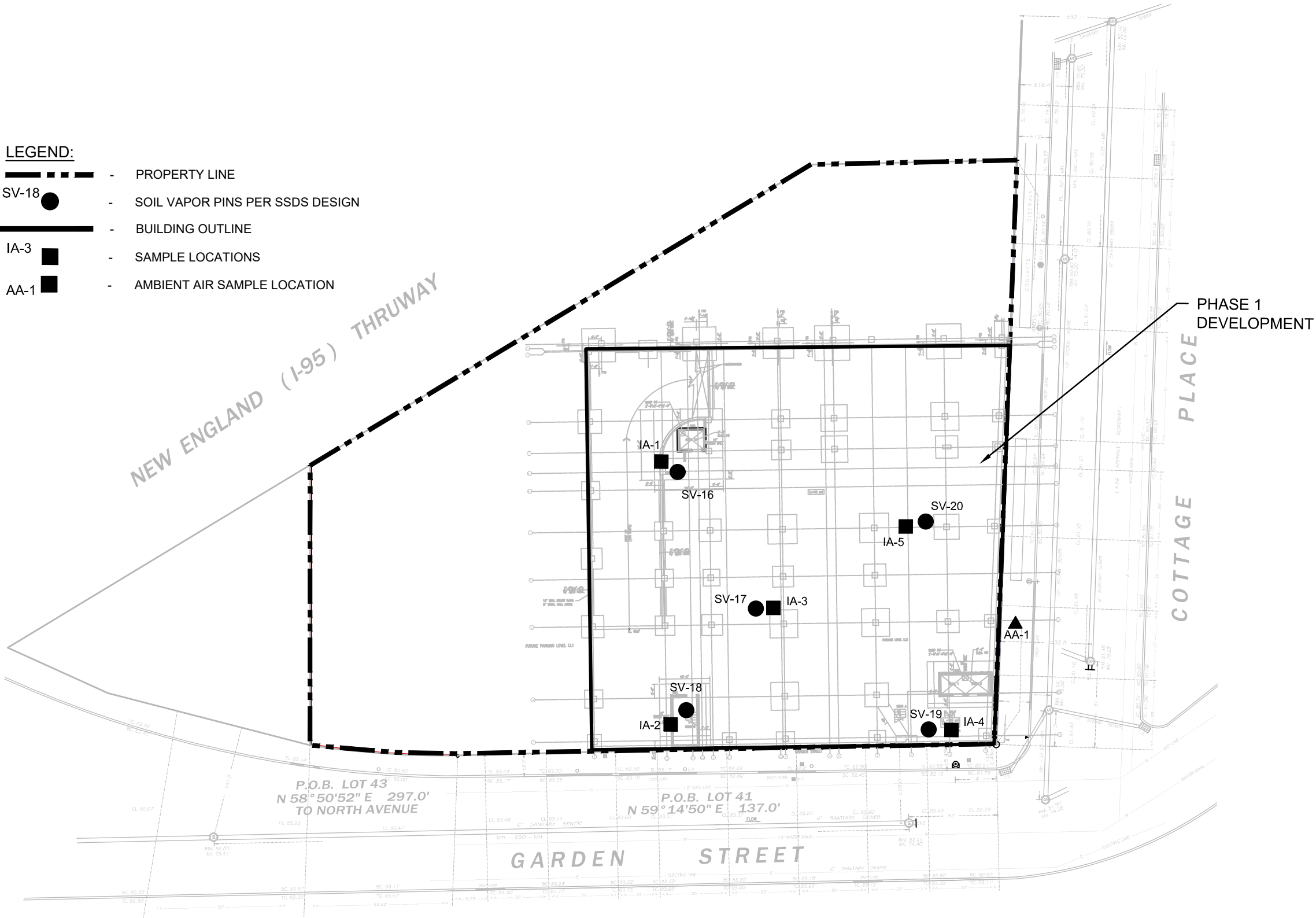
dwg by: aas
chk by: SG
scale: AS NOTED
date: 09/17/2020

N:\ACAD\10491\SMP\10491 - FIG-5.1 - SOIL VAPOR SAMPLE LOCATIONS - PHASE 1.DWG 12/22/20 02:53:41PM, aas, LAYOUT:FIG-5.1



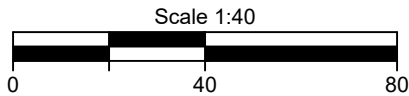
LEGEND:

- - PROPERTY LINE
- SV-18 ● - SOIL VAPOR PINS PER SSDS DESIGN
- - BUILDING OUTLINE
- IA-3 ■ - SAMPLE LOCATIONS
- AA-1 ■ - AMBIENT AIR SAMPLE LOCATION



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dwg by: aas
chk by: SG
scale: AS NOTED
date: 12/22/2020

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL
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12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

COTTAGE - GARDEN AUTO REPARI SITE
(BCP #360180)
NEW ROCHELLE, WESTCHESTER COUNTY, N.Y.

SITE MANAGEMENT PLAN
PROPOSED SOIL VAPOR SAMPLE LOCATIONS

job no: 10491
drawing no:

FIG-5.1

Appendix B:

Well Sampling Logs

Location: 20 Garden St, New Rochelle		Job Number: 11672		MW-3					
Personnel: WF		Date: 3/21/2025							
		PID: 0.0							
Stickup? N	Distance From Rim to PVC	Total Depth of Well Rim/PVC	Depth to Product Rim/PVC	Depth to Water (PVC)	Standing Water Column (feet)	Middle of Saturated Zone (feet)	Depth to Sample Tube (feet)	TOV @ Well Head (ppmv)	Pump Peristaltic or Bladder
Distance ground to PVC									
4"	4"	9.28'	-	0.4'	8.88'	4.84'			Peristaltic
Turbidity at collection (NTU):		24.5	(Less than 5 NTU is desirable)		Duplicate Collected? Y			Filtered Sample N	
Stabilization Parameters		+/- 0.5 deg C.	+/- 0.1 Unit	+/- 10 umhos/cm or within 3% if >300umho	1 ppm	+/- 10 mV	No Limit	<.3 feet drawdown desirable	No Limit
Volume Purged (gallons)	Time (actual Time) 5 minute Intervals	TEMP. (Deg. C)	pH	Specific Conductivity mS/cm	Dissolved Oxygen (mg/L)	ORP mV millivolts	Turbidity NTUs	DTW (feet)	Odors Y/N
200 mL/min	905	12.20	7.33	2.74	3.78	265	0.0	1.43	N
200 mL/min	910	11.78	6.66	2.82	3.16	281	20.7	3	N
200 mL/min	915	10.88	6.63	2.72	3.62	282	25.7	3.54	N
200 mL/min	920	10.74	6.65	2.78	3.67	282	62.5	4.47	N
300 mL/min	925	10.75	6.75	3.23	8.42	284	60.9	5.66	N
200 mL/min	930	10.25	6.84	3.29	9.43	274	64.1	5.79	N
200 mL/min	935	10.02	8.86	2.90	9.74	280	63.1	5.82	N
200 mL/min	940	10.00	6.88	2.89	9.89	283	61.6	5.8	N
200 mL/min	945	9.98	6.89	2.89	9.97	286	23.2	7.78	N
Well Condition Summary									
Cover: Y		Bolts: Y		Concrete Pad OK: Y		Gripper: Y			
Sample Collection Information									
Sample Time:	950	Clear	Filtered Sample Turbidity: 24.5				OTHER:		
Desired purge flow rate <100mL/min (slow drip) & turbidity <10 if possible. If turbidity > 10 collect filtered and unfiltered samples. Notify PM of high turbidity and collection of filtered samples prior to lab submittal. Minimum 20 minute purge to establish stabilization.									
Notes/ Calculations:									
Volume? Linear Ft of well casing; 1"=0.041 gal. 2"= 0.163 gal. 4"=0.653 gal.									
ABSORBENT SOCK									
Sock Length (ft) =		Capacity (Qt.) =			Present:	Y / N	Product Measured (Inches) :		
Sock Installation Date:				Sock Changed :		Y / N			
Sock Depth (Depth to sock mid point):									

