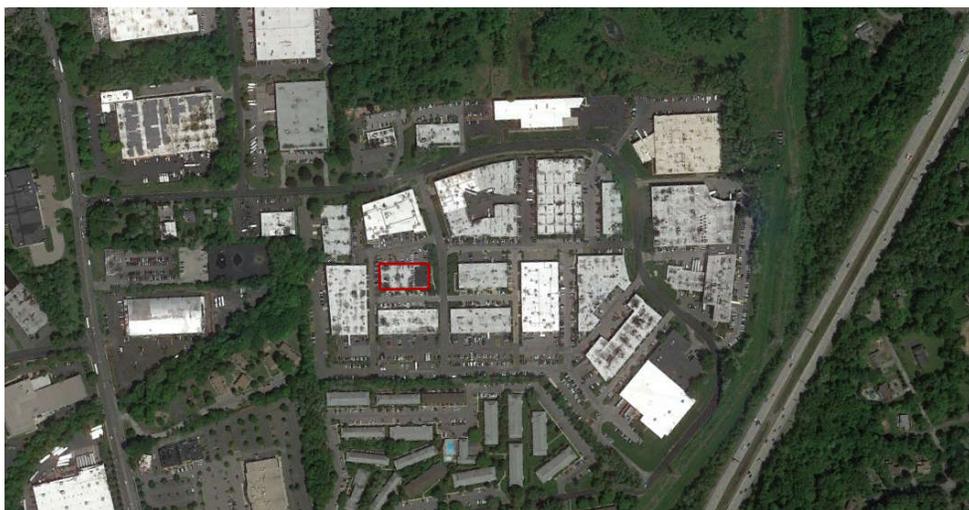




## *PHASE II REPORT*

5 Westchester Plaza  
Elmsford, NY



*August 2020*

**Prepared for:**  
Mack-Cali CW  
Realty Associates, L.L.C.  
c/o Jay A. Jaffe, Esq.

75 Livingston Avenue, Suite  
301  
Roseland, NJ 07068

**Prepared By:**  
Peak Environmental LLC  
26 Kennedy Blvd, Suite A,  
East Brunswick, NJ 08816

**Peak Project #**  
2847



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## 1 INTRODUCTION

Peak Environmental LLC (Peak) has prepared this Phase II Environmental Site Assessment (Phase II ESA) report to summarize the findings of a Phase II ESA completed by EBI Consulting in March 2019 at 5 Westchester Plaza, Elmsford, NY (Site). The objective of the Phase II ESA was to further evaluate Recognized Environmental Conditions (RECs) that were identified during a prior due diligence assessment. The investigation summarized herein included collection of soil-vapor samples to evaluate vapor intrusion at the Site and soil samples to evaluate soil quality at the Site.

## 2 HISTORICAL INFORMATION

The Site building was constructed in 1968 and prior land use was agricultural or undeveloped. The building is currently used by five commercial tenants. The current tenants and their operations are summarized in the table below.

Current Tenants and Operations	
Tenant	Operation
Apple Maintenance & Services	Cleaning and Janitorial Services
Dolphin Construction Corp.	Office and Warehouse
Promptcare Companies Inc.	Home Health Services
Vacant (formerly Singer Holding Corp. [dba Robinson Oil Co])	Former HVAC Service Center
Willemin-Macodel Inc.	Office and Distribution Center

A former tenant at the Site, Clinical Technologies Association, was listed as having generated hazardous wastes containing chlorinated volatile organic compounds (CVOCs) including tetrachloroethene (PCE) and trichloroethene (TCE). Due to the potential for environmental impacts from the use of solvents by the prior tenant, an investigation of soil-vapor and soil was conducted.

### 2.1 Physical Setting

The Site is located at 5 Westchester Plaza, Elmsford, NY at Block 19 within a portion of Lot 8 and is improved with a 20,200-square foot, one-story building utilized for office, warehouse, and industrial applications.

Following is a description of the physical setting of the site and surrounding areas.

#### 2.1.1 Geology and Soils

Per the United States Geological Survey (USGS) USGS Ground Water Atlas of the United States, New York region (1997), the Site is located within the embayed section of the Coastal Plain physiographic province. This is characterized by sediments, primarily clay, sand, and gravel. These sediments overlie metamorphic and igneous rocks that crop out in Connecticut that slope to the southeast. No bedrock outcroppings were observed on the site and bedrock was not encountered during the investigation.



### 2.1.2 Hydrogeology

No surface water bodies were identified on or adjacent to the Site. The nearest surface water body is the Saw Mill River, located approximately 1,700 feet southwest of the Site. Groundwater is expected to follow surface topography and flow towards the river to the southwest.

### 2.1.3 Topography

The Site is located at an approximate elevation of 280 feet above mean sea level (msl). The Site is located on relatively flat land that slopes gently to the southwest.

## 2.2 Significant Events or Seasonal Variations

No significant events or seasonal variations which are believed to have influenced sampling procedures or analytical results occurred during the implementation of this Phase II ESA.

## 2.3 Vapor Intrusion Investigation

On March 8, 2019, temporary soil-vapor sampling ports were installed at two locations (SV-1 and SV-2). SV-1 was collected from soil vapor beneath the former Clinical Technologies Association leasehold (currently vacant) and SV-2 was collected from soil vapor beneath the Singer Holding Corporation leasehold (currently occupied).

Soil-vapor sampling ports were installed to a depth of 0.5 feet below the surface of the floor slab. A 3/4-inch diameter hole was drilled through the floor slab with a drill, and a vapor pin with a dedicated silicone seal was installed into the hole to create a sample port.

Prior to soil-vapor sampling, a leak test using a water dam was performed to confirm leakage of ambient air into the sample port was not occurring. Three volumes of air were then purged from the sample port to ensure ambient air was no longer present within the sampling tube and to ensure that a representative sample was collected.

Soil-vapor samples were collected at SV-1 and SV-2 using pre-cleaned, 1-liter Summa canisters provided by the laboratory. The samples were collected and sent under chain of custody to Con-test Analytical Laboratories, a New York-certified laboratory. Samples were analyzed for CVOC analysis via Environmental Protection Agency (EPA) Method TO-15. Results of the analysis are summarized below. The laboratory deliverable is included as **Appendix A**.

Compound	NYDOH-DM	EPA VISL	SV-1	SV-2
PCE	100	1,570	<b>13,000</b>	<b>650</b>
TCE	6	100	<b>470</b>	ND

Notes: Results are shown in micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ )  
NYSDOH-DM: New York State Department of Health Soil Vapor/ Vapor Intrusion Decision Matrices (May 2017)  
EPA VISL: EPA Vapor Intrusion Screening Levels for Commercial Use (May 2018)



The concentrations of PCE within samples SV-1 and SV-2 and TCE at SV-1 were compared to the New York State Department of Health Soil Vapor/Vapor Intrusion Decision Matrices. These are used as a guidance tool to evaluate sites for further investigation. The above concentrations detected at SV-1 exceeded the maximum concentration presented for PCE and TCE. Based on these concentrations, the matrices recommend mitigation activities at the Site. In addition, PCE and TCE at SV-1 and PCE at SV-2 were compared to and exceeded the EPA Vapor Intrusion Screening Levels for Commercial Use. Sample locations are presented on **Drawing 1**, and sample results are presented on **Table 1**.

## 2.4 Soil Investigation

In March 2019, a soil investigation was conducted which consisted of advancing three soil borings and collection of three soil samples. Borings were advanced to depths ranging between 2 and 13.5 feet below grade (fbg). Groundwater was not encountered. Soil sample SB-1 was collected from beneath the Singer Holding Corporation leasehold, soil sample SB-2 was collected from beneath the former Clinical Technologies Association leasehold (currently vacant), and soil sample B3 was collected from the parking area immediately south of the building located at 5 Westchester Plaza.

Soil grab samples were collected in laboratory-supplied glassware, preserved according to the appropriate analytical method, and transported to the laboratory under chain-of-custody procedures. The three samples collected at the Site were analyzed for CVOCs via USEPA 8260. Results of soil sampling are summarized below, and laboratory deliverable packages are included as **Appendix A**.

