Appendix A:

Environmental Easement

Residential Area

Deed description: Bargain and Sale Deed- Control No.: 643623142

Parcel I:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village and Town of Ossining, County of Westchester and State of New York, known and designated as Lots Nos. 10, 11, 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32.

Parcel II:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village and Town of Ossining, County of Westchester and State of New York, known and designated as Lots Nos. 6, 7, 8 and 9 on a certain map entitled "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32.

OVERALL DESCRIPTION:

AMENDED 11/19/2024
ALL that certain plot, piece or parcel of land, situate, lying and being in the Village and Town of Ossining, County of Westchester and State of New York, known and designated as Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at the corner forming the intersection of the Southerly side of Croton Avenue with the Westerly side of Watson Avenue;

RUNNING THENCE along the Westerly side of Watson Avenue, South 10 degrees 23 minutes 00 seconds West, 124.35 feet;

THENCE North 79 degrees 37 minutes 00 seconds West 284.98 feet to the Easterly side of Prospect Avenue;

THENCE along the Easterly side of Prospect Avenue, North 10 degrees 23 minutes 00 seconds East, 101.56 feet to the Southerly side of Croton Avenue;

THENCE along the Southerly side of Croton Avenue, the following five (5) courses and distances:

1. North 89 degrees 56 minutes 30 seconds East, 94.03 feet.;
2. South 88 degrees 16 minutes 50 seconds East, 66.61 feet;
3. South 80 degrees 38 minutes 50 seconds East, 83.69 feet;
4. South 74 degrees 45 minutes 50 seconds East 12.63 feet;
5. South 70 degrees 48 minutes 10 seconds East, 30.77 feet to the Westerly side of Watson Avenue and the point or place of BEGINNING.

EXCEPTING THEREFROM - COMMERCIAL FLEX PARCEL DESCRIPTION:

ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 288 feet and a horizontal limiting plane of 302.83 feet which elevations are in reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at a point the following courses from the corner forming the intersection of the Southerly side of Croton Avenue with the Easterly side of Watson Avenue;

1. South 10 degrees 23 minutes 00 seconds West, 11.77 feet;
2. South 79 degrees 37 minutes 00 seconds East, 30.21 feet;

RUNNING THENCE from said point the following (11) courses and distances;

1. North 10 degrees 23 minutes 00 seconds East, 13.81 feet;
2. South 79 degrees 37 minutes 00 East, 0.23 feet;
3. North 10 degrees 23 minutes 00 seconds East, 1.38 feet;
4. South 87 degrees 37 minutes 00 East, 52.60 feet;
5. South 02 degrees 23 minutes 00 West, 7.67 feet;
6. South 87 degrees 37 minutes 00 East, 26.97 feet;
7. South 79 degrees 37 minutes 00 East, 0.53 feet;
8. South 10 degrees 23 minutes 00 West, 24.41 feet;
9. North 79 degrees 37 minutes 00 West, 53.73 feet;
10. North 10 degrees 23 minutes 00 East, 5.65 feet,
11. North 79 degrees 23 minutes 41 West, 26.90 feet the point or place of BEGINNING.

ALSO EXCEPTING THEREFROM - COMMERCIAL PARCEL DESCRIPTION:

ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 297.25 feet and a horizontal limiting plane of 312.08 feet which elevations are in reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 6, 7 and 8 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;
BEGINNING at a point the following courses from the corner forming the intersection of the Southerly side of Croton Avenue with the Westerly side of Watson Avenue;

South 10 degrees 23 minutes 00 seconds West, 34.66 feet;
North 79 degrees 37 minutes 00 seconds West, 11.51 feet;

RUNNING THENCE from said point the following (5) courses and distances;

1. North 79 degrees 37 minutes 00 seconds West, 58.08 feet;
2. North 10 degrees 23 minutes 00 East, 29.02 feet;
3. South 79 degrees 37 minutes 00 East, 31.23 feet;
4. South 71 degrees 37 minutes 00 East, 27.11 feet
5. South 10 degrees 23 minutes 00 West, 25.24 feet the point or place of BEGINNING.

Commercial/Flex Area
Deed Description: Quitclaim Deed -Control No.: 643623167

Commercial Parcel "Flex"

ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 288 feet and a horizontal limiting plane of 302.83 feet which elevations are in reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at a point the following courses from the corner forming the intersection of the Southerly side of Croton Avenue with the Easterly side of Watson Avenue;

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South 79 degrees 37 minutes 00 seconds East, 30.21 feet;

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3. North 10 degrees 23 minutes 00 seconds East, 1.38 feet;
4. South 87 degrees 37 minutes 00 East, 52.60 feet;
5. South 02 degrees 23 minutes 00 West, 7.67 feet;
6. South 87 degrees 37 minutes 00 East, 26.97 feet;
7. South 79 degrees 37 minutes 00 East, 0.53 feet;
8. South 10 degrees 23 minutes 00 West, 24.41 feet;
9. North 79 degrees 37 minutes 00 West, 53.73 feet;
10. North 10 degrees 23 minutes 00 East, 5.65 feet,
11. North 79 degrees 23 minutes 41 West, 26.90 feet the point or place of BEGINNING.

Commercial Parcel
ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 297.25 feet and a horizontal limiting plane of 312.08 feet which elevations are in reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 6, 7 and 8 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at a point the following courses from the corner forming the intersection of the Southerly side of Croton Avenue with the Westerly side of Watson Avenue;

South 10 degrees 23 minutes 00 seconds West, 34.66 feet; North 79 degrees 37 minutes 00 seconds West, 11.51 feet;

RUNNING THENCE from said point the following (5) courses and distances;

1. North 79 degrees 37 minutes 00 seconds West, 58.08 feet;
2. North 10 degrees 23 minutes 00 East, 29.02 feet;
3. South 79 degrees 37 minutes 00 East, 31.23 feet;
4. South 71 degrees 37 minutes 00 East, 27.11 feet;
5. South 10 degrees 23 minutes 00 West, 25.24 feet the point or place of BEGINNING.

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov"

BCP Site/Environmental Easement Area Legal Description

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village and Town of Ossining, County of Westchester and State of New York, known and designated as Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at the corner forming the intersection of the Southerly side of Croton Avenue with the Westerly side of Watson Avenue;

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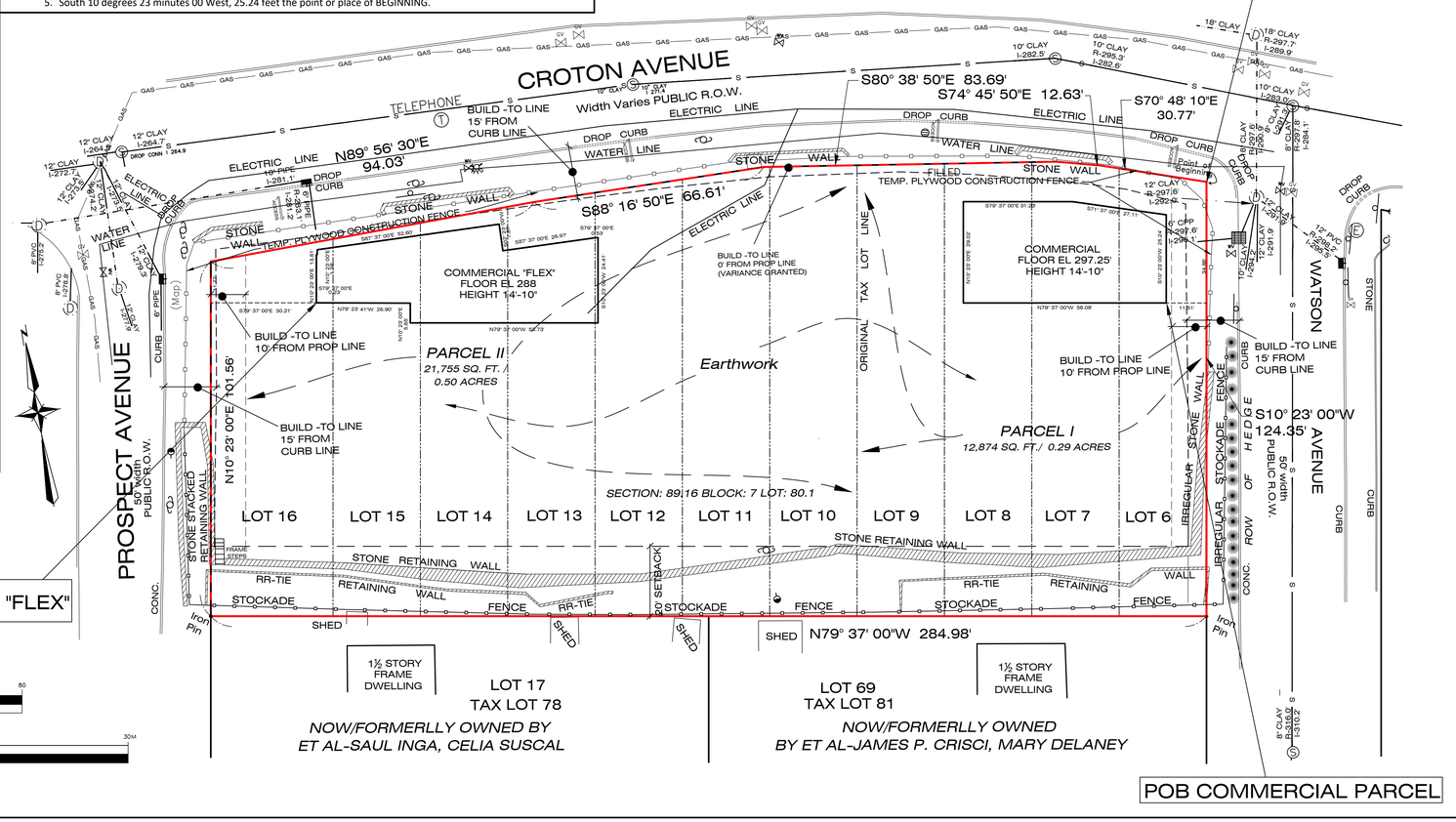
THENCE along the Easterly side of Prospect Avenue, North 10 degrees 23 minutes 00 seconds East, 101.56 feet to the Southerly side of Croton Avenue;