Location: 20 Garden St, New Rochelle		Job Number: 11672		MW-4					
Personnel: WF		Date: 3/21/2025							
		PID: 0.0							
Stickup? N	Distance From Rim to PVC	Total Depth of Well Rim/PVC	Depth to Product Rim/PVC	Depth to Water (PVC)	Standing Water Column (feet)	Middle of Saturated Zone (feet)	Depth to Sample Tube (feet)	TOV @ Well Head (ppmv)	Pump Peristaltic or Bladder
Distance ground to PVC									
4"	4"	10.95'	-	5.66'	5.29'	8.3'			Peristaltic
Turbidity at collection (NTU):		15.4	(Less than 5 NTU is desirable)		Duplicate Collected? N			Filtered Sample N	
Stabilization Parameters		+/- 0.5 deg C.	+/- 0.1 Unit	+/- 10 umhos/cm or within 3% if >300umho	1 ppm	+/- 10 mV	No Limit	<.3 feet drawdown desirable	No Limit
Volume Purged (gallons)	Time (actual Time) 5 minute Intervals	TEMP. (Deg. C)	pH	Specific Conductivity mS/cm	Dissolved Oxygen (mg/L)	ORP mV millivolts	Turbidity NTUs	DTW (feet)	Odors Y/N
200 mL/min	1050	8.93	10.1	0.907	1.78	227	8.0	5.25	N
200 mL/min	1055	9.1	10.33	0.898	1.66	214	13.9	5.78	N
200 mL/min	1100	9.01	10.46	0.894	1.64	201	8.0	6.19	N
200 mL/min	1105	8.99	10.47	0.894	2.96	194	8.6	6.29	N
200 mL/min	1110	9.00	10.55	0.894	2.61	184	9.9	6.46	N
200 mL/min	1115	9.04	10.52	0.885	1.86	178	11.3	6.58	N
200 mL/min	1120	9.06	10.49	0.875	1.67	176	12.6	6.76	N
200 mL/min	1125	9.02	10.48	0.872	1.66	172	15.4	6.9	N
Well Condition Summary									
Cover: Y		Bolts: Y		Concrete Pad OK: Y		Gripper: Y			
Sample Collection Information									
Sample Time:	1130	Clear		Filtered Sample Turbidity: 15.4			OTHER:		
Desired purge flow rate <100mL/min (slow drip) & turbidity <10 if possible. If turbidity > 10 collect filtered and unfiltered samples. Notify PM of high turbidity and collection of filtered samples prior to lab submittal. Minimum 20 minute purge to establish stabilization.									
Notes/ Calculations:									
Volume? Linear Ft of well casing; 1"=0.041 gal. 2"= 0.163 gal. 4"=0.653 gal.									
ABSORBENT SOCK									
Sock Length (ft) =		Capacity (Qt.) =			Present:	Y / N	Product Measured (Inches) :		
Sock Installation Date:				Sock Changed :		Y / N			
Sock Depth (Depth to sock mid point):									

Appendix C:

Laboratory Analytical Data



ANALYTICAL REPORT

Lab Number:	L2516927
Client:	Soils Engineering Services, Inc. 959 Route 46E Parsippany, NJ 07054
ATTN:	Steven Gustems
Phone:	(973) 808-9050
Project Name:	20 GARDEN ST
Project Number:	11672
Report Date:	03/28/25

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Certifications & Approvals: MA (M-MA086), NH NELAP (2064), CT (PH-0826), IL (200077), IN (C-MA-03), KY (KY98045), ME (MA00086), MD (348), NJ (MA935), NY (11148), NC (25700/666), OR (MA-1316), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #525-23-122-91930A1).

Eight Walkup Drive, Westborough, MA 01581-1019
508-898-9220 (Fax) 508-898-9193 800-624-9220 - www.alphalab.com



Project Name: 20 GARDEN ST
Project Number: 11672

Lab Number: L2516927
Report Date: 03/28/25

Lab Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2516927-01	MW-3	WATER	20 GARDEN ST, NEW ROCHELLE NY	03/21/25 09:50	03/21/25
L2516927-02	MW-4	WATER	20 GARDEN ST, NEW ROCHELLE NY	03/21/25 11:30	03/21/25
L2516927-03	DUP-1	WATER	20 GARDEN ST, NEW ROCHELLE NY	03/21/25 00:00	03/21/25
L2516927-04	FIELD BLANK 3/21/25	WATER	20 GARDEN ST, NEW ROCHELLE NY	03/21/25 10:00	03/21/25
L2516927-05	TRIP BLANK	WATER	20 GARDEN ST, NEW ROCHELLE NY	03/21/25 00:00	03/21/25

Project Name: 20 GARDEN ST
Project Number: 11672

Lab Number: L2516927
Report Date: 03/28/25

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Pace Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments and solids are reported on a dry weight basis unless otherwise noted. Tissues are reported "as received" or on a wet weight basis, unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Pace's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Pace Project Manager and made arrangements for Pace to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name: 20 GARDEN ST
Project Number: 11672

Lab Number: L2516927
Report Date: 03/28/25

Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature:



Caitlin Walukevich

Title: Technical Director/Representative

Date: 03/28/25

ORGANICS

VOLATILES

Project Name: 20 GARDEN ST**Lab Number:** L2516927**Project Number:** 11672**Report Date:** 03/28/25**SAMPLE RESULTS**

Lab ID: L2516927-01

Date Collected: 03/21/25 09:50

Client ID: MW-3

Date Received: 03/21/25

Sample Location: 20 GARDEN ST, NEW ROCHELLE NY

Field Prep: Not Specified

Sample Depth:

Matrix: Water

Analytical Method: 1,8260D

Analytical Date: 03/28/25 03:57

Analyst: MKS

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	0.43	J	ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 20 GARDEN ST

Lab Number: L2516927

Project Number: 11672

Report Date: 03/28/25

SAMPLE RESULTS

Lab ID: L2516927-01

Date Collected: 03/21/25 09:50

Client ID: MW-3

Date Received: 03/21/25

Sample Location: 20 GARDEN ST, NEW ROCHELLE NY

Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	20		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	43		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	0.71	J	ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	0.71	J	ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	5.1		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1



Project Name: 20 GARDEN ST**Lab Number:** L2516927**Project Number:** 11672**Report Date:** 03/28/25**SAMPLE RESULTS****Lab ID:** L2516927-01**Date Collected:** 03/21/25 09:50**Client ID:** MW-3**Date Received:** 03/21/25**Sample Location:** 20 GARDEN ST, NEW ROCHELLE NY**Field Prep:** Not Specified**Sample Depth:**

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Tentatively Identified Compounds

No Tentatively Identified Compounds	ND	ug/l	1
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Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	109		70-130
Toluene-d8	107		70-130
4-Bromofluorobenzene	102		70-130
Dibromofluoromethane	105		70-130

Project Name: 20 GARDEN ST**Lab Number:** L2516927**Project Number:** 11672**Report Date:** 03/28/25**SAMPLE RESULTS**

Lab ID: L2516927-02

Date Collected: 03/21/25 11:30

Client ID: MW-4

Date Received: 03/21/25

Sample Location: 20 GARDEN ST, NEW ROCHELLE NY

Field Prep: Not Specified

Sample Depth:

Matrix: Water

Analytical Method: 1,8260D

Analytical Date: 03/28/25 04:23

Analyst: MKS

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	8.4		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 20 GARDEN ST

Lab Number: L2516927

Project Number: 11672

Report Date: 03/28/25

SAMPLE RESULTS

Lab ID: L2516927-02

Date Collected: 03/21/25 11:30

Client ID: MW-4

Date Received: 03/21/25

Sample Location: 20 GARDEN ST, NEW ROCHELLE NY

Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	0.71		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	3.0	J	ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1



Project Name: 20 GARDEN ST**Lab Number:** L2516927**Project Number:** 11672**Report Date:** 03/28/25**SAMPLE RESULTS****Lab ID:** L2516927-02**Date Collected:** 03/21/25 11:30**Client ID:** MW-4**Date Received:** 03/21/25**Sample Location:** 20 GARDEN ST, NEW ROCHELLE NY**Field Prep:** Not Specified**Sample Depth:**

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Tentatively Identified Compounds