Compound	375 SCO - Commercial	375 SCO - Protection of GW	SB-1 (1.5-2)	SB-2 (1.5-2)	B-3 (12.5-13.5)
PCE	150	1.3	ND	0.0048	ND
TCE	200	0.47	ND	ND	ND
cis-1,2-dichloroethene	500	0.25	ND	ND	ND
trans-1,2-dichloroethene	500	0.19	ND	ND	ND
Vinyl chloride	13	0.02	ND	ND	ND

Notes: Results are shown in milligrams per kilogram (mg/kg)  
375 SCO: New York State Codes, Rules, & Regulations (NYCRR) Part 375 Soil Cleanup Objectives (SCOs) (December 2006)  
Sample depth indicated at fbg.

Results of soil sampling indicated that CVOCs including PCE and TCE, previously utilized during Clinical Technologies Association operations, and their breakdown products, cis-1,2-dichloroethene (cis-1,2-DCE) and trans-1,2-dichloroethene (trans-1,2-DCE), were not present on-Site exceeding their respective Commercial SCOs or Protection of Groundwater SCOs. Locations of soil samples are depicted on **Drawing 2**, and sample results are presented on **Table 2**.

## 3 CONCLUSIONS

Lab analysis of soil samples collected indicate that soils underlying the Site are not likely impacted with CVOCs PCE, TCE, and associated breakdown products. CVOCs were not detected and laboratory reporting

Phase II ESA  
Mack-Cali CW Realty Associates L.L.C.  
c/o Jay A. Jaffe, Esq.  
5 Westchester Plaza  
Project Number 2847



limits did not exceed each compound's respective Commercial or Protection of Groundwater SCO indicating that the Site is suitable to continue to operate as a commercial property and that groundwater underlying the Site is not likely impacted by CVOCs. No further investigation is recommended.

Lab analysis of soil vapor samples collected on-Site revealed concentrations of PCE and TCE exceeding their respective NYSDOH-DM levels. In addition, PCE and TCE were detected at concentrations greater than the EPA VISLs.

Peak recommends re-sampling soil vapor to confirm the results detected in March 2019. Indoor air sampling is recommended pending the results of soil vapor resampling to evaluate the vapor intrusion pathway. Mitigation of vapor intrusion via installation of a sub-slab depressurization within the former Clinical Technologies Association leasehold may be recommended depending on the results of soil vapor resampling and indoor air sampling.

**TABLES**

## Table 1. Soil-Vapor Analytical Data Summary Chlorinated Volatile Organic Compounds



Vapor Sample Identifier	Laboratory Identifier	Sample Date	Sample Type	1,2-Dichloroethene (cis)			1,2-Dichloroethene (trans)			Tetrachloroethene			Trichloroethene			Vinyl chloride		
Chemical Abstracts Service (CAS) Number				156-59-2			156-60-5			127-18-4			79-01-6			75-01-4		
NY Vapor Intrusion Screening Levels				6			6			100			6			6		
EPA Vapor Intrusion Screening Levels				NS			NS			1,570			100			93		
				Result	Q	MDL	Result	Q	MDL	Result	Q	MDL	Result	Q	MDL	Result	Q	MDL
SV-1	19C0379-01	3/8/2019	Soil-Gas	ND		4	ND		4	13,000	D	14	470		5.4	ND		2.6
SV-2	19C0379-02	3/8/2019	Soil-Gas	ND		0.79	ND		0.79	650		1.4	ND		1.1	ND		0.51

**Notes**

{ND < #} - indicates a compound not detected in a sample that has a standard exceedance in the reporting limit/method detection limit

All concentrations reported in micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ )

NS - No Standard

Q - Laboratory Qualifier

MDL - Method Detection Limit

## Table 2. Soil Analytical Data Summary Chlorinated Volatile Organic Compounds



Sample Identifier	Laboratory Identifier	Sample Date	Sample Interval (feet below grade)	Sample Type	1,2-Dichloroethene (cis)	1,2-Dichloroethene (trans)	Tetrachloroethene	Trichloroethene	Vinyl chloride
Chemical Abstracts Service (CAS) Number					156-59-2	156-60-5	127-18-4	79-01-6	75-01-4
NYSO - Commercial					500	500	150	200	13
NYSO - Protection of Groundwater					0.25	0.19	1.3	0.47	0.02
					Result Q RL	Result Q RL	Result Q RL	Result Q RL	Result Q RL
B-3	19C0375-03	3/8/2019	12.5-13.5	Soil	ND 0.0022	ND 0.0022	ND 0.0022	ND 0.0022	ND 0.0011
SB-1	19C0466-01	3/11/2019	1.5-2	Soil	ND 0.0024	ND 0.0024	ND 0.0024	ND 0.0024	ND 0.0012
SB-2	19C0466-02	3/11/2019	1.5-2	Soil	ND 0.0029	ND 0.0029	0.0048 0.0029	ND 0.0029	ND 0.0014

Notes

NYSO - New York Soil Cleanup Objectives - Commercial Use

ND - indicates a compound not detected in a sample greater than its reporting limit/method detection limit

Concentrations reported in milligrams per kilogram (mg/kg)

NS - No Standard

Q - Laboratory Qualifier

RL - Reporting Limit

**DRAWINGS**



**LEGEND**

- - - - - PROPERTY BOUNDARY
- - - - - SITE BOUNDARY LINE
- SOIL VAPOR SAMPLE
- = COMPLIANT
- = NON-COMPLIANT
- = NOT ANALYZED

**SOURCE:**

1. MAP CREATED IN HARN/NY.NY-EF, NEW YORK STATE PLANE, EAST ZONE, U.S. SURVEY FOOT
2. AERIAL IMAGE FROM 2019 GOOGLE MAPS.
3. SITE BOUNDARY GRAPHICALLY SHOWN PER THE WESTCHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEBSITE.

**SOIL-GAS SAMPLE LOCATION MAP  
MARCH 8, 2019**

**5 WESTESTER PLAZA  
ELMSFORD, NEW YORK**

PROJECT: 2847

DATE: September 12, 2019

DRAWN BY: MS

CHECKED BY: MB

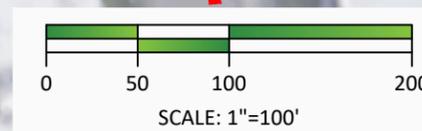
**DRAWING**

**1**

Vapor Sample Identifier	Laboratory Identifier	Sample Date	Sample Type	1,2-Dichloroethene (cis)	1,2-Dichloroethene (trans)	Tetrachloroethene	Trichloroethene	Vinyl chloride
Chemical Abstracts Service (CAS) Number				156-59-2	156-60-5	127-18-4	79-01-6	75-01-4
NY Vapor Intrusion Screening Levels				6	6	100	6	6
EPA Vapor Intrusion Screening Levels				NS	NS	1,570	100	93
				Result Q MDL	Result Q MDL	Result Q MDL	Result Q MDL	Result Q MDL
SV-1	19C0379-01	3/8/2019	Soil-Gas	ND 4	ND 4	13,000 D 14	470 5.4	ND 2.6
SV-2	19C0379-02	3/8/2019	Soil-Gas	ND 0.79	ND 0.79	650 1.4	ND 1.1	ND 0.51

**Notes**

{ND < #} - indicates a compound not detected in a sample that has a standard exceedance in the reporting limit/method detection limit  
 All concentrations reported in micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ )  
 NS - No Standard  
 Q - Laboratory Qualifier  
 MDL - Method Detection Limit





**LEGEND**

- - - - - PROPERTY BOUNDARY
- - - - - SITE BOUNDARY LINE
- EXISTING BUILDING LOCATION
- SOIL SAMPLE LOCATION
- = COMPLIANT

**SOURCE:**

1. MAP CREATED IN HARN/NY.NY-EF, NEW YORK STATE PLANE, EAST ZONE, U.S. SURVEY FOOT
2. AERIAL IMAGE FROM 2019 GOOGLE MAPS.
3. SITE BOUNDARY GRAPHICALLY SHOWN PER THE WESTCHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEBSITE.