THENCE along the Southerly side of Croton Avenue, the following five (5) courses and distances:
1. North 89 degrees 56 minutes 30 seconds East, 94.03 feet.;
2. South 88 degrees 16 minutes 50 seconds East, 66.61 feet;
3. South 80 degrees 38 minutes 50 seconds East, 83.69 feet;
4. South 74 degrees 45 minutes 50 seconds East 12.63 feet;
5. South 70 degrees 48 minutes 10 seconds East, 30.77 feet to the Westerly side of Watson Avenue and the point or place of BEGINNING.

34,629 Sq. Ft. / Acreage: 0.79

Sun Valley Nursery Filling Station Site
Site No.: C360207
Tax ID: 89.16-7-80.1
136-140 Croton Avenue, Ossining, New York 10562
Acreage: 0.79

POB BCP Site/Environmental Easement/Deed Description



GRAPHIC SCALE
20 0 10 20 40 80
(1INCH = 20FEET)
0.0 3.75 7.5 15 30M
METERS

GABRIEL E. SENOR, P.C.
Engineer & Surveyor
30 NORTH CENTRAL AVE, HARTSDALE, NEW YORK 10530
(914) 422-0090

JOB NUMBER: RO.V67P32-6

LEGEND
- CATCH BASIN
- DRAIN INLET
- UTILITY POLE
- SIGN POST
- HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- VALVE
- TRAFFIC POLE
- TELE. MANHOLE
- ELECTRIC BOX
- SEWER MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- DRAIN MANHOLE
- MANHOLE
- MONITORING WELL
- BCP SITE/ENVIRONMENTAL EASEMENT AREA

SURVEY CERTIFICATION
Certifications indicated hereon signify this survey was prepared in accordance with the existing code of practice for land surveys adopted by the New York State Association of Professional Land Surveyors.

Subsequent revised dates do not constitute an updated survey.

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

Copies of the survey map not bearing the land surveyor's original blue signature and embossed seal shall not be considered to be a true and valid copy.

BCP SITE/ENVIRONMENTAL EASEMENT AREA SURVEY
LOTS 6 - 16, BLOCK 7
AS SHOWN ON SUBDIVISION OF
BUTLER RIDGE
BY APPLEBEE & SLATER
LOCATED IN THE
TOWN & VILLAGE OF OSSINING
WESTCHESTER COUNTY, NEW YORK
ADDRESS:138-140 CROTON AVE.,OSSINING, NY 10562
SECTION: 89.16 BLOCK: 7 LOT: 80.1
Said "Map" is filed in the Westchester County Clerks office, Division of Land Records, on February 9, 1928 as R.O. Map number Volume 67, Page 32.

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER LAND SURVEYORS
30 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0090

SCALE: 1" = 20'	
DATE: SEPT. 4, 2025	
DRAWN BY: EJC.	CHECKED BY: ES.

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

652323409EAS001Y

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Stewart Title Guaranty Company	Phone:	914-993-9393
Address 1:	711 Westchester Avenue, Ste 302	Fax:	914-997-1698
Address 2:		Email:	nymetrorecordings@stewart.com
City/State/Zip:	White Plains NY 10604	Reference for Submitter:	2295685/71287456 - Environmental Eas

Document Details

Control Number: **652323409** Document Type: **Easement (EAS)**

Package ID: 2025082000205001001 Document Page Count: **14** Total Page Count: **16**

Parties

☑ Additional Parties on Continuation page

	1st PARTY		2nd PARTY	
1:	CRESCENT MANOR SENIOR HOUSING DEVELOPMENT F	- Other	NEW YORK STATE DEPT OF ENVIRONMENTAL CONSERV	- Other
2:	CRESCENT MANOR OWNER LLC	- Other	NEW YORK STATE OF	- Other

Property

☐ Additional Properties on Continuation page

Street Address: 138-140 CROTON AVENUE Tax Designation: 89.16-7-80.1

City/Town: OSSINING TOWN Village: OSSINING

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: TP-584

Recording Fees

Statutory Recording Fee:	$40.00
Page Fee:	$75.00
Cross-Reference Fee:	$0.00
Mortgage Affidavit Filing Fee:	$0.00
RP-5217 Filing Fee:	$0.00
TP-584 Filing Fee:	$5.00
RPL 291 Notice Fee:	$0.00
Local Tax Receipt Filing Fee:	$0.00
Total Recording Fees Paid:	**$120.00**

Transfer Taxes

Consideration:	$0.00
Transfer Tax:	$0.00
Mansion Tax:	$0.00
Transfer Tax Number:	5625

Mortgage Taxes

Document Date:

Mortgage Amount:

Basic:	$0.00
Westchester:	$0.00
Additional:	$0.00
MTA:	$0.00
Special:	$0.00
Yonkers:	$0.00
Total Mortgage Tax:	**$0.00**

Dwelling Type: Exempt: ☐

Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK

Recorded: 11/07/2025 at 11:37 AM

Control Number: **652323409**

Witness my hand and official seal

Timothy C.Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Stewart Title Guaranty Company
711 Westchester Avenue
Suite 302
White Plains , NY 10604

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

652323409EAS001Y

Westchester County Recording & Endorsement Page

Document Details

Control Number: **652323409**

Document Type: **Easement (EAS)**

Package ID: 2025082000205001001

Document Page Count: 14

Total Page Count: 16

1st PARTY Addendum	2nd PARTY Addendum
WESTCHESTER COUNTY INDUSTRIAL DVLP AGCY	Other

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

THIS INDENTURE made as of this 23rd day of October, 2025 between Owner(s), Crescent Manor Senior Housing Development Fund Corporation (the "Grantor Fee Owner and Leaseholder") having an office at 428 Fifth Avenue, Suite 100, Pelham, NY, Crescent Manor Owner LLC (the "Grantor Beneficial Owner and Leaseholder") having an office at 438 Fifth Avenue, Suite 100, Pelham, NY, County of Westchester, and County of Westchester Industrial Development Agency, having an office at 148 Martine Ave, White Plains, New York (Grantor Leaseholder, together with Grantor Fee Owner and Leaseholder and Grantor Beneficial Owner and Leaseholder, collectively, the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 138-140 Croton Avenue in the Town of Ossining, County of Westchester and State of New York, known and designated on the tax map of the County Clerk of Westchester as tax map parcel number: Section 89.16 Block 7 Lot 80.1, being the same as that property conveyed to Grantor by deeds dated March 21, 2025 and recorded in the Westchester County Clerk's Office as Control Nos. 643623142 & 643623167. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.79 +/- acres, and is hereinafter more fully described in the Land Title Survey dated September 4, 2025 prepared by Gabriel E. Senor, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

WHEREAS, Grantor Beneficial Owner & Leaseholder, is the owner of the beneficial interest in the Controlled Property being the same as a portion of that beneficial interest conveyed to Grantor Beneficial Owner by means of a Declaration of Interest and Nominee Agreement between Grantor Fee Owner and Grantor Beneficial Owner dated as of March 21, 2025 and recorded in County Clerk's Office on August 21, 2025, as Control No.: 643623124;

WHEREAS, Grantor Leaseholder, is the holder of a lease interest in the Controlled Property, as memorialized in a Memorandum of Lease Agreement dated March 1, 2025, recorded in the Westchester County Clerk's Office as Control No.: 643183314; and

WHEREAS, Grantor Fee Owner and Leaseholder and Grantor Beneficial Owner and Leaseholder, are the holders of a lease interest in the Controlled Property, as memorialized in a Memorandum of Sublease Agreement dated March 1, 2025 and recorded in the Westchester County Clerk's Office as Control No.: 643183331; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement IndexNumber: C360207-03-22, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) 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;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) 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 this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway

Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her 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

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:	Site Number: C360207 Office of General Counsel NYSDEC 625 Broadway Albany New York 12233-5500
With a copy to:	Site Control Section Division of Environmental Remediation NYSDEC 625 Broadway Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor Fee Owner and Leaseholder has caused this instrument to be signed in its name.