Total TIC Compounds	1.32	J	ug/l	1
Unknown	1.32	J	ug/l	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	109		70-130
Toluene-d8	104		70-130
4-Bromofluorobenzene	97		70-130
Dibromofluoromethane	107		70-130

Project Name: 20 GARDEN ST**Lab Number:** L2516927**Project Number:** 11672**Report Date:** 03/28/25**SAMPLE RESULTS**

Lab ID: L2516927-03

Date Collected: 03/21/25 00:00

Client ID: DUP-1

Date Received: 03/21/25

Sample Location: 20 GARDEN ST, NEW ROCHELLE NY

Field Prep: Not Specified

Sample Depth:

Matrix: Water

Analytical Method: 1,8260D

Analytical Date: 03/28/25 04:49

Analyst: MKS

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	0.44	J	ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	0.96	J	ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 20 GARDEN ST**Lab Number:** L2516927**Project Number:** 11672**Report Date:** 03/28/25**SAMPLE RESULTS**

Lab ID: L2516927-03

Date Collected: 03/21/25 00:00

Client ID: DUP-1

Date Received: 03/21/25

Sample Location: 20 GARDEN ST, NEW ROCHELLE NY

Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	20		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	43		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	5.7		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1



Project Name: 20 GARDEN ST**Lab Number:** L2516927**Project Number:** 11672**Report Date:** 03/28/25**SAMPLE RESULTS****Lab ID:** L2516927-03**Date Collected:** 03/21/25 00:00**Client ID:** DUP-1**Date Received:** 03/21/25**Sample Location:** 20 GARDEN ST, NEW ROCHELLE NY**Field Prep:** Not Specified**Sample Depth:**

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Tentatively Identified Compounds

No Tentatively Identified Compounds	ND	ug/l	1
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Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	109		70-130
Toluene-d8	107		70-130
4-Bromofluorobenzene	100		70-130
Dibromofluoromethane	105		70-130

Project Name: 20 GARDEN ST**Lab Number:** L2516927**Project Number:** 11672**Report Date:** 03/28/25**SAMPLE RESULTS**

Lab ID: L2516927-04

Date Collected: 03/21/25 10:00

Client ID: FIELD BLANK 3/21/25

Date Received: 03/21/25

Sample Location: 20 GARDEN ST, NEW ROCHELLE NY

Field Prep: Not Specified

Sample Depth:

Matrix: Water

Analytical Method: 1,8260D

Analytical Date: 03/25/25 17:15

Analyst: MKS

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 20 GARDEN ST**Lab Number:** L2516927**Project Number:** 11672**Report Date:** 03/28/25**SAMPLE RESULTS****Lab ID:** L2516927-04**Date Collected:** 03/21/25 10:00**Client ID:** FIELD BLANK 3/21/25**Date Received:** 03/21/25**Sample Location:** 20 GARDEN ST, NEW ROCHELLE NY**Field Prep:** Not Specified**Sample Depth:**

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1



Project Name: 20 GARDEN ST**Lab Number:** L2516927**Project Number:** 11672**Report Date:** 03/28/25**SAMPLE RESULTS****Lab ID:** L2516927-04**Date Collected:** 03/21/25 10:00**Client ID:** FIELD BLANK 3/21/25**Date Received:** 03/21/25**Sample Location:** 20 GARDEN ST, NEW ROCHELLE NY**Field Prep:** Not Specified**Sample Depth:**

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Tentatively Identified Compounds

No Tentatively Identified Compounds	ND	ug/l	1
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Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	111		70-130
Toluene-d8	98		70-130
4-Bromofluorobenzene	96		70-130
Dibromofluoromethane	110		70-130

Project Name: 20 GARDEN ST**Lab Number:** L2516927**Project Number:** 11672**Report Date:** 03/28/25**SAMPLE RESULTS**

Lab ID: L2516927-05

Date Collected: 03/21/25 00:00

Client ID: TRIP BLANK

Date Received: 03/21/25

Sample Location: 20 GARDEN ST, NEW ROCHELLE NY

Field Prep: Not Specified

Sample Depth:

Matrix: Water

Analytical Method: 1,8260D

Analytical Date: 03/25/25 17:40

Analyst: MKS

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: 20 GARDEN ST**Lab Number:** L2516927**Project Number:** 11672**Report Date:** 03/28/25**SAMPLE RESULTS****Lab ID:** L2516927-05**Date Collected:** 03/21/25 00:00**Client ID:** TRIP BLANK**Date Received:** 03/21/25**Sample Location:** 20 GARDEN ST, NEW ROCHELLE NY**Field Prep:** Not Specified**Sample Depth:**

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1



Project Name: 20 GARDEN ST**Lab Number:** L2516927**Project Number:** 11672**Report Date:** 03/28/25**SAMPLE RESULTS****Lab ID:** L2516927-05**Date Collected:** 03/21/25 00:00**Client ID:** TRIP BLANK**Date Received:** 03/21/25**Sample Location:** 20 GARDEN ST, NEW ROCHELLE NY**Field Prep:** Not Specified**Sample Depth:**

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1

Tentatively Identified Compounds

No Tentatively Identified Compounds	ND	ug/l	1
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Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	112		70-130
Toluene-d8	98		70-130
4-Bromofluorobenzene	96		70-130
Dibromofluoromethane	113		70-130

Project Name: 20 GARDEN ST
Project Number: 11672

Lab Number: L2516927
Report Date: 03/28/25

Method Blank Analysis Batch Quality Control

Analytical Method: 1,8260D
 Analytical Date: 03/25/25 11:25
 Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 04-05 Batch: WG2045552-5					
Methylene chloride	ND		ug/l	2.5	0.70
1,1-Dichloroethane	ND		ug/l	2.5	0.70
Chloroform	ND		ug/l	2.5	0.70
Carbon tetrachloride	ND		ug/l	0.50	0.13
1,2-Dichloropropane	ND		ug/l	1.0	0.14
Dibromochloromethane	ND		ug/l	0.50	0.15
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50
Tetrachloroethene	ND		ug/l	0.50	0.18
Chlorobenzene	ND		ug/l	2.5	0.70
Trichlorofluoromethane	ND		ug/l	2.5	0.70
1,2-Dichloroethane	ND		ug/l	0.50	0.13
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70
Bromodichloromethane	ND		ug/l	0.50	0.19
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14
1,1-Dichloropropene	ND		ug/l	2.5	0.70
Bromoform	ND		ug/l	2.0	0.65
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17
Benzene	ND		ug/l	0.50	0.16
Toluene	ND		ug/l	2.5	0.70
Ethylbenzene	ND		ug/l	2.5	0.70
Chloromethane	ND		ug/l	2.5	0.70
Bromomethane	ND		ug/l	2.5	0.70
Vinyl chloride	ND		ug/l	1.0	0.07
Chloroethane	ND		ug/l	2.5	0.70
1,1-Dichloroethene	ND		ug/l	0.50	0.17
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Trichloroethene	ND		ug/l	0.50	0.18



Project Name: 20 GARDEN ST
Project Number: 11672

Lab Number: L2516927
Report Date: 03/28/25

Method Blank Analysis Batch Quality Control

Analytical Method: 1,8260D
 Analytical Date: 03/25/25 11:25
 Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 04-05 Batch: WG2045552-5					
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70
Methyl tert butyl ether	ND		ug/l	2.5	0.17
p/m-Xylene	ND		ug/l	2.5	0.70
o-Xylene	ND		ug/l	2.5	0.70
Xylenes, Total	ND		ug/l	2.5	0.70
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70
Dibromomethane	ND		ug/l	5.0	1.0
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70
Acrylonitrile	ND		ug/l	5.0	1.5
Styrene	ND		ug/l	2.5	0.70
Dichlorodifluoromethane	ND		ug/l	5.0	1.0
Acetone	ND		ug/l	5.0	1.5
Carbon disulfide	ND		ug/l	5.0	1.0
2-Butanone	ND		ug/l	5.0	1.9
Vinyl acetate	ND		ug/l	5.0	1.0
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0
2-Hexanone	ND		ug/l	5.0	1.0
Bromochloromethane	ND		ug/l	2.5	0.70
2,2-Dichloropropane	ND		ug/l	2.5	0.70
1,2-Dibromoethane	ND		ug/l	2.0	0.65
1,3-Dichloropropane	ND		ug/l	2.5	0.70
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70
Bromobenzene	ND		ug/l	2.5	0.70
n-Butylbenzene	ND		ug/l	2.5	0.70
sec-Butylbenzene	ND		ug/l	2.5	0.70
tert-Butylbenzene	ND		ug/l	2.5	0.70