**SOIL SAMPLE LOCATION MAP**

**5 WESTCHESTER PLAZA  
 ELMSFORD, NEW YORK**

PROJECT: 2847

DATE: AUGUST 20, 2020

DRAWN BY: JK

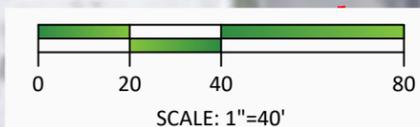
CHECKED BY: MB

**DRAWING**

2

Sample Identifier	Laboratory Identifier	Sample Date	Sample Interval (feet below grade)	Sample Type	1,2-Dichloroethene (cis)	1,2-Dichloroethene (trans)	Tetrachloroethene	Trichloroethene	Vinyl chloride
Chemical Abstracts Service (CAS) Number					156-59-2	156-60-5	127-18-4	79-01-6	75-01-4
NYSO - Commercial					500	500	150	200	13
NYSO - Protection of Groundwater					0.25	0.19	1.3	0.47	0.02
					Result Q RL	Result Q RL	Result Q RL	Result Q RL	Result Q RL
B-3	19C0375-03	3/8/2019	12.5-13.5	Soil	ND 0.0022	ND 0.0022	ND 0.0022	ND 0.0022	ND 0.0011
SB-1	19C0466-01	3/11/2019	1.5-2	Soil	ND 0.0024	ND 0.0024	ND 0.0024	ND 0.0024	ND 0.0012
SB-2	19C0466-02	3/11/2019	1.5-2	Soil	ND 0.0029	ND 0.0029	0.0048 0.0029	ND 0.0029	ND 0.0014

**Notes**  
 NYSO - New York Soil Cleanup Objectives - Commercial Use  
 ND - indicates a compound not detected in a sample greater than its reporting limit/method detection  
 Concentrations reported in milligrams per kilogram (mg/kg)  
 NS - No Standard  
 Q - Laboratory Qualifier  
 RL - Reporting Limit



G:\10000\_PROJECTS\2847\_MACKCALI - WESTCHESTER, NY\1-CAD\2020-08-20\_PHASE1\_SOIL\_SAMPLE\_LOCATION\_MAP.DWG

**Appendix A**

April 20, 2020

Brian Kilcoyne  
EBI Consultants  
21 B Street  
Burlington, MA 01803

Project Location: 1,5,7,8 Westchester Plaza, Elmsford, NY  
Client Job Number:  
Project Number: 1219000068  
Laboratory Work Order Number: 19C0466

Enclosed are results of analyses for samples received by the laboratory on March 12, 2019. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Michelle Koch". The signature is written in a cursive style with a large initial "M".

Michelle M. Koch  
Project Manager

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---

39 Spruce Street \* East Longmeadow, MA 01028 \* FAX 413/525-6405 \* TEL. 413/525-2332

EBI Consultants  
21 B Street  
Burlington, MA 01803  
ATTN: Brian Kilcoyne

REPORT DATE: 4/20/2020

PURCHASE ORDER NUMBER:

PROJECT NUMBER: 1219000068

**ANALYTICAL SUMMARY**

---

WORK ORDER NUMBER: 19C0466

The results of analyses performed on the following samples submitted to the CON-TEST Analytical Laboratory are found in this report.

PROJECT LOCATION: 1,5,7,8 Westchester Plaza, Elmsford, NY

FIELD SAMPLE #	LAB ID:	MATRIX	SAMPLE DESCRIPTION	TEST	SUB LAB
SB-1 (1.5-2)	19C0466-01	Soil		SM 2540G SW-846 8260C-D	
SB-2 (1.5-2)	19C0466-02	Soil		SM 2540G SW-846 8260C-D	

**CASE NARRATIVE SUMMARY**

All reported results are within defined laboratory quality control objectives unless listed below or otherwise qualified in this report.

REVISED REPORT per client, only report samples -01 and -02 per the DEC 4/20/2020

The results of analyses reported only relate to samples submitted to the Con-Test Analytical Laboratory for testing.

I certify that the analyses listed above, unless specifically listed as subcontracted, if any, were performed under my direction according to the approved methodologies listed in this document, and that based upon my inquiry of those individuals immediately responsible for obtaining the information, the material contained in this report is, to the best of my knowledge and belief, accurate and complete.

39 Spruce Street \* East Longmeadow, MA 01028 \* FAX 413/525-6405 \* TEL. 413/525-2332

Project Location: 1,5,7,8 Westchester Plaza, Elmsfo

Sample Description:

Work Order: 19C0466

Date Received: 3/12/2019

Field Sample #: SB-1 (1.5-2)

Sampled: 3/11/2019 12:15

Sample ID: 19C0466-01

Sample Matrix: Soil

Volatile Organic Compounds by GC/MS

Analyte	Results	RL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
cis-1,2-Dichloroethylene	ND	0.0024	mg/Kg dry	1		SW-846 8260C-D	3/14/19	3/14/19 10:48	MF
trans-1,2-Dichloroethylene	ND	0.0024	mg/Kg dry	1		SW-846 8260C-D	3/14/19	3/14/19 10:48	MF
Tetrachloroethylene	ND	0.0024	mg/Kg dry	1		SW-846 8260C-D	3/14/19	3/14/19 10:48	MF
Trichloroethylene	ND	0.0024	mg/Kg dry	1		SW-846 8260C-D	3/14/19	3/14/19 10:48	MF
Vinyl Chloride	ND	0.012	mg/Kg dry	1		SW-846 8260C-D	3/14/19	3/14/19 10:48	MF
Surrogates		% Recovery	Recovery Limits		Flag/Qual				
1,2-Dichloroethane-d4		83.9	70-130					3/14/19 10:48	
Toluene-d8		100	70-130					3/14/19 10:48	
4-Bromofluorobenzene		102	70-130					3/14/19 10:48	

39 Spruce Street \* East Longmeadow, MA 01028 \* FAX 413/525-6405 \* TEL. 413/525-2332

Project Location: 1,5,7,8 Westchester Plaza, Elmsfo

Sample Description:

Work Order: 19C0466

Date Received: 3/12/2019

Field Sample #: SB-1 (1.5-2)

Sampled: 3/11/2019 12:15

Sample ID: 19C0466-01

Sample Matrix: Soil

Conventional Chemistry Parameters by EPA/PHA/SW-846 Methods (Total)

Analyte	Results	RL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
% Solids	89.6		% Wt	1		SM 2540G	3/18/19	3/18/19 15:57	VLH

39 Spruce Street \* East Longmeadow, MA 01028 \* FAX 413/525-6405 \* TEL. 413/525-2332

Project Location: 1,5,7,8 Westchester Plaza, Elmsfo

Sample Description:

Work Order: 19C0466

Date Received: 3/12/2019

Field Sample #: SB-2 (1.5-2)

Sampled: 3/11/2019 12:25

Sample ID: 19C0466-02

Sample Matrix: Soil

Volatile Organic Compounds by GC/MS

Analyte	Results	RL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
cis-1,2-Dichloroethylene	ND	0.0029	mg/Kg dry	1		SW-846 8260C-D	3/14/19	3/14/19 11:42	MF
trans-1,2-Dichloroethylene	ND	0.0029	mg/Kg dry	1		SW-846 8260C-D	3/14/19	3/14/19 11:42	MF
Tetrachloroethylene	0.0048	0.0029	mg/Kg dry	1		SW-846 8260C-D	3/14/19	3/14/19 11:42	MF
Trichloroethylene	ND	0.0029	mg/Kg dry	1		SW-846 8260C-D	3/14/19	3/14/19 11:42	MF
Vinyl Chloride	ND	0.014	mg/Kg dry	1		SW-846 8260C-D	3/14/19	3/14/19 11:42	MF
Surrogates	% Recovery		Recovery Limits		Flag/Qual				
1,2-Dichloroethane-d4	88.1		70-130				3/14/19 11:42		
Toluene-d8	95.8		70-130				3/14/19 11:42		
4-Bromofluorobenzene	99.3		70-130				3/14/19 11:42		

39 Spruce Street \* East Longmeadow, MA 01028 \* FAX 413/525-6405 \* TEL. 413/525-2332

Project Location: 1,5,7,8 Westchester Plaza, Elmsfo

Sample Description:

Work Order: 19C0466

Date Received: 3/12/2019

Field Sample #: SB-2 (1.5-2)

Sampled: 3/11/2019 12:25

Sample ID: 19C0466-02

Sample Matrix: Soil

Conventional Chemistry Parameters by EPA/PHA/SW-846 Methods (Total)

Analyte	Results	RL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
% Solids	84.3		% Wt	1		SM 2540G	3/18/19	3/18/19 15:58	VLH

---

39 Spruce Street \* East Longmeadow, MA 01028 \* FAX 413/525-6405 \* TEL. 413/525-2332

### Sample Extraction Data

**Prep Method: % Solids    Analytical Method: SM 2540G**

Lab Number [Field ID]	Batch	Date
19C0466-01 [SB-1 (1.5-2)]	B225948	03/18/19
19C0466-02 [SB-2 (1.5-2)]	B225948	03/18/19