Crescent Manor Senior Housing Development Fund Corporation:

By: _____

Print Name: RELLA FOGLIANO

Title: PRESIDENT Date: 10/16/2025

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF Westchester)

On the 16th day of October, in the year 2025, before me, the undersigned, personally appeared Rella Fogliano, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public - State of New York

ALEJANDRA MARTINEZ
Notary Public - State of New York
NO. 01MA0005114
Qualified in Westchester County
My Commission Expires Apr 4, 2027

IN WITNESS WHEREOF, Grantor Beneficial Owner and Leaseholder has caused this instrument to be signed in its name.

Crescent Manor Owner LLC:

By: _____

Print Name: RELLA FOGLIANO

Title: OPERATING MANAGER Date: 10/16/2025

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF Westchester)

On the 16th day of October, in the year 2025, before me, the undersigned, personally appeared Rella Fogliano, personally known to me or proved to me on the basis of satisfactory evidence to be the individual~~(s)~~ whose name is ~~(are)~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity~~(ies)~~, and that by his/her/their signature(s) on the instrument, the individual~~(s)~~, or the person upon behalf of which the individual~~(s)~~ acted, executed the instrument.

_____
Notary Public - State of New York

ALEJANDRA MARTINEZ
Notary Public - State of New York
NO. 01MA0005114
Qualified in Westchester County
My Commission Expires Apr 4, 2027

IN WITNESS WHEREOF, Grantor Leaseholder has caused this instrument to be signed in its name.

County of Westchester Industrial Development Agency:

By: Joan McDonald

Print Name: JOAN McDONALD

Title: CHAIR Date: 10/16/25

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF Westchester)

On the 16th day of October in the year 2025 before me, the undersigned, personally appeared Joan McDonald personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Nancy Aladino

Notary Public - State of New York

NANCY ALADINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AL6392655
Qualified in Westchester County
My Commission Expires: 6-3-2027

TIilS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting by and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: _____
Janet Brown, Assistant Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 23 day of October ,in the year 2025 before me, the undersigned, personally appeared Janet Brown, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public - State of New York

Cheryl A. Salem
Notary Public State of New York
Registration No. 01SA0002177
Qualified in Albany County
My Commission Expires March 3, 2027

SCHEDULE "A" PROPERTY DESCRIPTION

BCP Site/ Environmental Easement Legal Description

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village and Town of Ossining, County of Westchester and State of New York, known and designated as Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at the corner forming the intersection of the Southerly side of Croton Avenue with the Westerly side of Watson Avenue;

RUNNING THENCE along the Westerly side of Watson Avenue, South 10 degrees 23 minutes 00 seconds West, 124.35 feet;

THENCE North 79 degrees 37 minutes 00 seconds West 284.98 feet to the Easterly side of Prospect Avenue;

THENCE along the Easterly side of Prospect Avenue, North 10 degrees 23 minutes 00 seconds East, 101.56 feet to the Southerly side of Croton Avenue;

THENCE along the Southerly side of Croton Avenue, the following five (5) courses and distances:
1. North 89 degrees 56 minutes 30 seconds East, 94.03 feet.;
2. South 88 degrees 16 minutes 50 seconds East, 66.61 feet;
3. South 80 degrees 38 minutes 50 seconds East, 83.69 feet;
4. South 74 degrees 45 minutes 50 seconds East 12.63 feet;
5. South 70 degrees 48 minutes 10 seconds East, 30.77 feet to the Westerly side of Watson Avenue and the point or place of BEGINNING.

34,629 Sq. Ft./ Acreage: 0.79

Deed Descriptions
Residential Area
Bargain and Sale Deed- Control No.: 643623142
Parcel I:
ALL that certain plot, piece or parcel of land, situate, lying and being in the Village and Town of Ossining, County of Westchester and State of New York, known and designated as Lots Nos. 10, 11, 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32.
Parcel II:
ALL that certain plot, piece or parcel of land, situate, lying and being in the Village and Town of Ossining, County of Westchester and State of New York, known and designated as Lots Nos. 6, 7, 8 and 9 on a certain map entitled "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in

Volume 67 of Maps at Page 32.

OVERALL DESCRIPTION:

AMENDED 11/19/2024

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village and Town of Ossining, County of Westchester and State of New York, known and designated as Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at the corner forming the intersection of the Southerly side of Croton Avenue with the Westerly side of Watson Avenue;

RUNNING THENCE along the Westerly side of Watson Avenue, South 10 degrees 23 minutes 00 seconds West, 124.35 feet;

THENCE North 79 degrees 37 minutes 00 seconds West 284.98 feet to the Easterly side of Prospect Avenue;

THENCE along the Easterly side of Prospect Avenue, North 10 degrees 23 minutes 00 seconds East, 101.56 feet to the Southerly side of Croton Avenue;

THENCE along the Southerly side of Croton Avenue, the following five (5) courses and distances:

1. North 89 degrees 56 minutes 30 seconds East, 94.03 feet.;
2. South 88 degrees 16 minutes 50 seconds East, 66.61 feet;
3. South 80 degrees 38 minutes 50 seconds East, 83.69 feet;
4. South 74 degrees 45 minutes 50 seconds East 12.63 feet;
5. South 70 degrees 48 minutes 10 seconds East, 30.77 feet to the Westerly side of Watson Avenue and the point or place of BEGINNING.

EXCEPTING THEREFROM - COMMERCIAL FLEX PARCEL DESCRIPTION:

ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 288 feet and a horizontal limiting plane of 302.83 feet which elevations are in reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;

BEGINNING at a point the following courses from the corner forming the intersection of the Southerly side of Croton Avenue with the Easterly side of Watson Avenue;

1. South 10 degrees 23 minutes 00 seconds West, 11.77 feet;
2. South 79 degrees 37 minutes 00 seconds East, 30.21 feet;

RUNNING THENCE from said point the following (11) courses and distances;

1. North 10 degrees 23 minutes 00 seconds East, 13.81 feet;
2. South 79 degrees 37 minutes 00 East, 0.23 feet;
3. North 10 degrees 23 minutes 00 seconds East, 1.38 feet;
4. South 87 degrees 37 minutes 00 East, 52.60 feet;
5. South 02 degrees 23 minutes 00 West, 7.67 feet;
6. South 87 degrees 37 minutes 00 East, 26.97 feet;
7. South 79 degrees 37 minutes 00 East, 0.53 feet;
8. South 10 degrees 23 minutes 00 West, 24.41 feet;
9. North 79 degrees 37 minutes 00 West, 53.73 feet;
10. North 10 degrees 23 minutes 00 East, 5.65 feet,
11. North 79 degrees 23 minutes 41 West, 26.90 feet the point or place of BEGINNING.

ALSO EXCEPTING THEREFROM - COMMERCIAL PARCEL DESCRIPTION:

ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 297.25 feet and a horizontal limiting plane of 312.08 feet which elevations are in reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 6, 7 and 8 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;
BEGINNING at a point the following courses from the corner forming the intersection of the Southerly side of Croton Avenue with the Westerly side of Watson Avenue;
South 10 degrees 23 minutes 00 seconds West, 34.66 feet;
North 79 degrees 37 minutes 00 seconds West, 11.51 feet;
RUNNING THENCE from said point the following (5) courses and distances;
1. North 79 degrees 37 minutes 00 seconds West, 58.08 feet;
2. North 10 degrees 23 minutes 00 East, 29.02 feet;
3. South 79 degrees 37 minutes 00 East, 31.23 feet;
4. South 71 degrees 37 minutes 00 East, 27.11 feet
5. South 10 degrees 23 minutes 00 West, 25.24 feet the point or place of BEGINNING.

Quitclaim Deed -Control No.: 643623167
Commercial Parcel "Flex"
ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 288 feet and a horizontal limiting plane of 302.83 feet which elevations are in reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 12, 13, 14, 15 and 16 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;
BEGINNING at a point the following courses from the corner forming the intersection of the Southerly side of Croton Avenue with the Easterly side of Watson Avenue;
South 10 degrees 23 minutes 00 seconds West, 11.77 feet;
South 79 degrees 37 minutes 00 seconds East, 30.21 feet;
RUNNING THENCE from said point the following (11) courses and distances;
1. North 10 degrees 23 minutes 00 seconds East, 13.81 feet;
2. South 79 degrees 37 minutes 00 East, 0.23 feet;
3. North 10 degrees 23 minutes 00 seconds East, 1.38 feet;
4. South 87 degrees 37 minutes 00 East, 52.60 feet;
5. South 02 degrees 23 minutes 00 West, 7.67 feet;
6. South 87 degrees 37 minutes 00 East, 26.97 feet;
7. South 79 degrees 37 minutes 00 East, 0.53 feet;
8. South 10 degrees 23 minutes 00 West, 24.41 feet;
9. North 79 degrees 37 minutes 00 West, 53.73 feet;
10.North 10 degrees 23 minutes 00 East, 5.65 feet,
11.North 79 degrees 23 minutes 41 West, 26.90 feet the point or place of BEGINNING.
Commercial Parcel
ALL that certain volume of space, lying and being in the Village and Town of Ossining, County of Westchester and State of New York lying between a horizontal limiting plane having an elevation of 297.25 feet and a horizontal limiting plane of 312.08 feet which elevations are in

reference to the North American Vertical Datum of 1988 (NAND 88) also known and designated as a volume portion of Lots Nos. 6, 7 and 8 on a certain map entitled, "Subdivision of Butler Ridge, Village of Ossining, Town of Ossining, Westchester Co., N.Y.", made by Applebee & Slater, Engineers and Surveyors, and filed in the Office of the Westchester County Clerk's Office, Division of Land Records on February 9, 1928 in Volume 67 of Maps at Page 32;
BEGINNING at a point the following courses from the corner forming the intersection of the Southerly side of Croton Avenue with the Westerly side of Watson Avenue;
South 10 degrees 23 minutes 00 seconds West, 34.66 feet; North 79 degrees 37 minutes 00 seconds West, 11.51 feet;
RUNNING THENCE from said point the following (5) courses and distances;
1. North 79 degrees 37 minutes 00 seconds West, 58.08 feet;
2. North 10 degrees 23 minutes 00 East, 29.02 feet;
3. South 79 degrees 37 minutes 00 East, 31.23 feet;
4. South 71 degrees 37 minutes 00 East, 27.11 feet;
5. South 10 degrees 23 minutes 00 West, 25.24 feet the point or place of BEGINNING.