Project Name: 20 GARDEN ST
Project Number: 11672

Lab Number: L2516927
Report Date: 03/28/25

Method Blank Analysis Batch Quality Control

Analytical Method: 1,8260D
 Analytical Date: 03/25/25 11:25
 Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 04-05 Batch: WG2045552-5					
o-Chlorotoluene	ND		ug/l	2.5	0.70
p-Chlorotoluene	ND		ug/l	2.5	0.70
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70
Hexachlorobutadiene	ND		ug/l	2.5	0.70
Isopropylbenzene	ND		ug/l	2.5	0.70
p-Isopropyltoluene	ND		ug/l	2.5	0.70
Naphthalene	ND		ug/l	2.5	0.70
n-Propylbenzene	ND		ug/l	2.5	0.70
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70
1,4-Dioxane	ND		ug/l	250	61.
p-Diethylbenzene	ND		ug/l	2.0	0.70
p-Ethyltoluene	ND		ug/l	2.0	0.70
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54
Ethyl ether	ND		ug/l	2.5	0.70
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70

Tentatively Identified Compounds

No Tentatively Identified Compounds ND ug/l

Project Name: 20 GARDEN ST
Project Number: 11672

Lab Number: L2516927
Report Date: 03/28/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 03/25/25 11:25
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 04-05 Batch: WG2045552-5					

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	106		70-130
Toluene-d8	98		70-130
4-Bromofluorobenzene	98		70-130
Dibromofluoromethane	107		70-130

Project Name: 20 GARDEN ST
Project Number: 11672

Lab Number: L2516927
Report Date: 03/28/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
 Analytical Date: 03/27/25 22:47
 Analyst: TMS

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-03 Batch: WG2046458-5					
Methylene chloride	ND		ug/l	2.5	0.70
1,1-Dichloroethane	ND		ug/l	2.5	0.70
Chloroform	ND		ug/l	2.5	0.70
Carbon tetrachloride	ND		ug/l	0.50	0.13
1,2-Dichloropropane	ND		ug/l	1.0	0.14
Dibromochloromethane	ND		ug/l	0.50	0.15
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50
Tetrachloroethene	ND		ug/l	0.50	0.18
Chlorobenzene	ND		ug/l	2.5	0.70
Trichlorofluoromethane	ND		ug/l	2.5	0.70
1,2-Dichloroethane	ND		ug/l	0.50	0.13
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70
Bromodichloromethane	ND		ug/l	0.50	0.19
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14
1,1-Dichloropropene	ND		ug/l	2.5	0.70
Bromoform	ND		ug/l	2.0	0.65
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17
Benzene	ND		ug/l	0.50	0.16
Toluene	ND		ug/l	2.5	0.70
Ethylbenzene	ND		ug/l	2.5	0.70
Chloromethane	ND		ug/l	2.5	0.70
Bromomethane	ND		ug/l	2.5	0.70
Vinyl chloride	ND		ug/l	1.0	0.07
Chloroethane	ND		ug/l	2.5	0.70
1,1-Dichloroethene	ND		ug/l	0.50	0.17
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Trichloroethene	ND		ug/l	0.50	0.18



Project Name: 20 GARDEN ST
Project Number: 11672

Lab Number: L2516927
Report Date: 03/28/25

Method Blank Analysis Batch Quality Control

Analytical Method: 1,8260D
 Analytical Date: 03/27/25 22:47
 Analyst: TMS

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-03 Batch: WG2046458-5					
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70
Methyl tert butyl ether	ND		ug/l	2.5	0.17
p/m-Xylene	ND		ug/l	2.5	0.70
o-Xylene	ND		ug/l	2.5	0.70
Xylenes, Total	ND		ug/l	2.5	0.70
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70
Dibromomethane	ND		ug/l	5.0	1.0
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70
Acrylonitrile	ND		ug/l	5.0	1.5
Styrene	ND		ug/l	2.5	0.70
Dichlorodifluoromethane	ND		ug/l	5.0	1.0
Acetone	ND		ug/l	5.0	1.5
Carbon disulfide	ND		ug/l	5.0	1.0
2-Butanone	ND		ug/l	5.0	1.9
Vinyl acetate	ND		ug/l	5.0	1.0
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0
2-Hexanone	ND		ug/l	5.0	1.0
Bromochloromethane	ND		ug/l	2.5	0.70
2,2-Dichloropropane	ND		ug/l	2.5	0.70
1,2-Dibromoethane	ND		ug/l	2.0	0.65
1,3-Dichloropropane	ND		ug/l	2.5	0.70
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70
Bromobenzene	ND		ug/l	2.5	0.70
n-Butylbenzene	ND		ug/l	2.5	0.70
sec-Butylbenzene	ND		ug/l	2.5	0.70
tert-Butylbenzene	ND		ug/l	2.5	0.70



Project Name: 20 GARDEN ST
Project Number: 11672

Lab Number: L2516927
Report Date: 03/28/25

Method Blank Analysis Batch Quality Control

Analytical Method: 1,8260D
 Analytical Date: 03/27/25 22:47
 Analyst: TMS

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-03 Batch: WG2046458-5					
o-Chlorotoluene	ND		ug/l	2.5	0.70
p-Chlorotoluene	ND		ug/l	2.5	0.70
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70
Hexachlorobutadiene	ND		ug/l	2.5	0.70
Isopropylbenzene	ND		ug/l	2.5	0.70
p-Isopropyltoluene	ND		ug/l	2.5	0.70
Naphthalene	ND		ug/l	2.5	0.70
n-Propylbenzene	ND		ug/l	2.5	0.70
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70
1,4-Dioxane	ND		ug/l	250	61.
p-Diethylbenzene	ND		ug/l	2.0	0.70
p-Ethyltoluene	ND		ug/l	2.0	0.70
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54
Ethyl ether	ND		ug/l	2.5	0.70
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70

Tentatively Identified Compounds

No Tentatively Identified Compounds ND ug/l

Project Name: 20 GARDEN ST
Project Number: 11672

Lab Number: L2516927
Report Date: 03/28/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 03/27/25 22:47
Analyst: TMS

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-03 Batch: WG2046458-5					

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	112		70-130
Toluene-d8	107		70-130
4-Bromofluorobenzene	102		70-130
Dibromofluoromethane	106		70-130

Lab Control Sample Analysis **Batch Quality Control**

Project Name: 20 GARDEN ST

Project Number: 11672

Lab Number: L2516927

Report Date: 03/28/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 04-05 Batch: WG2045552-3 WG2045552-4								
Methylene chloride	93		90		70-130	3		20
1,1-Dichloroethane	100		98		70-130	2		20
Chloroform	100		99		70-130	1		20
Carbon tetrachloride	100		98		63-132	2		20
1,2-Dichloropropane	100		100		70-130	0		20
Dibromochloromethane	91		90		63-130	1		20
1,1,2-Trichloroethane	90		85		70-130	6		20
Tetrachloroethene	100		98		70-130	2		20
Chlorobenzene	100		100		75-130	0		20
Trichlorofluoromethane	94		91		62-150	3		20
1,2-Dichloroethane	95		94		70-130	1		20
1,1,1-Trichloroethane	100		100		67-130	0		20
Bromodichloromethane	100		100		67-130	0		20
trans-1,3-Dichloropropene	82		83		70-130	1		20
cis-1,3-Dichloropropene	98		98		70-130	0		20
1,1-Dichloropropene	97		110		70-130	13		20
Bromoform	79		78		54-136	1		20
1,1,2,2-Tetrachloroethane	82		83		67-130	1		20
Benzene	92		90		70-130	2		20
Toluene	99		96		70-130	3		20
Ethylbenzene	110		100		70-130	10		20
Chloromethane	90		86		64-130	5		20
Bromomethane	66		60		39-139	10		20