**Prep Method: SW-846 5035    Analytical Method: SW-846 8260C-D**

Lab Number [Field ID]	Batch	Initial [g]	Final [mL]	Date
19C0466-01 [SB-1 (1.5-2)]	B225763	4.61	10.0	03/14/19
19C0466-02 [SB-2 (1.5-2)]	B225763	4.16	10.0	03/14/19

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**QUALITY CONTROL**

**Volatile Organic Compounds by GC/MS - Quality Control**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

**Batch B225763 - SW-846 5035**

**Blank (B225763-BLK1)**

Prepared & Analyzed: 03/14/19

cis-1,2-Dichloroethylene	ND	0.0020	mg/Kg wet							
trans-1,2-Dichloroethylene	ND	0.0020	mg/Kg wet							
Tetrachloroethylene	ND	0.0020	mg/Kg wet							
Trichloroethylene	ND	0.0020	mg/Kg wet							
Vinyl Chloride	ND	0.010	mg/Kg wet							
Surrogate: 1,2-Dichloroethane-d4	0.0416		mg/Kg wet	0.0500		83.2	70-130			
Surrogate: Toluene-d8	0.0490		mg/Kg wet	0.0500		98.0	70-130			
Surrogate: 4-Bromofluorobenzene	0.0508		mg/Kg wet	0.0500		102	70-130			

**LCS (B225763-BS1)**

Prepared & Analyzed: 03/14/19

cis-1,2-Dichloroethylene	0.0189	0.0020	mg/Kg wet	0.0200		94.5	70-130			
trans-1,2-Dichloroethylene	0.0188	0.0020	mg/Kg wet	0.0200		94.1	70-130			
Tetrachloroethylene	0.0230	0.0020	mg/Kg wet	0.0200		115	70-130			
Trichloroethylene	0.0192	0.0020	mg/Kg wet	0.0200		96.2	70-130			
Vinyl Chloride	0.0184	0.010	mg/Kg wet	0.0200		92.0	40-130			†
Surrogate: 1,2-Dichloroethane-d4	0.0420		mg/Kg wet	0.0500		83.9	70-130			
Surrogate: Toluene-d8	0.0494		mg/Kg wet	0.0500		98.8	70-130			
Surrogate: 4-Bromofluorobenzene	0.0499		mg/Kg wet	0.0500		99.8	70-130			

**LCS Dup (B225763-BSD1)**

Prepared & Analyzed: 03/14/19

cis-1,2-Dichloroethylene	0.0192	0.0020	mg/Kg wet	0.0200		96.0	70-130	1.57	25	
trans-1,2-Dichloroethylene	0.0198	0.0020	mg/Kg wet	0.0200		98.8	70-130	4.87	25	
Tetrachloroethylene	0.0235	0.0020	mg/Kg wet	0.0200		118	70-130	2.41	25	
Trichloroethylene	0.0187	0.0020	mg/Kg wet	0.0200		93.4	70-130	2.95	25	
Vinyl Chloride	0.0186	0.010	mg/Kg wet	0.0200		93.0	40-130	1.08	25	†
Surrogate: 1,2-Dichloroethane-d4	0.0423		mg/Kg wet	0.0500		84.7	70-130			
Surrogate: Toluene-d8	0.0493		mg/Kg wet	0.0500		98.6	70-130			
Surrogate: 4-Bromofluorobenzene	0.0508		mg/Kg wet	0.0500		102	70-130			

---

39 Spruce Street \* East Longmeadow, MA 01028 \* FAX 413/525-6405 \* TEL. 413/525-2332

**FLAG/QUALIFIER SUMMARY**

*	QC result is outside of established limits.
†	Wide recovery limits established for difficult compound.
‡	Wide RPD limits established for difficult compound.
#	Data exceeded client recommended or regulatory level
ND	Not Detected
RL	Reporting Limit is at the level of quantitation (LOQ)
DL	Detection Limit is the lower limit of detection determined by the MDL study
MCL	Maximum Contaminant Level

Percent recoveries and relative percent differences (RPDs) are determined by the software using values in the calculation which have not been rounded.

No results have been blank subtracted unless specified in the case narrative section.

**CERTIFICATIONS**

**Certified Analyses included in this Report**

Analyte	Certifications
<i>SW-846 8260C-D in Soil</i>	
cis-1,2-Dichloroethylene	CT,NH,NY,ME,VA
trans-1,2-Dichloroethylene	CT,NH,NY,ME,VA
Tetrachloroethylene	NY,ME,VA
Trichloroethylene	CT,NH,NY,ME,VA
Vinyl Chloride	CT,NH,NY,ME,VA

The CON-TEST Environmental Laboratory operates under the following certifications and accreditations:

Code	Description	Number	Expires
AIHA	AIHA-LAP, LLC - ISO17025:2017	100033	03/1/2022
MA	Massachusetts DEP	M-MA100	06/30/2020
CT	Connecticut Department of Public Health	PH-0567	09/30/2021
NY	New York State Department of Health	10899 NELAP	04/1/2021
NH-S	New Hampshire Environmental Lab	2516 NELAP	02/5/2021
RI	Rhode Island Department of Health	LAO00112	12/30/2020
NC	North Carolina Div. of Water Quality	652	12/31/2020
NJ	New Jersey DEP	MA007 NELAP	06/30/2020
FL	Florida Department of Health	E871027 NELAP	06/30/2020
VT	Vermont Department of Health Lead Laboratory	LL015036	07/30/2020
ME	State of Maine	2011028	06/9/2021
VA	Commonwealth of Virginia	460217	12/14/2020
NH-P	New Hampshire Environmental Lab	2557 NELAP	09/6/2020
VT-DW	Vermont Department of Health Drinking Water	VT-255716	06/12/2020
NC-DW	North Carolina Department of Health	25703	07/31/2020
PA	Commonwealth of Pennsylvania DEP	68-05812	06/30/2020





785964773259



Delivered  
Tuesday 3/12/2019 at 9:03 am



DELIVERED

Signed for by: B.BECCA

GET STATUS UPDATES  
OBTAIN PROOF OF DELIVERY

FROM  
BURLINGTON, MA US

TO  
EAST LONGMEADOW, MA US

Multiple-piece Shipment

3 Piece shipment

TRACKING NUMBER	SHIPPER CITY, STATE	SHIP DATE	STATUS	DELIVERY DATE	DESTINATION/RECIPIENT CITY, STATE
785964773237 (master )	NANUET, NY	3/11/2019		3/12/2019	EAST LONGMEADOW, MA
785964773248	NANUET, NY	3/11/2019		3/12/2019	EAST LONGMEADOW, MA
785964773259	NANUET, NY	3/11/2019		3/12/2019	EAST LONGMEADOW, MA

Shipment Facts

TRACKING NUMBER  
785964773259

SERVICE  
FedEx Priority Overnight

MASTER TRACKING NUMBER  
785964773237

WEIGHT  
31 lbs / 14.06 kgs

DIMENSIONS  
24x14x14 in.

DELIVERED TO  
Shipping/Receiving

TOTAL PIECES  
3

TOTAL SHIPMENT WEIGHT  
31 lbs / 14.06 kgs

TERMS  
Third Party

PACKAGING  
Your Packaging

SPECIAL HANDLING SECTION  
Deliver Weekday, Additional Handling Surcharge

STANDARD TRANSIT  
  
3/12/2019 by 10.30 am

I Have Not Confirmed Sample Container Numbers With Lab Staff Before Relinquishing Over Samples \_\_\_\_\_



**con-test**<sup>®</sup>  
ANALYTICAL LABORATORY

Doc# 277 Rev 5 2017

**Login Sample Receipt Checklist - (Rejection Criteria Listing - Using Acceptance Policy) Any False Statement will be brought to the attention of the Client - State True or False**

Client EBI  
 Received By RLF Date 3/12/19 Time 903  
 How were the samples received? In Cooler T No Cooler \_\_\_\_\_ On Ice T No Ice \_\_\_\_\_  
 Direct from Sampling \_\_\_\_\_ Ambient \_\_\_\_\_ Melted Ice \_\_\_\_\_  
 Were samples within Temperature? 2-6°C T By Gun # 3 Actual Temp - 2.5°C  
 By Blank # \_\_\_\_\_ Actual Temp - \_\_\_\_\_  
 Was Custody Seal Intact? NA Were Samples Tampered with? NA  
 Was COC Relinquished? T Does Chain Agree With Samples? T  
 Are there broken/leaking/loose caps on any samples? F  
 Is COC in ink/ Legible? T Were samples received within holding time? T  
 Did COC include all pertinent Information? Client T Analysis T Sampler Name T  
 Project T ID's T Collection Dates/Times T  
 Are Sample labels filled out and legible? T  
 Are there Lab to Filters? F Who was notified? \_\_\_\_\_  
 Are there Rushes? F Who was notified? \_\_\_\_\_  
 Are there Short Holds? F Who was notified? \_\_\_\_\_  
 Is there enough Volume? T  
 Is there Headspace where applicable? NA MS/MSD? F  
 Proper Media/Containers Used? T Is splitting samples required? F  
 Were trip blanks received? F On COC? F  
 Do all samples have the proper pH? Acid NA Base NA