Appendix B:

List of Site Contacts

LIST OF SITE CONTACTS

Name	Phone/Email Address
136-140 Croton Avenue LLC and Crescent Manor Owner LLC (Owner)	914-667-7227 j_apicella@macquesten.com
Fuad Dahan (Remedial Engineer)	862-702-5719 fd@sesi.org 914.610.3647
Michael Squire (NYSDEC PM)	518-402-9650 michael.squire@dec.ny.gov
NYSDEC Supervisor	To Be Determined
NYSDEC Site Control	DERSiteControl@dec.ny.gov
Jim Sullivan (NYSDOH PM)	518-402-5584 jim.sullivan@health.ny.gov

Appendix C:

Boring and Monitoring Well Logs

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-1**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY: Coastal (Brandon)	DATE STARTED:	9/15/2023	GROUNDWATER TABLE DEPTH:
INSPECTOR: Ronnie Reynoso	DATE COMPLETED:	9/15/2023	0 Hr. ___ 24 Hr. Date 9/15/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0	60"	1	0		RI-SB-1 (2.5-3)	(0-5) Brown fine SAND, little M-F Gravel, little silt, trace clay. NS.NO.Dry.	0
							0
							0
						(5-10) Brown fine SAND, little F Gravel, little silt, trace clay. NS.NO.Dry.	0
5				5			0
	60"	2	5		RI-SB-1 (9-9.5)		0
							0
						(10-15) Brown fine SAND, little M-F Gravel, little silt, trace clay.	0
						NS.NO.Dry. Compact and hard.	0
10				10			0
	60"	3	10		RI-SB-1 (10-10.5)	(15-19) Brown Fine SAND, little fine Gravel, little silt, trace clay.	1.3 (10')
						NO,NS, DRY. Compacted.	0
							0
							0
15				15			0
	50"		15		RI-SB-1 (18.5-19)	BORING COMPLETED AT ± 19 FEET	0
							0
							0
				19			0
20							
25							
30							
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

The subsurface information shown hereon was obtained for the design and estimating purposes for our client. It is made available to authorized users only that they may have access to the same information available to our client. It is presented in good faith, but it is not intended as a substitute for investigations, interpretations or judgment of such authorized users. Information on the logs should not be relied upon without the geotechnical engineers recommendations contained in the report from which these logs were extracted.

Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-2**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (Brandon)	DATE STARTED:	9/15/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/15/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. | Date 9/15/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0							
	45"	1	0		RI-SB-2 (4.5-5)	6" asphalt (gas odor)	110
							30
							77
						(0.5-5) Dark-Gray Fine SAND, little M-F Gravel, little silt, trace clay.	46
5				5		Strong Gas odor, visible staining and discoloration, moist)	20
	60"	2	5		RI-SB-2 (5.5-6)		130
							360
						(5-6.5) Gray Fine sand, M-F gravel little silt. Trace clay.	420
						Very impacted, Gas odor, discolored. Saturated and mushy.	1200
10				10			50 (5')
	20"	3	10		RI-SB-2 (10-10.5)	(6.5-10) Brown-Gray Fine SAND, some C-F Gravel, little silt, trace clay.	1200 (5.5')
				11		Gas odor, some discoloration/staining, dry.	1000
					RI-SB-2 (10.5-11)		580
						(10-11) Gray-brown fine SAND, little M-F gravel, little silt, trace clay.	90
15						Very impacted 10-10.5, Gas odor, discolored.	60
						Less impacted than higher depths.	85
							380
							39
						BORING COMPLETED AT ± 11 FEET	36
20							60 (10')
							450 (10')
							780
							70
							1000
25							150(11')
30							
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

The subsurface information shown hereon was obtained for the design and estimating purposes for our client. It is made available to authorized users only that they may have access to the same information available to our client. It is presented in good faith, but it is not intended as a substitute for investigations, interpretations or judgment of such authorized users. Information on the logs should not be relied upon without the geotechnical engineers recommendations contained in the report from which these logs were extracted.

Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-3**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (Brandon)	DATE STARTED:	9/15/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/15/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. | Date 9/15/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0							
	60"	1	0		RI-SB-3 (1.5-2)	6" asphalt , M-F gravel	0
							0
							0
						(0.5-12) Brown Fine SAND, some C-F Gravel, little silt, little clay.	0
5				5		NO,NS, moist.	0
	59"	2	5		RI-SB-3 (5.5-6)		0
							0
							0
							0
10				10			0
	47"	3	10		RI-SB-3 (11.5-12)		0
				12			0
							0
							0
15							0
							0
							0
							0
						BORING COMPLETED AT ± 12 FEET	0
20							
25							
30							
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

The subsurface information shown hereon was obtained for the design and estimating purposes for our client. It is made available to authorized users only that they may have access to the same information available to our client. It is presented in good faith, but it is not intended as a substitute for investigations, interpretations or judgment of such authorized users. Information on the logs should not be relied upon without the geotechnical engineers recommendations contained in the report from which these logs were extracted.

Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-4**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (Brandon)	DATE STARTED:	9/14/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/14/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. | Date 9/14/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0							
	60"	1	0		RI-SB-4 (0.5-1)	(0-10) Brown fine sand, little M-F gravel, little silt, trace clay. NO,NS,Dry.	0
							0
							0
						(10-13) Brown Fine SAND, some F Gravel, little silt, trace clay.	0
5				5		NO,NS, DRY.	0
	59"	2	5		RI-SB-4 (7.5-8)		0
							0
							0
							0
10				10			0
	47"	3	10		RI-SB-4 (12.5-13)		0
				13			0
							0
							0
15							0
							0
							0
							0
						BORING COMPLETED AT ± 13 FEET	0
20							
25							
30							
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

The subsurface information shown hereon was obtained for the design and estimating purposes for our client. It is made available to authorized users only that they may have access to the same information available to our client. It is presented in good faith, but it is not intended as a substitute for investigations, interpretations or judgment of such authorized users. Information on the logs should not be relied upon without the geotechnical engineers recommendations contained in the report from which these logs were extracted.

Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-5**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (Brandon)	DATE STARTED:	9/14/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/14/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. | Date 9/14/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0							
	40	1	0		RI-SB-5 (1-1.5)	6" top soil/ asphalt	4.5
						(0.5-1.5) Dark brown M-F SAND, some M-F gravel. (Gas odor, NS)	690
							135
						(1.5 - 5') Brown Fine SAND, some M- F Gravel, little silt, trace clay.	40
5				5		Gas odor, some discoloration due to impact, moisture present.)	49
	36	2	5		RI-SB-5 (9-9.5)		17
						(5-6.5) Brown fine SAND, little F gravel, little silt, trace clay.	79
						Impacted, discolored/stained, strong gas odor, impacted areas are wet/ sturated)	10
						Signs of higher clay content.	5
10				10			18.6 (5')
	60	3	10		RI-SB-5 (10-10.5)	(6.5-10) Brown-fine SAND, little M-F gravel, little silt, trace clay.	9
						Staining/discoloration and gas odor	75
							139
						(10-15) Brown-Dark brown fine SAND, some M-F gravel, little silt, trace clay.	5
15				15	RI-SB-5 (14.5-15)	from 10-10.5 some staining, and gas odor. Rest of the boring minimal odor, no staining dry)	1
							13
							6
							275
						BORING COMPLETED AT ± 15 FEET	20
20							210 (10')
							60(10')
							16
							0
							6.7 (11.5)
25							0
							0
							0
							0
							0 (to 15')
30							
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

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Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-6**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (Brandon)	DATE STARTED:	9/13/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/13/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. | Date 9/13/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0							
	32	1	0		RI-SB-6 (1-1.5)	6" top soil/ coarse gravel, smell.	0
						(0.5-2') Dark brown M-F SAND, some M-F gravel. (Gas odor, NS)	0
							0
						(1.5 - 5') Brown Fine SAND, little F Gravel, little silt, trace clay.	0
5				5		moderate Gas odor, some discoloration due to impact,	0
	38	2	5		RI-SB-6 (7-7.5)	moisture present, gas smell can be from asphalt.)	0
						(2-5) Brown fine SAND.	0
						(5-10) Brown fine SAND, little M-F gravel, little silt, trace clay.	0
						(discoloration which could be due to asphalt)	0
10				10			0(5')
	60	3	10		RI-SB-6 (14-14.5)	(10-15) Brown-Dark brown fine SAND, some M-F gravel, little silt, trace clay.	0
						Very compact from 12.5-15, NO, NS	0
							97
							8
15				15			156
							6
							153
							4.6
						BORING COMPLETED AT ± 15 FEET	2.4
20							3
							2.4
							1.6
							0
							0
25							0
							0
							0
							0
							0 (to 15')
30							
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