Lab Control Sample Analysis **Batch Quality Control**

Project Name: 20 GARDEN ST

Project Number: 11672

Lab Number: L2516927

Report Date: 03/28/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 04-05 Batch: WG2045552-3 WG2045552-4								
Vinyl chloride	89		86		55-140	3		20
Chloroethane	78		76		55-138	3		20
1,1-Dichloroethene	94		88		61-145	7		20
trans-1,2-Dichloroethene	98		98		70-130	0		20
Trichloroethene	100		95		70-130	5		20
1,2-Dichlorobenzene	98		95		70-130	3		20
1,3-Dichlorobenzene	100		100		70-130	0		20
1,4-Dichlorobenzene	100		100		70-130	0		20
Methyl tert butyl ether	84		85		63-130	1		20
p/m-Xylene	110		105		70-130	5		20
o-Xylene	105		100		70-130	5		20
cis-1,2-Dichloroethene	100		99		70-130	1		20
Dibromomethane	100		100		70-130	0		20
1,2,3-Trichloropropane	81		83		64-130	2		20
Acrylonitrile	89		90		70-130	1		20
Styrene	100		95		70-130	5		20
Dichlorodifluoromethane	69		66		36-147	4		20
Acetone	98		93		58-148	5		20
Carbon disulfide	97		95		51-130	2		20
2-Butanone	82		88		63-138	7		20
Vinyl acetate	88		90		70-130	2		20
4-Methyl-2-pentanone	75		74		59-130	1		20
2-Hexanone	83		85		57-130	2		20

Lab Control Sample Analysis **Batch Quality Control**

Project Name: 20 GARDEN ST

Project Number: 11672

Lab Number: L2516927

Report Date: 03/28/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 04-05 Batch: WG2045552-3 WG2045552-4								
Bromochloromethane	96		96		70-130	0		20
2,2-Dichloropropane	100		100		63-133	0		20
1,2-Dibromoethane	87		87		70-130	0		20
1,3-Dichloropropane	88		87		70-130	1		20
1,1,1,2-Tetrachloroethane	100		97		64-130	3		20
Bromobenzene	96		97		70-130	1		20
n-Butylbenzene	130		130		53-136	0		20
sec-Butylbenzene	130		130		70-130	0		20
tert-Butylbenzene	120		120		70-130	0		20
o-Chlorotoluene	100		100		70-130	0		20
p-Chlorotoluene	100		100		70-130	0		20
1,2-Dibromo-3-chloropropane	82		84		41-144	2		20
Hexachlorobutadiene	130		130		63-130	0		20
Isopropylbenzene	110		110		70-130	0		20
p-Isopropyltoluene	130		120		70-130	8		20
Naphthalene	90		89		70-130	1		20
n-Propylbenzene	110		110		69-130	0		20
1,2,3-Trichlorobenzene	99		97		70-130	2		20
1,2,4-Trichlorobenzene	99		99		70-130	0		20
1,3,5-Trimethylbenzene	110		110		64-130	0		20
1,2,4-Trimethylbenzene	110		110		70-130	0		20
1,4-Dioxane	94		96		56-162	2		20
p-Diethylbenzene	120		120		70-130	0		20

Lab Control Sample Analysis **Batch Quality Control**

Project Name: 20 GARDEN ST

Project Number: 11672

Lab Number: L2516927

Report Date: 03/28/25

Parameter	LCS %Recovery	Qual	LCS %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 04-05 Batch: WG2045552-3 WG2045552-4								
p-Ethyltoluene	110		110		70-130	0		20
1,2,4,5-Tetramethylbenzene	110		100		70-130	10		20
Ethyl ether	84		80		59-134	5		20
trans-1,4-Dichloro-2-butene	78		82		70-130	5		20

Surrogate	LCS %Recovery	Qual	LCS %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	99		100		70-130
Toluene-d8	100		97		70-130
4-Bromofluorobenzene	95		98		70-130
Dibromofluoromethane	104		104		70-130

Lab Control Sample Analysis **Batch Quality Control**

Project Name: 20 GARDEN ST

Project Number: 11672

Lab Number: L2516927

Report Date: 03/28/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-03 Batch: WG2046458-3 WG2046458-4								
Methylene chloride	96		97		70-130	1		20
1,1-Dichloroethane	100		100		70-130	0		20
Chloroform	100		100		70-130	0		20
Carbon tetrachloride	100		100		63-132	0		20
1,2-Dichloropropane	100		100		70-130	0		20
Dibromochloromethane	92		96		63-130	4		20
1,1,2-Trichloroethane	100		100		70-130	0		20
Tetrachloroethene	100		110		70-130	10		20
Chlorobenzene	100		100		75-130	0		20
Trichlorofluoromethane	120		120		62-150	0		20
1,2-Dichloroethane	100		100		70-130	0		20
1,1,1-Trichloroethane	100		100		67-130	0		20
Bromodichloromethane	96		99		67-130	3		20
trans-1,3-Dichloropropene	92		96		70-130	4		20
cis-1,3-Dichloropropene	85		86		70-130	1		20
1,1-Dichloropropene	100		100		70-130	0		20
Bromoform	87		90		54-136	3		20
1,1,2,2-Tetrachloroethane	100		110		67-130	10		20
Benzene	100		100		70-130	0		20
Toluene	100		110		70-130	10		20
Ethylbenzene	100		110		70-130	10		20
Chloromethane	100		110		64-130	10		20
Bromomethane	170	Q	160	Q	39-139	6		20

Lab Control Sample Analysis **Batch Quality Control**

Project Name: 20 GARDEN ST

Project Number: 11672

Lab Number: L2516927

Report Date: 03/28/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-03 Batch: WG2046458-3 WG2046458-4								
Vinyl chloride	110		110		55-140	0		20
Chloroethane	130		140	Q	55-138	7		20
1,1-Dichloroethene	100		100		61-145	0		20
trans-1,2-Dichloroethene	98		100		70-130	2		20
Trichloroethene	100		100		70-130	0		20
1,2-Dichlorobenzene	100		100		70-130	0		20
1,3-Dichlorobenzene	100		110		70-130	10		20
1,4-Dichlorobenzene	100		100		70-130	0		20
Methyl tert butyl ether	88		91		63-130	3		20
p/m-Xylene	110		110		70-130	0		20
o-Xylene	105		110		70-130	5		20
cis-1,2-Dichloroethene	96		99		70-130	3		20
Dibromomethane	92		94		70-130	2		20
1,2,3-Trichloropropane	86		95		64-130	10		20
Acrylonitrile	93		96		70-130	3		20
Styrene	110		110		70-130	0		20
Dichlorodifluoromethane	100		100		36-147	0		20
Acetone	88		90		58-148	2		20
Carbon disulfide	100		100		51-130	0		20
2-Butanone	86		89		63-138	3		20
Vinyl acetate	100		100		70-130	0		20
4-Methyl-2-pentanone	78		86		59-130	10		20
2-Hexanone	82		79		57-130	4		20

Lab Control Sample Analysis **Batch Quality Control**

Project Name: 20 GARDEN ST

Project Number: 11672

Lab Number: L2516927

Report Date: 03/28/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-03 Batch: WG2046458-3 WG2046458-4								
Bromochloromethane	100		99		70-130	1		20
2,2-Dichloropropane	110		110		63-133	0		20
1,2-Dibromoethane	94		95		70-130	1		20
1,3-Dichloropropane	97		100		70-130	3		20
1,1,1,2-Tetrachloroethane	100		100		64-130	0		20
Bromobenzene	100		100		70-130	0		20
n-Butylbenzene	110		120		53-136	9		20
sec-Butylbenzene	110		110		70-130	0		20
tert-Butylbenzene	100		110		70-130	10		20
o-Chlorotoluene	110		110		70-130	0		20
p-Chlorotoluene	110		110		70-130	0		20
1,2-Dibromo-3-chloropropane	71		78		41-144	9		20
Hexachlorobutadiene	92		97		63-130	5		20
Isopropylbenzene	100		110		70-130	10		20
p-Isopropyltoluene	100		110		70-130	10		20
Naphthalene	61	Q	73		70-130	18		20
n-Propylbenzene	110		110		69-130	0		20
1,2,3-Trichlorobenzene	73		88		70-130	19		20
1,2,4-Trichlorobenzene	80		89		70-130	11		20
1,3,5-Trimethylbenzene	100		110		64-130	10		20
1,2,4-Trimethylbenzene	110		110		70-130	0		20
1,4-Dioxane	52	Q	68		56-162	27	Q	20
p-Diethylbenzene	100		100		70-130	0		20