Vials	#	Containers:	#	#	#
Unp-		1 Liter Amb.		1 Liter Plastic	16 oz Amb.
HCL-		500 mL Amb.		500 mL Plastic	8oz Amb/Clear
Meoh-	8	250 mL Amb.		250 mL Plastic	4oz Amb/Clear
Bisulfate-		Flashpoint		Col./Bacteria	2oz Amb/Clear
DI-	110	Other Glass		Other Plastic	Encore
Thiosulfate-		SOC Kit		Plastic Bag	Frozen: 3/12/19 903
Sulfuric-		Perchlorate		Ziplock	

**Unused Media**

Vials	#	Containers:	#	#	#
Unp-		1 Liter Amb.		1 Liter Plastic	16 oz Amb.
HCL-		500 mL Amb.		500 mL Plastic	8oz Amb/Clear
Meoh-		250 mL Amb.		250 mL Plastic	4oz Amb/Clear
Bisulfate-		Col./Bacteria		Flashpoint	2oz Amb/Clear
DI-		Other Plastic		Other Glass	Encore
Thiosulfate-		SOC Kit		Plastic Bag	Frozen:
Sulfuric-		Perchlorate		Ziplock	

**Comments:**

\_\_\_\_\_

April 20, 2020

Brian Kilcoyne  
EBI Consultants  
21 B Street  
Burlington, MA 01803

Project Location: Westchester Plaza  
Client Job Number:  
Project Number: 1219000068  
Laboratory Work Order Number: 19C0375

Enclosed are results of analyses for samples received by the laboratory on March 9, 2019. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Michelle Koch". The signature is written in a cursive style with a large, prominent "M" and "K".

Michelle M. Koch  
Project Manager

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39 Spruce Street \* East Longmeadow, MA 01028 \* FAX 413/525-6405 \* TEL. 413/525-2332

EBI Consultants  
21 B Street  
Burlington, MA 01803  
ATTN: Brian Kilcoyne

REPORT DATE: 4/20/2020

PURCHASE ORDER NUMBER:

PROJECT NUMBER: 1219000068

**ANALYTICAL SUMMARY**

---

WORK ORDER NUMBER: 19C0375

The results of analyses performed on the following samples submitted to the CON-TEST Analytical Laboratory are found in this report.

PROJECT LOCATION: Westchester Plaza

FIELD SAMPLE #	LAB ID:	MATRIX	SAMPLE DESCRIPTION	TEST	SUB LAB
B-3 (12.5-13.5)	19C0375-03	Soil		SM 2540G SW-846 8260C-D	

**CASE NARRATIVE SUMMARY**

All reported results are within defined laboratory quality control objectives unless listed below or otherwise qualified in this report.

REVISED REPORT per client - report on sample -03 per the DEC - 4/20/2020

The results of analyses reported only relate to samples submitted to the Con-Test Analytical Laboratory for testing.

I certify that the analyses listed above, unless specifically listed as subcontracted, if any, were performed under my direction according to the approved methodologies listed in this document, and that based upon my inquiry of those individuals immediately responsible for obtaining the information, the material contained in this report is, to the best of my knowledge and belief, accurate and complete.

A handwritten signature in black ink that reads "Michelle Koch". The signature is written in a cursive style with a large, prominent initial "M".

Michelle M. Koch  
Project Manager

39 Spruce Street \* East Longmeadow, MA 01028 \* FAX 413/525-6405 \* TEL. 413/525-2332

Project Location: Westchester Plaza

Sample Description:

Work Order: 19C0375

Date Received: 3/9/2019

Field Sample #: B-3 (12.5-13.5)

Sampled: 3/8/2019 12:30

Sample ID: 19C0375-03

Sample Matrix: Soil

Volatile Organic Compounds by GC/MS

Analyte	Results	RL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
cis-1,2-Dichloroethylene	ND	0.0022	mg/Kg dry	1		SW-846 8260C-D	3/12/19	3/12/19 8:59	MF
trans-1,2-Dichloroethylene	ND	0.0022	mg/Kg dry	1		SW-846 8260C-D	3/12/19	3/12/19 8:59	MF
Tetrachloroethylene	ND	0.0022	mg/Kg dry	1		SW-846 8260C-D	3/12/19	3/12/19 8:59	MF
Trichloroethylene	ND	0.0022	mg/Kg dry	1		SW-846 8260C-D	3/12/19	3/12/19 8:59	MF
Vinyl Chloride	ND	0.011	mg/Kg dry	1		SW-846 8260C-D	3/12/19	3/12/19 8:59	MF
Surrogates		% Recovery	Recovery Limits		Flag/Qual				
1,2-Dichloroethane-d4		88.4	70-130					3/12/19 8:59	
Toluene-d8		99.6	70-130					3/12/19 8:59	
4-Bromofluorobenzene		99.2	70-130					3/12/19 8:59	

39 Spruce Street \* East Longmeadow, MA 01028 \* FAX 413/525-6405 \* TEL. 413/525-2332

Project Location: Westchester Plaza

Sample Description:

Work Order: 19C0375

Date Received: 3/9/2019

Field Sample #: B-3 (12.5-13.5)

Sampled: 3/8/2019 12:30

Sample ID: 19C0375-03

Sample Matrix: Soil

Conventional Chemistry Parameters by EPA/PHA/SW-846 Methods (Total)

Analyte	Results	RL	Units	Dilution	Flag/Qual	Method	Date Prepared	Date/Time Analyzed	Analyst
% Solids	87.5		% Wt	1		SM 2540G	3/13/19	3/14/19 6:36	VLH

---

39 Spruce Street \* East Longmeadow, MA 01028 \* FAX 413/525-6405 \* TEL. 413/525-2332

### Sample Extraction Data

**Prep Method: % Solids    Analytical Method: SM 2540G**

Lab Number [Field ID]	Batch	Date
19C0375-03 [B-3 (12.5-13.5)]	B225587	03/13/19

**Prep Method: SW-846 5035    Analytical Method: SW-846 8260C-D**

Lab Number [Field ID]	Batch	Initial [g]	Final [mL]	Date
19C0375-03 [B-3 (12.5-13.5)]	B225524	5.23	10.0	03/12/19

39 Spruce Street \* East Longmeadow, MA 01028 \* FAX 413/525-6405 \* TEL. 413/525-2332

**QUALITY CONTROL**

**Volatile Organic Compounds by GC/MS - Quality Control**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

**Batch B225524 - SW-846 5035**

**Blank (B225524-BLK1)**

Prepared & Analyzed: 03/12/19

cis-1,2-Dichloroethylene	ND	0.0020	mg/Kg wet							
trans-1,2-Dichloroethylene	ND	0.0020	mg/Kg wet							
Tetrachloroethylene	ND	0.0020	mg/Kg wet							
Trichloroethylene	ND	0.0020	mg/Kg wet							
Vinyl Chloride	ND	0.010	mg/Kg wet							
Surrogate: 1,2-Dichloroethane-d4	0.0432		mg/Kg wet	0.0500		86.5	70-130			
Surrogate: Toluene-d8	0.0494		mg/Kg wet	0.0500		98.9	70-130			
Surrogate: 4-Bromofluorobenzene	0.0493		mg/Kg wet	0.0500		98.6	70-130			

**LCS (B225524-BS1)**

Prepared & Analyzed: 03/12/19

cis-1,2-Dichloroethylene	0.0191	0.0020	mg/Kg wet	0.0200		95.6	70-130			
trans-1,2-Dichloroethylene	0.0192	0.0020	mg/Kg wet	0.0200		96.2	70-130			
Tetrachloroethylene	0.0221	0.0020	mg/Kg wet	0.0200		111	70-130			
Trichloroethylene	0.0200	0.0020	mg/Kg wet	0.0200		100	70-130			
Vinyl Chloride	0.0182	0.010	mg/Kg wet	0.0200		91.1	40-130			†
Surrogate: 1,2-Dichloroethane-d4	0.0444		mg/Kg wet	0.0500		88.8	70-130			
Surrogate: Toluene-d8	0.0493		mg/Kg wet	0.0500		98.6	70-130			
Surrogate: 4-Bromofluorobenzene	0.0510		mg/Kg wet	0.0500		102	70-130			