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Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-7**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (mike)	DATE STARTED:	9/15/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/15/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. | Date 9/15/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0							
	45	1	0		RI-SB-7 (4.5-5)	6" top soil/ asphalt	0
						(0.5-5') brown Fine SAND, little M-F gravel, little silt, trace clay.	0
						NO, some discoloration 4-5' but not smell. Dry.	0
						(5-10') Brown Fine SAND, little M- F Gravel, little silt, trace clay.	0
5				5		NO,NS, dry.	0
	60	2	5		RI-SB-7 (5.5-6)	moisture present, gas smell can be from asphalt.)	0
							0
						(10-15) Brown fine SAND, some M-F gravel, little silt, trace clay.	0
						NS,NO,dry.	0
10				10			0
	60	3	10		RI-SB-7 (12.5-13)	(15-19) Brown fine SAND, little M-F gravel, little silt, trace clay.	0
						Very compact from 10-19, NO, NS	0
							0
							0
15				15			0
	58	4	15		RI-SB-7 (18.5-19)		0
							0
							0
						BORING COMPLETED AT ± 19 FEET	0
20				19			0
							0
							0
							0
							0
25							0
							0
							0
							0
							0 (to 19')
30							
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

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Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-8**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (mike)	DATE STARTED:	9/18/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/18/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. | Date 9/18/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0							
	42	1	0		RI-SB-8 (2.5-3)	6" top soil/ brown M-F sand, some M-f gravel, trace silt, trace clay. Some gas odor, NS, dry.	0
						(0.5-3.5') Dark- light gray fine dand, little M-F gravel, little silt, trace clay (higher % of clay)	1
						stained gray and discolored, gas odor.	13
						(3.5-5') dark-light gray fine SAND, little F Gravel, little silt, trace clay.	10
5				5		gas odor, gray discoloration/ staining, moist	80
	38	2	5		RI-SB-8 (7-7.5)		100
							44
						(5-7) Dark gray fine SAND, little F gravel, little silt, trace clay.	86
						Gray staining, gas odor, moist.	41
10				10		(7-10) dark gray fine SAND, little F gravel, little silt, trace clay.	45 (5')
	60	3	10		RI-SB-8 (10.5-11)	Stained, gas odor, moist, compact)	18
						(10-15) Brown gray fine SAND, little F gravel, little silt. Trace clay.	0.3
						stained /discolored 10-11', no odor, moist.	0.3
						(15-20) Brown -Gray fine SAND, little F gravel, little silt, trace clay.	0.3
15				15		(NO,NS, MOIST)	2.2
	60	4	15		RI-SB-8 (17.5-18)	(20-25) Brown-gray fine SAND, little M-F gravel, little silt, trace clay.	0 (8')
						NS,NO,moist (saturated 20-22.5)	0
							0
						(25-30) Brown Gray Fine SAND, little M-F gravel, little silt, little clay.	0 (10')
20				20		Shows clay properties (very saturated 27-30'), NS,NO.	26 (10.5)
	60	5	20		RI-SB-8 (24-24.5)	(30-39) Brown gray fine SAND, little M-F Gravel, little silt, little clay.	7.5
						Very moist, 30-33. NO, NS, moist	9
							14
							16
25				25			0.4
	60	6	25		RI-SB-8 (26.5-27)		0.2
							7(15')
							0
							0 (to 39')
30				30		BORING COMPLETED AT ± 39 FEET	
	60	7	30		RI-SB-8 (31.5-32)		
35				35			
	50	8	35		RI-SB-8 (38.5-39)		
				39			
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

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Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-9**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (brandon)	DATE STARTED:	9/14/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/14/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. | Date 9/14/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0							
	50	1	0		RI-SB-9 (4.5-5)	(0-1) concrete from slab	0
						(1-1.5') Fill: brown light - brown M-F SAND, little M-F gravel, trace silt. (NO,NS,DRY)	0
							0
						(1.5-2.5') M-F gray gravel / Concrete.	0
5				5		(2.5-5) Brown Fine SAND, little M-F gravel, little silt, trace clay. NO, NS, DRY.	0
	44	2	5		RI-SB-9 (7.5-8)		0
							0
						(5-7) Fill: M-F SAND, some M-F gravel, trace silt.	0
						NO,NS,dry.	0
10				10		(7-10) Brown Fine SAND, some M-F gravel, little silt, trace clay. NO,NS,dry.	0
	60	3	10		RI-SB-9 (13.5-14)		0
						(10-11) Brown M-fine SAND, some M-F gravel, trace silt. NS,NO,DRY.	0
							0
						(11-15) Brown fine SAND, little M-F gravel, little silt, trace clay. (NO,NS,	0
15				15		MOIST)	0
	30	4	15		RI-SB-09 (16.5-17)	(15-17) Brown M-F SAND, Some M-F gravel, little silt, trace clay.	0
						(NO,NS, moist)	0
							0
							0
20				17			0
							0
							0
							0
							0
25							0
							0
							0
							0
							0
30						BORING COMPLETED AT ± 17 FEET	0 (35')
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

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Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-10**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (brandon)	DATE STARTED:	9/14/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/14/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. | Date 9/14/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0							
	32	1	0		RI-SB-10 (1.5-2)	(0-1) Brown-light gray M-F SAND, trace clay, little silt, little M-F gravel. NO,NS,moist.	0
							0
							0
						(1-5') Dark brown-brown fine SAND, some C-F gravel, little silt, trace clay. NO,NS, saturated.	0
5				5		(5-7.5) Brown Fine SAND, some M-F gravel, little silt, trace clay. NO, NS, wet (1-3).	0
	53	2	5		RI-SB-10 (9.5-10)	(7.5-10) Brown Fine SAND, some C-F gravel, little silt, trace clay. NO,NS,dry and compact.	0
							0
							0
							0
10				10			0
							0
							0
							0
							0
15							0
							0
							0
							0
							0
20							0
							0
							0
							0
							0
25							0
							0
							0
							0
							0
30						BORING COMPLETED AT ± 10 FEET	0 (10')
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

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Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-11**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (brandon)	DATE STARTED:	9/14/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/14/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. | Date 9/19/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0	38	1	0		RI-SB-11 (0.5-1)	(0-0.5) Asphalt & Topsoil	
						(0.5-5) Brown, m-f SAND, Some m-f Grvael, trace silt & clay	
5				5			
	60	2	5			Brown fine SAND, Little m-f Gravel, trace silt & clay	
					RI-SB-11 (7-7.5)	NO, NS, Very Dry	
10				10			
	35	3	10		RI-SB-11 (10.5-11)	Brown fine SAND, Little m-f Gravel & silt, trace clay	
						NO, NS, Dry	
15				15			
	55	4	15			Brown fine SAND, some c-f Gravel, little silt, trace clay	
					RI-SB-11 (17-17.5)	NO, NS, Dry Compact	
20				20			
		5	20			Brown fine SAND, Little m-f Gravel & silt, trace clay	
					RI-SB-11 (23.5-24)	NO, NS, Dry Compact	
25				25		Refusal @ 24'	
30							
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

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Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-12**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (brandon)	DATE STARTED:	9/14/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/14/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. | Date 9/19/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0	60	1	0			(0-0.5) Asphalt; (0.5-1) Brown, m-f SAND, trace silt	N/A
						Brown fine SAND, Little m-f Gravel & Silt, trace clay	
					RI-SB-12 (2-2.5)		
						NO, NS, Moist from Rain	
5				5			
	60	2	5			(5-6.5) Brown, fine SAND, Little m-f Silt, trace clay	
						NO, NS,Moist from Rain	
						Brown/Gray, fine SAND, Little m-f Gravel & Silt, trace clay	
					RI-SB-12 (8-8.5)		
10				10			
		3	10				
						Dark Brown, m-f SAND, Little fine Gravel	
				13	RI-SB-12 (12.5-13)	Brown fine SAND, Little m-f Gravel & Silt, trace clay	
						Refusal @ 13'	
15				15			
20							
25							
30							
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

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Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-13**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (brandon)	DATE STARTED:	9/14/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/14/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. | Date 9/19/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0							
	60	1	0			(0-0.5) Topsoil & some m-f Gravel	0
						(0.5-4.5) Brown m-f SAND, Some m-f Gravel, Little Silt, trace clay	0
							0
					RI-SB-13 (3-3.5)		0
5				5		Light Brown fine SAND,Some c-m Gravel, trace silt NO,NS,Dry	0
	22	2	5				0
							0
					RI-SB-13 (7-7.5)	Light Brown/Brown m-f SAND, Some m-f Gravel, trace silt & clay	0
							0
10				10			0
	60	3	10				0
						Dark Brown/Brown m-f SAND, Little m-f Gravel, trace silt & clay	0
							0
					RI-SB-13 (13-13.5)	NO, NS, Dry	0
15				15			0
	50	4	15			Dark Brown/Brown m-f SAND, Little fine Gravel, trace silt & clay	0
							0
					RI-SB-13 (17-17.5)	NO, NS, Dry	0
							0
20				20		6" of Concrete	0
	42	5	20				0
						Dark Brown m-f SAND, Some m-f Gravel, trace silt & clay	0
							0
						NO, NS, Dry	0
25				25	RI-SB-13 (24.5-25)		0
			25			Refusal @ 25'	
30							
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