Lab Control Sample Analysis **Batch Quality Control**

Project Name: 20 GARDEN ST

Project Number: 11672

Lab Number: L2516927

Report Date: 03/28/25

Parameter	LCS %Recovery	Qual	LCS %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-03 Batch: WG2046458-3 WG2046458-4								
p-Ethyltoluene	100		110		70-130	10		20
1,2,4,5-Tetramethylbenzene	92		94		70-130	2		20
Ethyl ether	110		110		59-134	0		20
trans-1,4-Dichloro-2-butene	93		84		70-130	10		20

Surrogate	LCS %Recovery	Qual	LCS %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	105		104		70-130
Toluene-d8	105		105		70-130
4-Bromofluorobenzene	98		100		70-130
Dibromofluoromethane	103		101		70-130

Project Name: 20 GARDEN ST
Project Number: 11672

Serial_No:03282513:45
Lab Number: L2516927
Report Date: 03/28/25

Sample Receipt and Container Information

Were project specific reporting limits specified?

YES

Cooler Information

Cooler	Custody Seal
A	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L2516927-01A	Vial HCl preserved	A	NA		3.9	Y	Absent		NYTCL-8260(14)
L2516927-01B	Vial HCl preserved	A	NA		3.9	Y	Absent		NYTCL-8260(14)
L2516927-01C	Vial HCl preserved	A	NA		3.9	Y	Absent		NYTCL-8260(14)
L2516927-02A	Vial HCl preserved	A	NA		3.9	Y	Absent		NYTCL-8260(14)
L2516927-02B	Vial HCl preserved	A	NA		3.9	Y	Absent		NYTCL-8260(14)
L2516927-02C	Vial HCl preserved	A	NA		3.9	Y	Absent		NYTCL-8260(14)
L2516927-03A	Vial HCl preserved	A	NA		3.9	Y	Absent		NYTCL-8260(14)
L2516927-03B	Vial HCl preserved	A	NA		3.9	Y	Absent		NYTCL-8260(14)
L2516927-03C	Vial HCl preserved	A	NA		3.9	Y	Absent		NYTCL-8260(14)
L2516927-04A	Vial HCl preserved	A	NA		3.9	Y	Absent		NYTCL-8260(14)
L2516927-04B	Vial HCl preserved	A	NA		3.9	Y	Absent		NYTCL-8260(14)
L2516927-04C	Vial HCl preserved	A	NA		3.9	Y	Absent		NYTCL-8260(14)
L2516927-05A	Vial HCl preserved	A	NA		3.9	Y	Absent		NYTCL-8260(14)
L2516927-05B	Vial HCl preserved	A	NA		3.9	Y	Absent		NYTCL-8260(14)

Project Name: 20 GARDEN ST
Project Number: 11672

Lab Number: L2516927
Report Date: 03/28/25

GLOSSARY

Acronyms

DL	- Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
EDL	- Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).
EMPC	- Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.
EPA	- Environmental Protection Agency.
LCS	- Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LCSD	- Laboratory Control Sample Duplicate: Refer to LCS.
LFB	- Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LOD	- Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
LOQ	- Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.) Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
MDL	- Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
MS	- Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.
MSD	- Matrix Spike Sample Duplicate: Refer to MS.
NA	- Not Applicable.
NC	- Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.
NDPA/DPA	- N-Nitrosodiphenylamine/Diphenylamine.
NI	- Not Ignitable.
NP	- Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.
NR	- No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.
RL	- Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
RPD	- Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.
SRM	- Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.
STLP	- Semi-dynamic Tank Leaching Procedure per EPA Method 1315.
TEF	- Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.
TEQ	- Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.
TIC	- Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: DU Report with 'J' Qualifiers



Project Name: 20 GARDEN ST
Project Number: 11672

Lab Number: L2516927
Report Date: 03/28/25

Footnotes

- 1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Chlordane: The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA, this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Gasoline Range Organics (GRO): Gasoline Range Organics (GRO) results include all chromatographic peaks eluting from Methyl tert butyl ether through Naphthalene, with the exception of GRO analysis in support of State of Ohio programs, which includes all chromatographic peaks eluting from Hexane through Dodecane.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenz(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. For MassDEP DW compliance analysis only, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL. Note: If a 'Total' result is requested, the results of its individual components will also be reported.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

- A** - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.
- B** - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).
- C** - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.
- D** - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.
- E** - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.
- F** - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.
- G** - The concentration may be biased high due to matrix interferences (i.e. co-elution) with non-target compound(s). The result should be considered estimated.
- H** - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.
- I** - The lower value for the two columns has been reported due to obvious interference.
- J** - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively

Report Format: DU Report with 'J' Qualifiers



Project Name: 20 GARDEN ST
Project Number: 11672

Lab Number: L2516927
Report Date: 03/28/25

Data Qualifiers

Identified Compounds (TICs). For calculated parameters, this represents that one or more values used in the calculation were estimated.

- M** - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.
- ND** - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.
- NJ** - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.
- P** - The RPD between the results for the two columns exceeds the method-specified criteria.
- Q** - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)
- R** - Analytical results are from sample re-analysis.
- RE** - Analytical results are from sample re-extraction.
- S** - Analytical results are from modified screening analysis.
- V** - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)
- Z** - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Project Name: 20 GARDEN ST**Lab Number:** L2516927**Project Number:** 11672**Report Date:** 03/28/25

REFERENCES

- 1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - VI, 2018.

LIMITATION OF LIABILITIES

Pace Analytical Services performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Pace Analytical Services shall be to re-perform the work at it's own expense. In no event shall Pace Analytical Services be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Pace Analytical Services.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.



Pace Analytical Services LLCFacility: **Northeast**Department: **Quality Assurance**Title: **Certificate/Approval Program Summary**ID No.: **17873**

Revision 27

Published Date: 01/24/2025

Page 1 of 2

Certification Information**The following analytes are not included in our Primary NELAP Scope of Accreditation:****Westborough Facility – 8 Walkup Dr. Westborough, MA 01581****EPA 624.1:** m/p-xylene, o-xylene, Naphthalene**EPA 625.1:** alpha-Terpineol**EPA 8260D:** NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.**EPA 8270E:** NPW: Dimethylnaphthalene, 1,4-Diphenylhydrazine, alpha-Terpineol, Azobenzene; SCM: Dimethylnaphthalene, 1,4-Diphenylhydrazine.**SM4500:** NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO₂, NO₃.**Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048****SM 2540D:** TSS.**EPA TO-15:** Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene,

3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.

MADEP-APH.**Nonpotable Water:** EPA RSK-175 Dissolved Gases**Biological Tissue Matrix:** EPA 3050B**Mansfield Facility – 120 Forbes Blvd. Mansfield, MA 02048****EPA TO-15:** Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene,

3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.