**LCS Dup (B225524-BSD1)**

Prepared & Analyzed: 03/12/19

cis-1,2-Dichloroethylene	0.0191	0.0020	mg/Kg wet	0.0200		95.4	70-130	0.209	25	
trans-1,2-Dichloroethylene	0.0186	0.0020	mg/Kg wet	0.0200		93.1	70-130	3.28	25	
Tetrachloroethylene	0.0219	0.0020	mg/Kg wet	0.0200		110	70-130	1.09	25	
Trichloroethylene	0.0189	0.0020	mg/Kg wet	0.0200		94.4	70-130	5.96	25	
Vinyl Chloride	0.0183	0.010	mg/Kg wet	0.0200		91.5	40-130	0.438	25	†
Surrogate: 1,2-Dichloroethane-d4	0.0435		mg/Kg wet	0.0500		87.1	70-130			
Surrogate: Toluene-d8	0.0504		mg/Kg wet	0.0500		101	70-130			
Surrogate: 4-Bromofluorobenzene	0.0520		mg/Kg wet	0.0500		104	70-130			

---

39 Spruce Street \* East Longmeadow, MA 01028 \* FAX 413/525-6405 \* TEL. 413/525-2332

**FLAG/QUALIFIER SUMMARY**

*	QC result is outside of established limits.
†	Wide recovery limits established for difficult compound.
‡	Wide RPD limits established for difficult compound.
#	Data exceeded client recommended or regulatory level
ND	Not Detected
RL	Reporting Limit is at the level of quantitation (LOQ)
DL	Detection Limit is the lower limit of detection determined by the MDL study
MCL	Maximum Contaminant Level

Percent recoveries and relative percent differences (RPDs) are determined by the software using values in the calculation which have not been rounded.

No results have been blank subtracted unless specified in the case narrative section.

**CERTIFICATIONS**

**Certified Analyses included in this Report**

Analyte	Certifications
<i>SW-846 8260C-D in Soil</i>	
cis-1,2-Dichloroethylene	CT,NH,NY,ME,VA
trans-1,2-Dichloroethylene	CT,NH,NY,ME,VA
Tetrachloroethylene	NY,ME,VA
Trichloroethylene	CT,NH,NY,ME,VA
Vinyl Chloride	CT,NH,NY,ME,VA

The CON-TEST Environmental Laboratory operates under the following certifications and accreditations:

Code	Description	Number	Expires
AIHA	AIHA-LAP, LLC - ISO17025:2017	100033	03/1/2022
MA	Massachusetts DEP	M-MA100	06/30/2020
CT	Connecticut Department of Public Health	PH-0567	09/30/2021
NY	New York State Department of Health	10899 NELAP	04/1/2021
NH-S	New Hampshire Environmental Lab	2516 NELAP	02/5/2021
RI	Rhode Island Department of Health	LAO00112	12/30/2020
NC	North Carolina Div. of Water Quality	652	12/31/2020
NJ	New Jersey DEP	MA007 NELAP	06/30/2020
FL	Florida Department of Health	E871027 NELAP	06/30/2020
VT	Vermont Department of Health Lead Laboratory	LL015036	07/30/2020
ME	State of Maine	2011028	06/9/2021
VA	Commonwealth of Virginia	460217	12/14/2020
NH-P	New Hampshire Environmental Lab	2557 NELAP	09/6/2020
VT-DW	Vermont Department of Health Drinking Water	VT-255716	06/12/2020
NC-DW	North Carolina Department of Health	25703	07/31/2020
PA	Commonwealth of Pennsylvania DEP	68-05812	06/30/2020





785924200819



Delivered  
Saturday 3/09/2019 at 11:25 am



**DELIVERED**

Signed for by: M.PROPESTIC

**GET STATUS UPDATES**

**OBTAIN PROOF OF DELIVERY**

**FROM**  
BURLINGTON, MA US

**TO**  
EAST LONGMEADOW, MA US

Multiple-piece Shipment

4 Piece shipment

TRACKING NUMBER	SHIPPER CITY, STATE	SHIP DATE	STATUS	DELIVERY DATE	DESTINATION/RECIPIENT CITY, STATE
785924200782 (master)	ELMSFORD, NY	3/08/2019		3/09/2019	EAST LONGMEADOW, MA
785924200793	ELMSFORD, NY	3/08/2019		3/09/2019	EAST LONGMEADOW, MA
785924200808	ELMSFORD, NY	3/08/2019		3/09/2019	EAST LONGMEADOW, MA
785924200819	ELMSFORD, NY	3/08/2019		3/09/2019	EAST LONGMEADOW, MA

**Shipment Facts**

**TRACKING NUMBER**  
785924200819

**SERVICE**  
FedEx Priority Overnight

**MASTER TRACKING NUMBER**  
785924200782

**WEIGHT**  
21 lbs / 9.53 kgs

**DIMENSIONS**  
25x13x14 in.

**DELIVERED TO**  
Shipping/Receiving

**TOTAL PIECES**  
4

**TOTAL SHIPMENT WEIGHT**  
21 lbs / 9.53 kgs

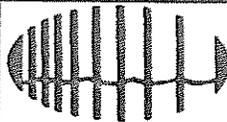
**TERMS**  
Third Party

**PACKAGING**  
Your Packaging

**SPECIAL HANDLING SECTION**  
Saturday Delivery, No Signature

**STANDARD TRANSIT**

I Have Not Confirmed Sample Container Numbers With Lab Staff Before Relinquishing Over Samples \_\_\_\_\_



**con-test**  
ANALYTICAL LABORATORY

Doc# 277 Rev 5 2017

**Login Sample Receipt Checklist - (Rejection Criteria Listing - Using Acceptance Policy) Any False Statement will be brought to the attention of the Client - State True or False**

Client FBI

Received By RAP Date 3/9/19 Time 1125

How were the samples received? In Cooler T No Cooler \_\_\_\_\_ On Ice T No Ice \_\_\_\_\_  
Direct from Sampling \_\_\_\_\_ Ambient \_\_\_\_\_ Melted Ice \_\_\_\_\_

Were samples within Temperature? 2-6°C T By Gun # 5 Actual Temp - 3.9  
By Blank # \_\_\_\_\_ Actual Temp - \_\_\_\_\_

Was Custody Seal Intact? NA Were Samples Tamped with? NA  
Was COC Relinquished? T Does Chain Agree With Samples? T

Are there broken/leaking/loose caps on any samples? F

Is COC in ink/ Legible? T Were samples received within holding time? T

Did COC include all pertinent Information? Client T Analysis T Sampler Name T  
Project T ID's + Collection Dates/Times T

Are Sample labels filled out and legible? T

Are there Lab to Filters? F Who was notified? \_\_\_\_\_

Are there Rushes? F Who was notified? \_\_\_\_\_

Are there Short Holds? F Who was notified? \_\_\_\_\_

Is there enough Volume? T

Is there Headspace where applicable? F MS/MSD? f

Proper Media/Containers Used? T Is splitting samples required? f

Were trip blanks received? F On COC? f

Do all samples have the proper pH? NA Acid \_\_\_\_\_ Base \_\_\_\_\_

Vials	#	Containers:	#	#	#	#
Unp-		1 Liter Amb.		1 Liter Plastic		16 oz Amb.
HCL-		500 mL Amb.		500 mL Plastic		8oz Amb/Clear
Meoh-	<u>6</u>	250 mL Amb.		250 mL Plastic		4oz Amb/Clear <u>MR 7</u>
Bisulfate-		Flashpoint		Col./Bacteria		2oz Amb/Clear
DI-	<u>12</u>	Other Glass		Other Plastic		Encore
Thiosulfate-		SOC Kit		Plastic Bag		Frozen: <u>3/9/19 1125</u>
Sulfuric-		Perchlorate		Ziplock		

**Unused Media**

Vials	#	Containers:	#	#	#	#
Unp-		1 Liter Amb.		1 Liter Plastic		16 oz Amb.
HCL-		500 mL Amb.		500 mL Plastic		8oz Amb/Clear
Meoh-		250 mL Amb.		250 mL Plastic		4oz Amb/Clear
Bisulfate-		Col./Bacteria		Flashpoint		2oz Amb/Clear
DI-		Other Plastic		Other Glass		Encore
Thiosulfate-		SOC Kit		Plastic Bag		Frozen:
Sulfuric-		Perchlorate		Ziplock		

Comments:

April 20, 2020

Brian Kilcoyne  
EBI Consultants  
21 B Street  
Burlington, MA 01803

Project Location: Westchester Plaza  
Client Job Number:  
Project Number: 1219000068  
Laboratory Work Order Number: 19C0379

Enclosed are results of analyses for samples received by the laboratory on March 9, 2019. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Michelle Koch". The signature is written in a cursive style with a large initial "M" and a long, sweeping underline.