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Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-14**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (brandon)	DATE STARTED:	9/14/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/14/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. Date 9/12/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0							
	46	1	0			Topsoil & Tan m-f SAND, Little Silt & Fine Gravel	0
							0
					RI-SB-14 (2-2.5)	Brown fine SAND, Little m-f Gravel, trace silt	0
							0
5				5			0
	45	2	5				0
						Brown fine SAND, Little m-f Grvael	0
							0
				9	RI-SB-14 (8.5-9)		0
10			9	10		Refusal @ 9'	
						Note: Compact Soil and Higher % trace	
15							
20							
25							
30							
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

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Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-15**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (brandon)	DATE STARTED:	9/14/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/14/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. | Date 9/12/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0	41	1	0			Dark Brown/Gray m-f SAND, Some m-f Gravel, trace silt & clay, NO, NS, Dry	0
						Brown fine SAND, Some c-f Gravel, Trace silt	0
							0
					RI-SB-15 (3.5-4)	NO, NS, Dry	0
5				5			0
	40	2	5			Dark Brown/Brown fine SAND, Little m-f Gravel, trace Silt	0
							0
					RI-SB-15 (7.5-8)	NO, NS, Dry	0
				9			0
10			9	10		Refusal @ 9'	
15							
20							
25							
30							
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

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Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-16**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (brandon)	DATE STARTED:	9/14/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/14/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. Date 9/13/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0	48	1	0			(0-0.5) Asphalt	N/A
					RI-SB-16 (2-2.5)	(0.5-5) Light Brown/Gray fine SAND, Some c-f Gravel, Little Silt, trace clay	
						NO, NS, Dry	
5				5			
	42	2	5			Gray fine SAND, Some c-f Gravel, Little Silt, trace clay	
				7	RI-SB-16 (6.5-7)	NO, NS, Very Moist	
			7			Refusal @ 7'	
10							
15							
20							
25							
30							
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

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Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-17**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (brandon)	DATE STARTED:	9/14/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/14/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. | Date 9/12/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0	60	1	0			Light Brown/Brown fine SAND, Some m-f Gravel, Little Silt, trace clay NO, NS, Moisture from Rain	N/A
5				5	RI-SB-17 (4.5-5)		
			5			Refusal @ 5'	
10							
15							
20							
25							
30							
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

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Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS

PROJECT NAME:	136-140 Croton Ave	GEOPROBE NO.	**RI-SB-18**
LOCATION:	Ossining, NY	JOB NO.	12060
METHOD:	Direct Push	GROUND ELEVATION:	
GEOPROBE BY:	Coastal (brandon)	DATE STARTED:	9/14/2023
INSPECTOR:	Ronnie Reynoso	DATE COMPLETED:	9/14/2023

GROUNDWATER TABLE DEPTH: 0 Hr. | 24 Hr. | Date 9/12/2023

DEPTH (ft)	RECOVERY (in)	SAMPLE TUBE No.	DEPTH FROM (ft)	DEPTH TO (ft)	ENVIRONMENTAL SOIL SAMPLE NAME	SOIL DESCRIPTION AND STRATIFICATION	PID
0	36	1	0				N/A
					RI-SB-18 (3-3.5)		
5				5			
	28	2	5				
				8	RI-SB-18 (7.5-8)		
			8			Refusal @ 8'	
10							
15							
20							
25							
30							
35							
40							

Nominal I.D. of Hole	in.
Nominal I.D. of Barrel Sampler	1⅜ in

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Pp: Pocket Penetrometer; DP: Direct Push

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _ _

Soil descriptions represent a field identification after D. M. Burmister unless otherwise noted.

FIGURE #

SESI CONSULTING ENGINEERS	PROJECT NAME:	Ossining, NY	MONITORING WELL NO.	**RI-MW-04**
	PROJECT LOCATION:	130-140 Croton Ave, Ossining, NY	JOB NO.	12060
	METHOD:	Sonic Rig	GROUND ELEVATION:	

BORING BY: Coastal	DATE STARTED 09/26/23		DEVELOPMENT PERIOD	3 well volumes	INSIDE CASING DIAMETER (in)	2
INSPECTOR: Ronnie Reynoso-Gomez	DATE COMPLETED 09/26/23		DEVELOPMENT METHOD	waler pump	BOREHOLE DIAMETER (in)	8
NJ DEP PERMIT NO.:	DATE DEVELOPED 9/27/23		DEVELOPMENT RATE	# gpm	INITIAL WATER LEVEL (ft):	29.4

WELL CONSTRUCTION	DEPTH (ft)	Sample	Blows on Spoon 0/6	6/12	12/18	18/24	REC (in)	SOIL DESCRIPTION AND STRATIFICATION	P.I.D.
	0								2000
Depth (feet below grade)									
Top of Stickpup 3.1'									
Ground Surface 0									
Top of Riser 0.3'								No cores were evaluated due to the drilling method (sonic drilling).	
	10								
Top of Seal 22									
bentonite									
Top of Sand Pack 23									
N/A	20								
	30								
Top of Screen 25									
	40								
Bottom of Screen 40									
Bottom of Boring 40									
	50								
	60								
	70								
	80								

Casing Type: stickup
Well Cap: J-plug
Grout Type: Portland Cement
Well Key: No
Riser Pipe: PVC
Sand/Gravel Pack Size: #2 Sand ANSI 61 Silica filtration media
Screen Size: 0.01

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _

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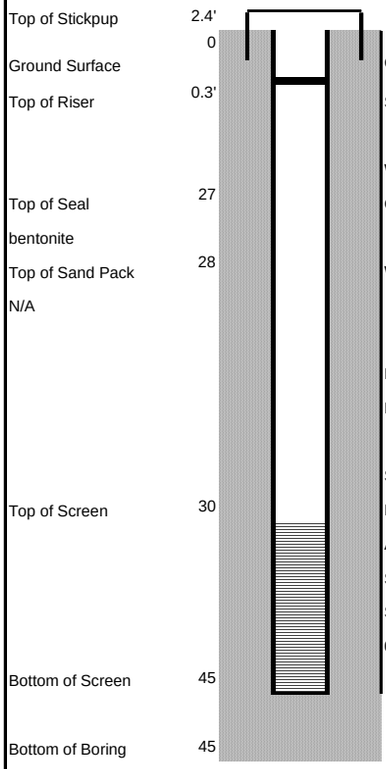
SESI CONSULTING ENGINEERS	PROJECT NAME:	Ossining, NY	MONITORING WELL NO.	**RI-MW-05**
	PROJECT LOCATION:	130-140 Croton Ave, Ossining, NY	JOB NO.	12060
	METHOD:	Sonic Rig	GROUND ELEVATION:	

BORING BY: Coastal	DATE STARTED 09/27/23		DEVELOPMENT PERIOD	3 well volumes	INSIDE CASING DIAMETER (in)	2
INSPECTOR: Ronnie Reynoso-Gomez	DATE COMPLETED 09/27/23		DEVELOPMENT METHOD	waler pump	BOREHOLE DIAMETER (in)	8
NJ DEP PERMIT NO.:	DATE DEVELOPED 9/27/23		DEVELOPMENT RATE	# gpm	INITIAL WATER LEVEL (ft):	17.8

WELL CONSTRUCTION	DEPTH (ft)	Sample	Blows on Spoon 0/6	6/12	12/18	18/24	REC (in)	SOIL DESCRIPTION AND STRATIFICATION	P.I.D.
	0								0.1
								No cores were evaluated due to the drilling method (sonic drilling).	
	10								
	20								
	30								
	40								
	50								
	60								
	70								
	80								



Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _

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SESI CONSULTING ENGINEERS	PROJECT NAME:	Sun Valley Nursery Filling Station	MONITORING WELL NO.	RI-MW-01
	PROJECT LOCATION:	130-140 Croton Ave, Ossining, NY	JOB NO.	12060
	METHOD:	Hollow Stem Auger	GROUND ELEVATION:	

BORING BY: PG Environmental	DATE STARTED	8/22/25	DEVELOPMENT PERIOD	3 well volumes	INSIDE CASING DIAMETER (in)	2
INSPECTOR: Tyler Fisher	DATE COMPLETED	8/22/25	DEVELOPMENT METHOD	check valve	BOREHOLE DIAMETER (in)	8
NJ DEP PERMIT NO.: N/A	DATE DEVELOPED	8/22/25	DEVELOPMENT RATE	- # gpm	INITIAL WATER LEVEL (ft):	