Nonpotable Water: EPA RSK-175 Dissolved Gases**The following test method is not included in our New Jersey Secondary NELAP Scope of Accreditation:****Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048****Determination of Selected Perfluorinated Alkyl Substances by Solid Phase Extraction and Liquid Chromatography/Tandem Mass Spectrometry Isotope Dilution (via Alpha SOP 23528)****The following analytes are included in our Massachusetts DEP Scope of Accreditation****Westborough Facility – 8 Walkup Dr. Westborough, MA 01581****Drinking Water****EPA 300.0:** Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2:** Nitrate-N, Nitrite-N; **SM4500NO3-F:** Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B****EPA 524.2:** THMs and VOCs; **EPA 504.1:** EDB, DBCP.**Microbiology:** SM9215B; SM9223-P/A, SM9223B-Colilert-QT, SM9222D.**Non-Potable Water****SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH:** Ammonia-N and Kjeldahl-N, **EPA 350.1:** Ammonia-N, **LACHAT 10-107-06-1-B:** Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2:** Nitrate-N, **SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300:** Chloride, Sulfate, Nitrate.**EPA 624.1:** Volatile Halocarbons & Aromatics,**EPA 608.3:** Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs**EPA 625.1:** SVOC (Acid/Base/Neutral Extractables).**Microbiology:** SM9223B-Colilert-QT; Enterolert-QT, EPA 1600, EPA 1603, SM9222D.**Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048****Drinking Water****EPA 200.7:** Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1 Hg.** **EPA 522, EPA 537.1.****Non-Potable Water****EPA 200.7:** Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.**EPA 200.8:** Al, Sb, As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.**EPA 245.1 Hg.****SM2340B**

Pace Analytical Services LLCID No.:**17873**Facility: **Northeast**

Revision 27

Department: **Quality Assurance**

Published Date: 01/24/2025

Title: **Certificate/Approval Program Summary**

Page 2 of 2

Certification IDs:**Westborough Facility – 8 Walkup Dr. Westborough, MA 01581**

CT PH-0826, IL 200077, IN C-MA-03, KY JY98045, ME MA00086, MD 348, MA M-MA086, NH 2064, NJ MA935, NY 11148, NC (DW) 25700, NC (NPW/SCM) 666, OR MA-1316, PA 68-03671, RI LAO00065, TX T104704476, VT VT-0935, VA 460195

Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048

CT PH-0825, ANAB/DoD L2474, IL 200081, IN C-MA-04, KY KY98046, LA 3090, ME MA00030, MI 9110, MN 025-999-495, NH 2062, NJ MA015, NY 11627, NC (NPW/SCM) 685, OR MA-0262, PA 68-02089, RI LAO00299, TX T-104704419, VT VT-0015, VA 460194, WA C954

Mansfield Facility – 120 Forbes Blvd. Mansfield, MA 02048

ANAB/DoD L2474, ME MA01156, MN 025-999-498, NH 2249, NJ MA025, NY 12191, OR 4203, TX T104704583, VA 460311, WA C1104.

For a complete listing of analytes and methods, please contact your Project Manager.

Mansfield, MA 02048
320 Forbes Blvd
TEL: 508-822-9300
FAX: 508-822-3268

Mahwah, NJ 07430: 35 Whitney Rd, Suite 5
Albany, NY 12205: 14 Walker Way
Tonawanda, NY 14150: 275 Cooper Ave, Suite 105

of

3/22/25

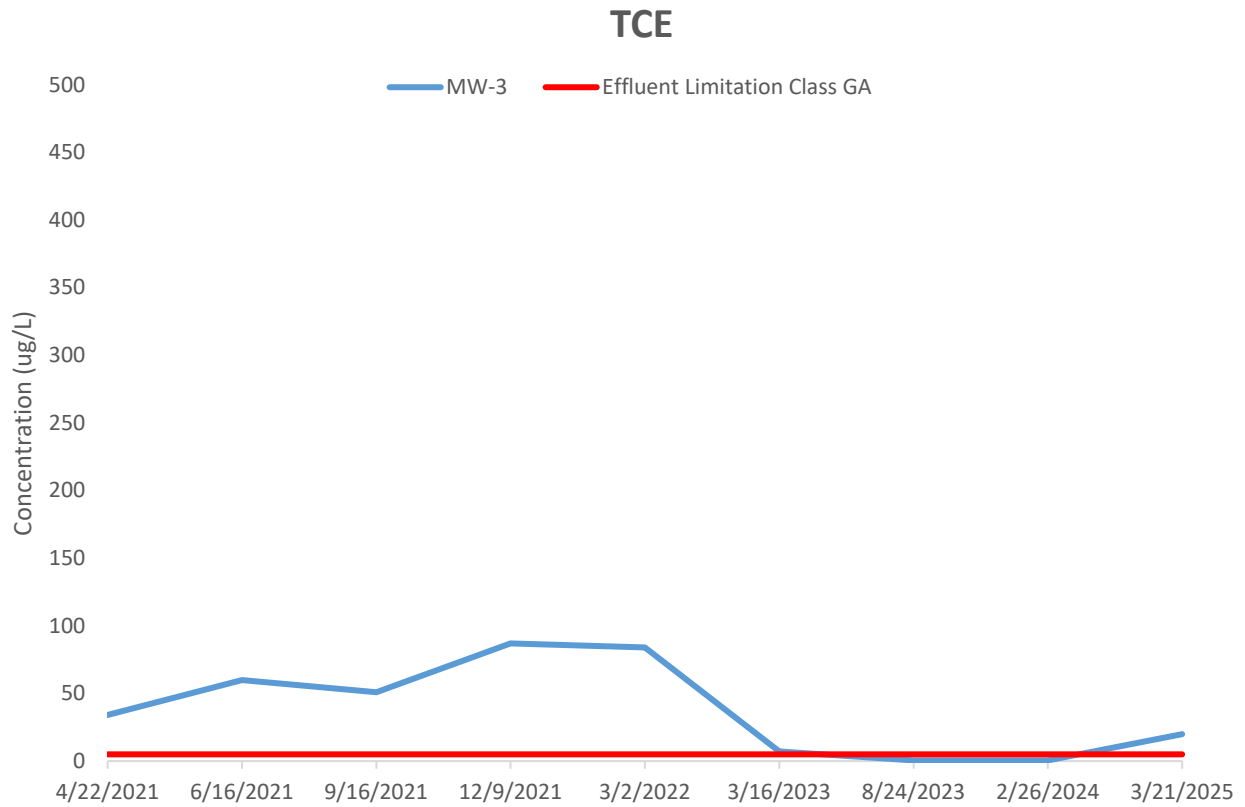
ALPHA Job # L2516927

Page 45 of 45

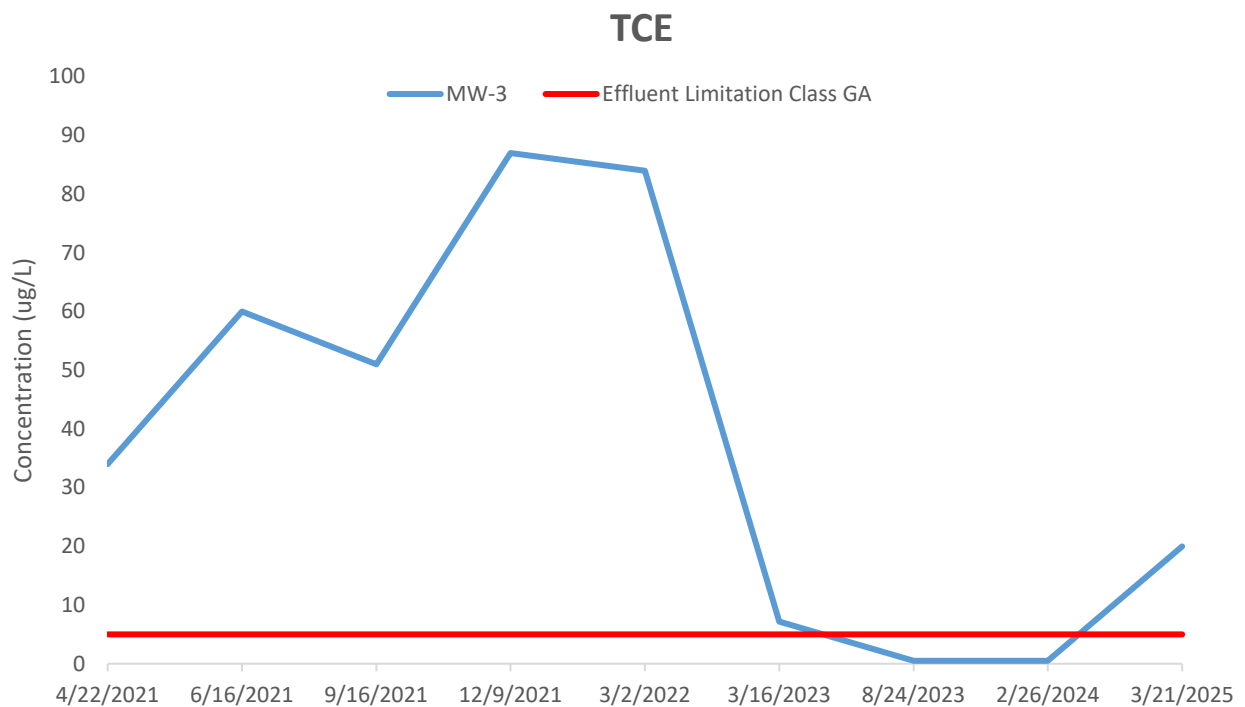
Appendix D:

Trend Graphs

FULL SCALE

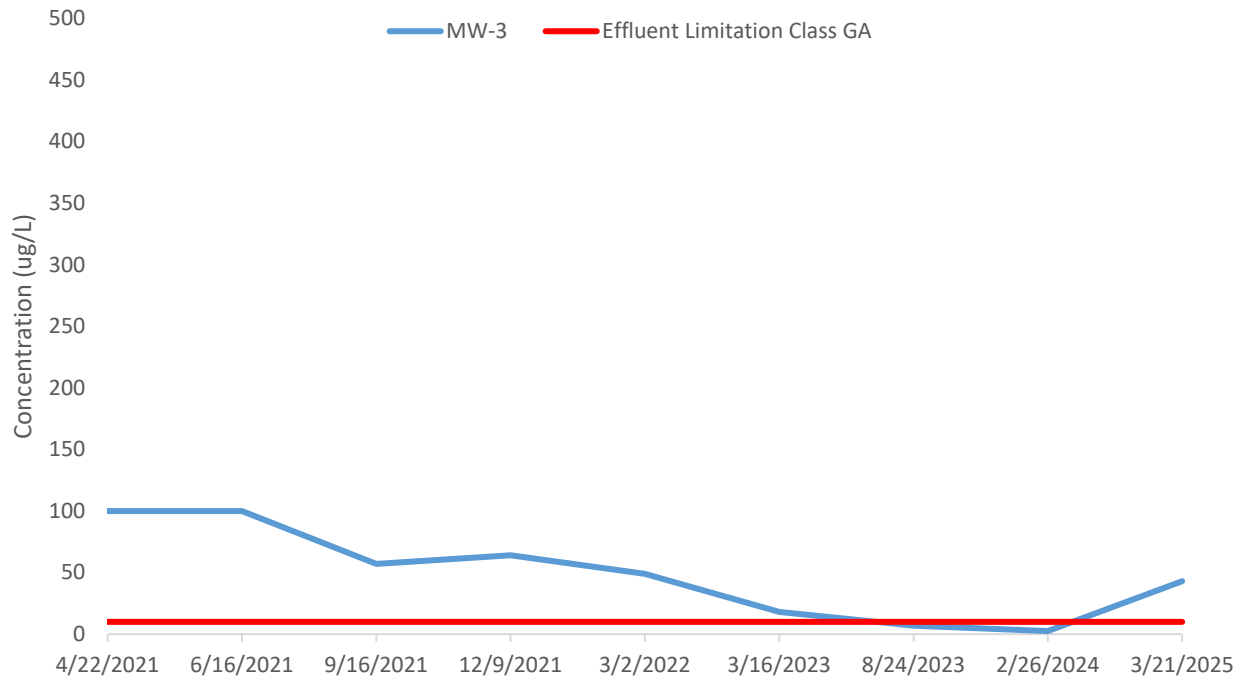


ZOOMED SCALE



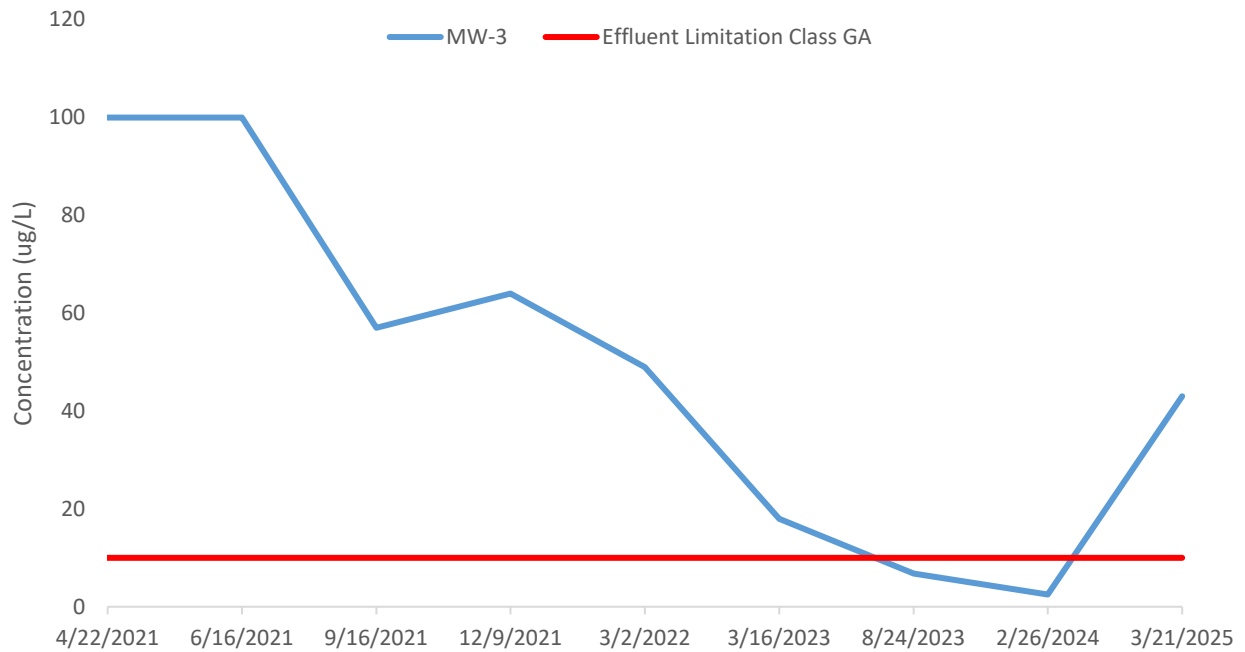
FULL SCALE

MTBE



ZOOMED SCALE

MTBE



Appendix E:

NYSDEC IC Certification Form



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site No.	C360180	Site Details	Box 1
Site Name Cottage-Garden Auto Repair Site			
Site Address: 20 Garden St., 26 Garden St. and 10 Cottage Place		Zip Code: 10801	
City/Town: New Rochelle			
County: Westchester			
Site Acreage: 0.988			
Reporting Period: April 30, 2024 to April 30, 2025			
		YES	NO
1. Is the information above correct?		☒	☐
If NO, include handwritten above or on a separate sheet.			
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?		☐	☒
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		☐	☒
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		☐	☒
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.			
5. Is the site currently undergoing development?		☒	

		Box 2	
		YES	NO
6. Is the current site use consistent with the use(s) listed below? Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial		☒	☐
7. Are all ICs in place and functioning as designed?		☒	☐

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

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

Box 2A

YES NO

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

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

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

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

SITE NO. C360180**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**3-802-0101**

Joseph Simone

Site Management Plan
Monitoring Plan
IC/EC Plan

Quarterly monitoring of groundwater.
Soil vapor assessment.

3-802-0102

Joseph Simone

Site Management Plan
Monitoring Plan
IC/EC Plan

Quarterly monitoring of groundwater.
Soil vapor assessment.

3-802-0103

Joseph Simone

Site Management Plan
Monitoring Plan
IC/EC Plan

Quarterly monitoring of groundwater.
Soil vapor assessment.

3-802-0104

Joseph Simone

Site Management Plan
Monitoring Plan
IC/EC Plan

Quarterly monitoring of groundwater.
Soil vapor assessment.

3-802-0105

Joseph Simone

Monitoring Plan
IC/EC Plan
Site Management Plan

Quarterly monitoring of groundwater.
Soil vapor assessment.

3-802-0106 (portion of)

Joseph Simone

Site Management Plan
Monitoring Plan
IC/EC Plan

Groundwater Monitoring
Soil Vapor Assessment

Box 4**Description of Engineering Controls**

None Required

Not Applicable/No EC's

Box 5

Periodic Review Report (PRR) Certification Statements

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

- a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;
- b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☒ ☐

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

- (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☒ ☐

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C360180

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

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

I MACK Fontz at 1763 Pitman ave Bronx, NY 10466
print name print business address

am certifying as owner (Owner or Remedial Party)

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

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

8/01/2025
Date