Michelle M. Koch  
Project Manager

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39 Spruce Street \* East Longmeadow, MA 01028 \* FAX 413/525-6405 \* TEL. 413/525-2332

EBI Consultants  
21 B Street  
Burlington, MA 01803  
ATTN: Brian Kilcoyne

REPORT DATE: 4/20/2020

PURCHASE ORDER NUMBER:

PROJECT NUMBER: 1219000068

**ANALYTICAL SUMMARY**

---

WORK ORDER NUMBER: 19C0379

The results of analyses performed on the following samples submitted to the CON-TEST Analytical Laboratory are found in this report.

PROJECT LOCATION: Westchester Plaza

FIELD SAMPLE #	LAB ID:	MATRIX	SAMPLE DESCRIPTION	TEST	SUB LAB
SV-1	19C0379-01	Sub Slab		EPA TO-15	
SV-2	19C0379-02	Sub Slab		EPA TO-15	

**CASE NARRATIVE SUMMARY**

All reported results are within defined laboratory quality control objectives unless listed below or otherwise qualified in this report.

REVISED REPORT per client to only report samples -01 and -02 per DEC 4/20/2020

**EPA TO-15****Qualifications:****RL-II**

Elevated reporting limit due to high concentration of target compounds.

**Analyte & Samples(s) Qualified:**

19C0379-01[SV-1]

The results of analyses reported only relate to samples submitted to the Con-Test Analytical Laboratory for testing.

I certify that the analyses listed above, unless specifically listed as subcontracted, if any, were performed under my direction according to the approved methodologies listed in this document, and that based upon my inquiry of those individuals immediately responsible for obtaining the information, the material contained in this report is, to the best of my knowledge and belief, accurate and complete.

**ANALYTICAL RESULTS**

Project Location: Westchester Plaza  
 Date Received: 3/9/2019  
**Field Sample #: SV-1**  
**Sample ID: 19C0379-01**  
 Sample Matrix: Sub Slab  
 Sampled: 3/8/2019 09:41

Sample Description/Location:  
 Sub Description/Location:  
 Canister ID: 2338  
 Canister Size: 1 liter  
 Flow Controller ID: 4339  
 Sample Type: 10 min

**Work Order: 19C0379**  
 Initial Vacuum(in Hg): 30  
 Final Vacuum(in Hg): 4  
 Receipt Vacuum(in Hg): -3.6  
 Flow Controller Type: Fixed-Orifice  
 Flow Controller Calibration  
 RPD Pre and Post-Sampling:

**EPA TO-15**

Sample Flags: RL-11

Analyte	ppbv		Flag/Qual	ug/m3		Dilution	Date/Time		Analyst
	Results	RL		Results	RL		Analyzed		
cis-1,2-Dichloroethylene	ND	1.0		ND	4.0	20	3/13/19	1:35	BRF
trans-1,2-Dichloroethylene	ND	1.0		ND	4.0	20	3/13/19	1:35	BRF
Tetrachloroethylene	1900	2.0		13000	14	40	3/13/19	2:03	BRF
Trichloroethylene	87	1.0		470	5.4	20	3/13/19	1:35	BRF
Vinyl Chloride	ND	1.0		ND	2.6	20	3/13/19	1:35	BRF

Surrogates	% Recovery	% REC Limits	
4-Bromofluorobenzene (1)	106	70-130	3/13/19 2:03
4-Bromofluorobenzene (1)	107	70-130	3/13/19 1:35

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**ANALYTICAL RESULTS**

Project Location: Westchester Plaza  
 Date Received: 3/9/2019  
**Field Sample #: SV-2**  
**Sample ID: 19C0379-02**  
 Sample Matrix: Sub Slab  
 Sampled: 3/8/2019 10:18

Sample Description/Location:  
 Sub Description/Location:  
 Canister ID: 2093  
 Canister Size: 1 liter  
 Flow Controller ID: 4320  
 Sample Type: 10 min

**Work Order: 19C0379**  
 Initial Vacuum(in Hg): 30  
 Final Vacuum(in Hg): 3  
 Receipt Vacuum(in Hg): -1.8  
 Flow Controller Type: Fixed-Orifice  
 Flow Controller Calibration  
 RPD Pre and Post-Sampling:

**EPA TO-15**

Analyte	ppbv		Flag/Qual	ug/m3		Dilution	Date/Time		Analyst
	Results	RL		Results	RL		Analyzed		
cis-1,2-Dichloroethylene	ND	0.20		ND	0.79	4	3/13/19	2:31	BRF
trans-1,2-Dichloroethylene	ND	0.20		ND	0.79	4	3/13/19	2:31	BRF
Tetrachloroethylene	96	0.20		650	1.4	4	3/13/19	2:31	BRF
Trichloroethylene	ND	0.20		ND	1.1	4	3/13/19	2:31	BRF
Vinyl Chloride	ND	0.20		ND	0.51	4	3/13/19	2:31	BRF

Surrogates	% Recovery		% REC Limits		Date/Time	
4-Bromofluorobenzene (1)		108		70-130	3/13/19	2:31

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**Sample Extraction Data**

Prep Method: TO-15 Prep Analytical Method: EP

Lab Number [Field ID]	Batch	Pressure Dilution	Pre Dilution	Pre-Dil Initial mL	Pre-Dil Final mL	Default Injection mL	Actual Injection mL	Date
19C0379-01 [SV-1]	B225648	1.5	1	N/A	1000	400	30	03/12/19
19C0379-01RE1 [SV-1]	B225648	1.5	1	N/A	1000	400	15	03/12/19
19C0379-02 [SV-2]	B225648	1.5	1	N/A	1000	400	150	03/12/19

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**QUALITY CONTROL**

**Air Toxics by EPA Compendium Methods - Quality Control**

Analyte	ppbv		ug/m3		Spike Level	Source	%REC	RPD	RPD Limit	Flag/Qual
	Results	RL	Results	RL	ppbv	Result	%REC	RPD		
<b>Batch B225648 - TO-15 Prep</b>										
<b>Blank (B225648-BLK1)</b>					Prepared & Analyzed: 03/12/19					
cis-1,2-Dichloroethylene	ND	0.020								
trans-1,2-Dichloroethylene	ND	0.020								
Tetrachloroethylene	ND	0.020								
Trichloroethylene	ND	0.020								
Vinyl Chloride	ND	0.020								
<i>Surrogate: 4-Bromofluorobenzene (1)</i>	<i>8.36</i>				<i>8.00</i>		<i>105</i>		<i>70-130</i>	
<b>LCS (B225648-BS1)</b>					Prepared & Analyzed: 03/12/19					
cis-1,2-Dichloroethylene	4.72				5.00		94.5		70-130	
trans-1,2-Dichloroethylene	5.16				5.00		103		70-130	
Tetrachloroethylene	4.83				5.00		96.6		70-130	
Trichloroethylene	4.67				5.00		93.4		70-130	
Vinyl Chloride	4.58				5.00		91.6		70-130	
<i>Surrogate: 4-Bromofluorobenzene (1)</i>	<i>8.58</i>				<i>8.00</i>		<i>107</i>		<i>70-130</i>	

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**FLAG/QUALIFIER SUMMARY**

*	QC result is outside of established limits.
†	Wide recovery limits established for difficult compound.
‡	Wide RPD limits established for difficult compound.
#	Data exceeded client recommended or regulatory level
ND	Not Detected
RL	Reporting Limit is at the level of quantitation (LOQ)
DL	Detection Limit is the lower limit of detection determined by the MDL study
MCL	Maximum Contaminant Level
	Percent recoveries and relative percent differences (RPDs) are determined by the software using values in the calculation which have not been rounded.
	No results have been blank subtracted unless specified in the case narrative section.
RL-11	Elevated reporting limit due to high concentration of target compounds.