WELL CONSTRUCTION	DEPTH (ft)	Sample	Blows on Spoon 0/6	6/12	12/18	18/24	REC (in)	SOIL DESCRIPTION AND STRATIFICATION	P.I.D.
	0								
Depth (feet below grade)									
Top of Riser 3'									
Ground Surface 0'								No cores were evaluated due to the drilling method used.	
Top of Seal 0'									
Bentonite	10								
Casing Type:									
Stickup									
Well Cap: J-plug									
Grout Type:									
Portland Cement									
Well Key: No	20								
Riser Pipe:									
2" PVC									
Top of Sand Pack 23'									
Top of Screen 25'	30								
Sand/Gravel									
Pack Size: #2 Sand									
ANSI 61									
Silica filtration media									
Screen Size:									
0.01	40								
Bottom of Screen 40'									
Bottom of Boring 40'	50								
	60								
	70								
	80								

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _

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SESI CONSULTING ENGINEERS	PROJECT NAME:	Sun Valley Nursery Filling Station	MONITORING WELL NO.	RI-MW-01D
	PROJECT LOCATION:	130-140 Croton Ave, Ossining, NY	JOB NO.	12060
	METHOD:	Hollow Stem Auger	GROUND ELEVATION:	

BORING BY: PG Environmental	DATE STARTED	8/22/25	DEVELOPMENT PERIOD	3 well volumes	INSIDE CASING DIAMETER (in)	2
INSPECTOR: Tyler Fisher	DATE COMPLETED	8/22/25	DEVELOPMENT METHOD	check valve	BOREHOLE DIAMETER (in)	8
NJ DEP PERMIT NO.:	DATE DEVELOPED	8/22/25	DEVELOPMENT RATE	- # gpm	INITIAL WATER LEVEL (ft):	

WELL CONSTRUCTION	DEPTH (ft)	Sample	Blows on Spoon 0/6	6/12	12/18	18/24	REC (in)	SOIL DESCRIPTION AND STRATIFICATION	P.I.D.
	0								
Depth (feet below grade)									
Top of Riser 3'									
Ground Surface 0'								No cores were evaluated due to the drilling method used	
Top of Seal 0'									
Bentonite	10								
	20								
	30								
Top of Sand Pack 52'									
Top of Screen 50'									
	40								
Bottom of Screen 60'									
Bottom of Boring 60'	50								
	60								
	70								
	80								

Casing Type: Stickup
Well Cap: J-plug
Grout Type: Portland Cement
Well Key: No
Riser Pipe: PVC
Sand/Gravel
Pack Size: #2 Sand
ANSI 61
Silica filtration media
Screen Size: 0.01

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _

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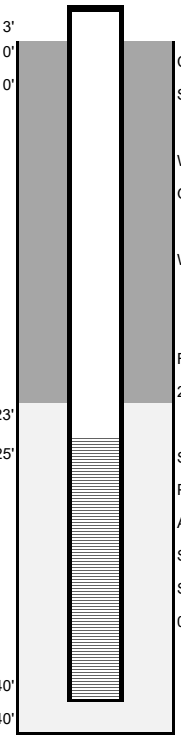
SESI CONSULTING ENGINEERS	PROJECT NAME:	Sun Valley Nursery Filling Station	MONITORING WELL NO.	RI-MW-02
	PROJECT LOCATION:	130-140 Croton Ave, Ossining, NY	JOB NO.	12060
	METHOD:	Hollow Stem Auger	GROUND ELEVATION:	

BORING BY: PG Environmental	DATE STARTED	8/23/25	DEVELOPMENT PERIOD	3 well volumes	INSIDE CASING DIAMETER (in)	2
INSPECTOR: Ryan Scherzer	DATE COMPLETED	8/23/25	DEVELOPMENT METHOD	check valve	BOREHOLE DIAMETER (in)	8
NJ DEP PERMIT NO.: N/A	DATE DEVELOPED	8/23/25	DEVELOPMENT RATE	- # gpm	INITIAL WATER LEVEL (ft):	

WELL CONSTRUCTION	DEPTH (ft)	Sample	Blows on Spoon 0/6	6/12	12/18	18/24	REC (in)	SOIL DESCRIPTION AND STRATIFICATION	P.I.D.
	0								
Depth (feet below grade)									
Top of Riser 3'									
Ground Surface 0'								No cores were evaluated due to the drilling method used.	
Top of Seal 0'									
Bentonite	10								
Casing Type:									
Stickup									
Well Cap: J-plug									
Grout Type:									
Portland Cement									
Well Key: No	20								
Riser Pipe:									
2" PVC									
Top of Sand Pack 23'									
Top of Screen 25'	30								
Sand/Gravel									
Pack Size: #2 Sand									
ANSI 61									
Silica filtration media									
Screen Size:									
0.01	40								
Bottom of Screen 40'									
Bottom of Boring 40'	50								
	60								
	70								
	80								



Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _

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SESI CONSULTING ENGINEERS	PROJECT NAME:	Sun Valley Nursery Filling Station	MONITORING WELL NO.	RI-MW-03
	PROJECT LOCATION:	130-140 Croton Ave, Ossining, NY	JOB NO.	12060
	METHOD:	Hollow Stem Auger	GROUND ELEVATION:	

BORING BY: PG Environmental	DATE STARTED	8/23/25	DEVELOPMENT PERIOD	3 well volumes	INSIDE CASING DIAMETER (in)	2
INSPECTOR: Ryan Scherzer	DATE COMPLETED	8/23/25	DEVELOPMENT METHOD	check valve	BOREHOLE DIAMETER (in)	8
NJ DEP PERMIT NO.: N/A	DATE DEVELOPED	8/23/25	DEVELOPMENT RATE	- # gpm	INITIAL WATER LEVEL (ft):	

WELL CONSTRUCTION	DEPTH (ft)	Sample	Blows on Spoon 0/6	6/12	12/18	18/24	REC (in)	SOIL DESCRIPTION AND STRATIFICATION	P.I.D.
	0								
Depth (feet below grade)									
Top of Riser 3'									
Ground Surface 0'								No cores were evaluated due to the drilling method used.	
Top of Seal 0'									
Bentonite	10								
Casing Type:									
Stickup									
Well Cap: J-plug									
Grout Type:									
Portland Cement									
Well Key: No	20								
Riser Pipe:									
2" PVC									
Top of Sand Pack 23'									
Top of Screen 25'	30								
Sand/Gravel									
Pack Size: #2 Sand									
ANSI 61									
Silica filtration media									
Screen Size:									
0.01	40								
Bottom of Screen 40'									
Bottom of Boring 40'									
	50								
	60								
	70								
	80								

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _

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SESI CONSULTING ENGINEERS	PROJECT NAME:	Sun Valley Nursery Filling Station	MONITORING WELL NO.	RI-MW-06
	PROJECT LOCATION:	130-140 Croton Ave, Ossining, NY	JOB NO.	12060
	METHOD:	Hollow Stem Auger	GROUND ELEVATION:	

BORING BY: PG Environmental	DATE STARTED	8/23/25	DEVELOPMENT PERIOD	3 well volumes	INSIDE CASING DIAMETER (in)	2
INSPECTOR: Ryan Scherzer	DATE COMPLETED	8/23/25	DEVELOPMENT METHOD	check valve	BOREHOLE DIAMETER (in)	8
NJ DEP PERMIT NO.: N/A	DATE DEVELOPED	8/23/25	DEVELOPMENT RATE	- # gpm	INITIAL WATER LEVEL (ft):	

WELL CONSTRUCTION	DEPTH (ft)	Sample	Blows on Spoon 0/6	6/12	12/18	18/24	REC (in)	SOIL DESCRIPTION AND STRATIFICATION	P.I.D.
	0								
Depth (feet below grade)									
Top of Riser 3'									
Ground Surface 0'								No cores were evaluated due to the drilling method used.	
Top of Seal 0'									
Bentonite	10								
Casing Type:									
Stickup									
Well Cap: J-plug									
Grout Type:									
Portland Cement									
Well Key: No	20								
Riser Pipe:									
2" PVC									
Top of Sand Pack 23'									
Top of Screen 25'	30								
Sand/Gravel									
Pack Size: #2 Sand									
ANSI 61									
Silica filtration media									
Screen Size:									
0.01	40								
Bottom of Screen 40'									
Bottom of Boring 40'	50								
	60								
	70								
	80								

Approximate Change in Strata: _____ Inferred Change in Strata: _ _ _ _ _ _ _ _ _ _ _ _

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Appendix D:

Excavation Work Plan

EXCAVATION WORK PLAN (EWP)

D-1 NOTIFICATION

At least 15 days prior to the start of any activity that is anticipated to encounter remaining contamination or breach or alter the site's cover system, the site owner or their representative will notify the NYSDEC contacts listed in the table below. Table D.1 includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in **Appendix B**.

Table D.1: Notifications*

Michael Squire, NYSDEC Project Manager	518-402-9546 michael.squire@dec.ny.gov
Jim Sullivan, NYSDOH Project Manager	518-402-5584 jim.sullivan@health.ny.gov
NYSDEC Supervisor	To Be Determined
NYSDEC Site Control	DERSiteControl@dec.ny.gov

* Note: Notifications are subject to change and will be updated as necessary.