**INTERNAL STANDARD AREA AND RT SUMMARY**

**EPA TO-15**

Internal Standard	Response	RT	Reference Response	Reference RT	Area %	Area % Limits	RT Diff	RT Diff Limit	Q
<b>Initial Cal Check (S033208-ICV1 )</b>			Lab File ID: B030629.D			Analyzed: 03/07/19 00:08			
Bromochloromethane (1)	100480	5.058	99144	5.063	101	60 - 140	-0.0050	+/-0.50	
1,4-Difluorobenzene (1)	225997	6.277	217905	6.283	104	60 - 140	-0.0060	+/-0.50	
Chlorobenzene-d5 (1)	202086	9.877	197548	9.876	102	60 - 140	0.0010	+/-0.50	

**INTERNAL STANDARD AREA AND RT SUMMARY**

**EPA TO-15**

Internal Standard	Response	RT	Reference Response	Reference RT	Area %	Area % Limits	RT Diff	RT Diff Limit	Q
<b>Calibration Check (S033442-CCV1 )</b>			Lab File ID: B031212.D			Analyzed: 03/12/19 14:27			
Bromochloromethane (1)	95118	5.078	99144	5.063	96	60 - 140	0.0150	+/-0.50	
1,4-Difluorobenzene (1)	261863	6.292	217905	6.283	120	60 - 140	0.0090	+/-0.50	
Chlorobenzene-d5 (1)	229268	9.879	197548	9.876	116	60 - 140	0.0030	+/-0.50	
<b>LCS (B225648-BS1 )</b>			Lab File ID: B031213.D			Analyzed: 03/12/19 14:54			
Bromochloromethane (1)	98428	5.059	95118	5.078	103	60 - 140	-0.0190	+/-0.50	
1,4-Difluorobenzene (1)	268671	6.279	261863	6.292	103	60 - 140	-0.0130	+/-0.50	
Chlorobenzene-d5 (1)	236578	9.872	229268	9.879	103	60 - 140	-0.0070	+/-0.50	
<b>Blank (B225648-BLK1 )</b>			Lab File ID: B031217.D			Analyzed: 03/12/19 16:59			
Bromochloromethane (1)	97625	5.056	95118	5.078	103	60 - 140	-0.0220	+/-0.50	
1,4-Difluorobenzene (1)	261008	6.276	261863	6.292	100	60 - 140	-0.0160	+/-0.50	
Chlorobenzene-d5 (1)	231064	9.87	229268	9.879	101	60 - 140	-0.0090	+/-0.50	
<b>SV-1 (19C0379-01 )</b>			Lab File ID: B031235.D			Analyzed: 03/13/19 01:35			
Bromochloromethane (1)	97192	5.063	95118	5.078	102	60 - 140	-0.0150	+/-0.50	
1,4-Difluorobenzene (1)	275334	6.277	261863	6.292	105	60 - 140	-0.0150	+/-0.50	
Chlorobenzene-d5 (1)	241715	9.87	229268	9.879	105	60 - 140	-0.0090	+/-0.50	
<b>SV-1 (19C0379-01RE1 )</b>			Lab File ID: B031236.D			Analyzed: 03/13/19 02:03			
Bromochloromethane (1)	94981	5.07	95118	5.078	100	60 - 140	-0.0080	+/-0.50	
1,4-Difluorobenzene (1)	271770	6.29	261863	6.292	104	60 - 140	-0.0020	+/-0.50	
Chlorobenzene-d5 (1)	236491	9.877	229268	9.879	103	60 - 140	-0.0020	+/-0.50	
<b>SV-2 (19C0379-02 )</b>			Lab File ID: B031237.D			Analyzed: 03/13/19 02:31			
Bromochloromethane (1)	93934	5.057	95118	5.078	99	60 - 140	-0.0210	+/-0.50	
1,4-Difluorobenzene (1)	263158	6.277	261863	6.292	100	60 - 140	-0.0150	+/-0.50	
Chlorobenzene-d5 (1)	232724	9.876	229268	9.879	102	60 - 140	-0.0030	+/-0.50	

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**CONTINUING CALIBRATION CHECK  
EPA TO-15**

**S033442-CCV1**

COMPOUND	TYPE	CONC. (ppbv)		RESPONSE FACTOR			% DIFF / DRIFT	
		STD	CCV	ICAL	CCV	MIN (#)	CCV	LIMIT (#)
cis-1,2-Dichloroethylene	A	5.00	4.88	0.8331708	0.8133056		-2.4	30
trans-1,2-Dichloroethylene	A	5.00	4.85	0.8265832	0.8015644		-3.0	30
Tetrachloroethylene	A	5.00	4.93	0.4545134	0.4477904		-1.5	30
Trichloroethylene	A	5.00	4.76	0.3266607	0.3106663		-4.9	30
Vinyl Chloride	A	5.00	4.78	0.6091799	0.5826027		-4.4	30

# Column to be used to flag Response Factor and %Diff/Drift values with an asterisk

\* Values outside of QC limits

**CERTIFICATIONS**

**Certified Analyses included in this Report**

Analyte	Certifications
<i>EPA TO-15 in Air</i>	
cis-1,2-Dichloroethylene	AIHA,FL,NY,ME,NH,VA
trans-1,2-Dichloroethylene	AIHA,NJ,NY,ME,NH,VA
Tetrachloroethylene	AIHA,FL,NJ,NY,ME,NH,VA
Trichloroethylene	AIHA,FL,NJ,NY,ME,NH,VA
Vinyl Chloride	AIHA,FL,NJ,NY,ME,NH,VA

The CON-TEST Environmental Laboratory operates under the following certifications and accreditations:

Code	Description	Number	Expires
AIHA	AIHA-LAP, LLC - ISO17025:2017	100033	03/1/2022
MA	Massachusetts DEP	M-MA100	06/30/2020
CT	Connecticut Department of Public Health	PH-0567	09/30/2021
NY	New York State Department of Health	10899 NELAP	04/1/2021
NH-S	New Hampshire Environmental Lab	2516 NELAP	02/5/2021
RI	Rhode Island Department of Health	LAO00112	12/30/2020
NC	North Carolina Div. of Water Quality	652	12/31/2020
NJ	New Jersey DEP	MA007 NELAP	06/30/2020
FL	Florida Department of Health	E871027 NELAP	06/30/2020
VT	Vermont Department of Health Lead Laboratory	LL015036	07/30/2020
ME	State of Maine	2011028	06/9/2021
VA	Commonwealth of Virginia	460217	12/14/2020
NH-P	New Hampshire Environmental Lab	2557 NELAP	09/6/2020
VT-DW	Vermont Department of Health Drinking Water	VT-255716	06/12/2020
NC-DW	North Carolina Department of Health	25703	07/31/2020
PA	Commonwealth of Pennsylvania DEP	68-05812	06/30/2020





785924200782



# Delivered

Saturday 3/09/2019 at 11:25 am



DELIVERED

Signed for by: M.PROPESTIC

GET STATUS UPDATES

OBTAIN PROOF OF DELIVERY

**FROM**  
BURLINGTON, MA US

**TO**  
EAST LONGMEADOW, MA US

### Multiple-piece Shipment

### 4 Piece shipment

TRACKING NUMBER	SHIPPER CITY, STATE	SHIP DATE	STATUS	DELIVERY DATE	DESTINATION/RECIPIENT CITY, STATE
785924200782 (master)	ELMSFORD, NY	3/08/2019		3/09/2019	EAST LONGMEADOW, MA
785924200793	ELMSFORD, NY	3/08/2019		3/09/2019	EAST LONGMEADOW, MA
785924200808	ELMSFORD, NY	3/08/2019		3/09/2019	EAST LONGMEADOW, MA
785924200819	ELMSFORD, NY	3/08/2019		3/09/2019	EAST LONGMEADOW, MA

### Shipment Facts

**TRACKING NUMBER**  
785924200782

**SERVICE**  
FedEx Priority Overnight

**MASTER TRACKING NUMBER**  
785924200782

**WEIGHT**  
35 lbs / 15.88 kgs

**DIMENSIONS**  
22x18x14 in.

**DELIVERED TO**  
Shipping/Receiving

**TOTAL PIECES**  
4

**TOTAL SHIPMENT WEIGHT**  
90 lbs / 40.82 kgs

**TERMS**  
Third Party

**PACKAGING**  
Your Declaration

**SPECIAL HANDLING SECTION**  
Saturday Delivery No Signature

**STANDARD TRANSIT**