This notification will include:

- A detailed description of the work to be performed, including the location and areal extent of excavation, plans/drawings for site re-grading, intrusive elements or utilities to be installed below the soil cover, estimated volumes of contaminated soil to be excavated, any modifications of truck routes, and any work that may impact an engineering control;
- A summary of environmental conditions anticipated to be encountered in the work areas, including the nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;
- A schedule for the work, detailing the start and completion of all intrusive work, and submittals (e.g., reports) to the NYSDEC documenting the completed intrusive work;

- A summary of the applicable components of this EWP;
- A statement that the work will be performed in compliance with this EWP, 29 CFR 1910.120 and 29 CFR 1926 Subpart P;
- A copy of the contractor's health and safety plan (HASP), in electronic format, if it differs from the HASP provided in **Appendix F** of this SMP;
- Identification of disposal facilities for potential waste streams; and
- Identification of sources of any anticipated backfill, along with the required request to import form and all supporting documentation including, but not limited to, chemical testing results.

The NYSDEC project manager will review the notification and may impose additional requirements for the excavation that are not listed in this EWP. The alteration, restoration and modification of engineering controls must conform with Article 145 Section 7209 of the Education Law regarding the application professional seals and alterations.

D-2 SOIL SCREENING METHODS

Visual, olfactory and instrument-based (e.g. photoionization detector) soil screening will be performed during all excavations into known or potentially contaminated material (remaining contamination) or a breach of the cover system. A qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State will perform the screening. Soil screening will be performed when invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work, after issuance of the COC.

Soils will be segregated based on previous environmental data and screening results into material that requires off-site disposal and material that requires testing to determine if the material can be reused on-site as soil beneath a cover or if the material can be used as cover soil. Further discussion of off-site disposal of materials and on-site reuse is provided below.

D-3 SOIL STAGING METHODS

Soil stockpiles will be continuously encircled with a berm and/or silt fence. Hay bales will be used as needed near catch basins, surface waters and other discharge points.

Stockpiles will be kept covered at all times with appropriately anchored tarps. Stockpiles will be routinely inspected and damaged tarp covers will be promptly replaced.

Stockpiles will be inspected at a minimum once each week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC.

D-4 MATERIALS EXCAVATION AND LOAD-OUT

A qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State will oversee all invasive work and the excavation and load-out of all excavated material.

The owner of the property and remedial party (if applicable) and its contractors are responsible for safe execution of all invasive and other work performed under this Plan.

The presence of utilities and easements on the site will be investigated by the qualified environmental professional. It will be determined whether a risk or impediment to the planned work under this SMP is posed by utilities or easements on the site. A site utility stakeout will be completed for all utilities prior to any ground intrusive activities at the site.

Loaded vehicles leaving the site will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and NYSDOT requirements (and all other applicable transportation requirements). Trucks transporting contaminated soil must have either tight-fitting opaque covers that are secured on the sides and/or back, or opaque covers that are locked on all sides.

A truck wash will be operated on-site, as appropriate. The qualified environmental professional will be responsible for ensuring that all outbound trucks will be washed at the truck wash before leaving the site until the activities performed under this section are complete. Truck wash waters will be collected and disposed of off-site in an appropriate manner.

Locations where vehicles enter or exit the site shall be inspected daily for evidence of off-site soil tracking.

The qualified environmental professional will be responsible for ensuring that all egress points for truck and equipment transport from the site are clean of dirt and other materials derived from the site during intrusive excavation activities. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to site-derived materials. Material accumulated from the street cleaning and egress cleaning activities will be disposed off-site at a permitted landfill facility in accordance with all applicable local, State, and Federal regulations.

D-5 MATERIALS TRANSPORT OFF-SITE

All transport of materials will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations, including 6 NYCRR Part 364. Haulers will be appropriately licensed and trucks properly placarded.

Material transported by trucks exiting the site will be secured with either tight-fitting opaque covers that are secured on the sides and/or back, or opaque covers that are locked on all sides. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

All trucks loaded with site materials will exit the vicinity of the site using only these approved truck routes. This is the most appropriate route and takes into account: (a) limiting transport through residential areas and past sensitive sites; (b) use of city mapped truck routes; (c) prohibiting off-site queuing of trucks entering the facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways; and (f) overall safety in transport.

Trucks will be prohibited from stopping and idling in the neighborhood outside the project site.

Egress points for truck and equipment transport from the site will be kept clean of dirt and other materials during site remediation and development.

Queuing of trucks will be performed on-site in order to minimize off-site disturbance. Off-site queuing will be prohibited.

D-6 MATERIALS DISPOSAL OFF-SITE

All material excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed off-site in a permitted facility in accordance with all local, State and Federal regulations. If disposal of material from this site is proposed for unregulated off-site disposal (i.e. clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC project manager. Unregulated off-site management of materials from this site will not occur without formal NYSDEC project manager approval.

Off-site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, (e.g. hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, C&D debris recovery facility). Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Periodic Review Report. This documentation will include, but will not be limited to: waste profiles, test results, facility acceptance letters, manifests, bills of lading and facility receipts.

Non-hazardous historic fill and contaminated soils taken off-site will be handled consistent with 6 NYCRR Parts 360, 361, 362, 363, 364 and 365. Material that does not meet Unrestricted SCOs is prohibited from being taken to a New York State C&D debris recovery facility (6 NYCRR Subpart 361-5 registered or permitted facility).

If hazardous material is generated at the Site for offsite disposal, the Owner will be required to register with the USEPA generator program and track the movement of materials in the Environmental Protection Agency's e-Manifest Program.

D-7 MATERIALS REUSE ON-SITE

The qualified environmental professional, as defined in 6 NYCRR Part 375, will ensure that procedures defined for materials reuse in this SMP are followed and that unacceptable material (i.e. contaminated) does not remain on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for reuse on-site will be placed below the demarcation

layer or impervious surface, and will not be reused within the cover system or within landscaping berms. Contaminated on-site material may only be used beneath the site cover as backfill for subsurface utility lines with prior approval from the NYSDEC project manager.

Proposed materials for reuse on-site must be sampled for full suite analytical parameters including per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane. The sampling frequency will be in accordance with DER-10 Table 5.4(e)10 unless prior approval is obtained from the NYSDEC project manager for modification of the sampling frequency. The analytical results of soil/fill material testing must meet the site use criteria presented in NYSDEC DER-10 Appendix 5 – Allowable Constituent Levels for Imported Fill or Soil for all constituents listed, and the NYSDEC Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances, April 2023 guidance values. Approvals for modifications to the analytical parameters must be obtained from the NYSDEC project manager prior to the sampling event.

Soil/fill material for reuse on-site will be segregated and staged as described in Sections E-2 and E-3 of this EWP. The anticipated size and location of stockpiles will be provided in the 15-day notification to the NYSDEC project manager. Stockpile locations will be based on the location of site excavation activities and proximity to nearby site features. Material reuse on-site will comply with requirements of NYSDEC DER-10 Section 5.4(e)4. Any modifications to the requirements of DER-10 Section 5.4(e)4 must be approved by the NYSDEC project manager.

Any demolition material proposed for reuse on-site will be sampled for asbestos and the results will be reported to the NYSDEC for acceptance. Concrete crushing or processing on-site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the site may only be reused on-site with written approval from the NYSDEC project manager.

D-8 FLUIDS MANAGEMENT

All liquids to be removed from the site, including but not limited to, excavation dewatering, decontamination waters and groundwater monitoring well purge and development waters, will be handled, transported and disposed off-site at a permitted facility in accordance with applicable local, State, and Federal regulations. Dewatering, purge and development fluids will not be

recharged back to the land surface or subsurface of the site, and will be managed off-site, unless prior approval is obtained from NYSDEC.

Discharge of water generated during large-scale construction activities to surface waters (i.e. a local pond, stream or river) will be performed under a SPDES permit.

D-9 COVER SYSTEM RESTORATION

After the completion of soil removal and any other invasive activities the cover system will be restored in a manner that complies with the SMP. If the type of cover system changes from that which exists prior to the excavation (i.e., a soil cover is replaced by asphalt), this will constitute a modification of the cover element of the remedy and the upper surface of the remaining contamination. A figure showing the modified surface will be included in the subsequent Periodic Review Report and in an updated SMP. The alteration, restoration and modification of engineering controls must conform with Article 145 Section 7209 of the Education Law regarding the application professional seals and alterations.

D-10 BACKFILL FROM OFF-SITE SOURCES

All materials proposed for import onto the site will be approved by the qualified environmental professional, as defined in 6 NYCRR Part 375, and will be in compliance with provisions in this SMP prior to receipt at the site. A Request to Import/Reuse Fill or Soil form, which can be found at http://www.dec.ny.gov/regulations/67386.html, will be prepared and submitted to the NYSDEC project manager allowing a minimum of 5 business days for review.

Material from industrial sites, spill sites, other environmental remediation sites, or potentially contaminated sites will not be imported to the site.

All imported soils will meet the backfill and cover soil quality standards established in 6 NYCRR 375-6.7(d) and DER-10 Appendix 5 Unrestricted Use. Based on an evaluation of the land use, protection of groundwater and protection of ecological resources criteria, the resulting soil quality standards can be found here:

https://extapps.dec.ny.gov/docs/remediation_hudson_pdf/cpsoil.pdf

Soils that meet 'general' fill requirements under 6 NYCRR Part 360.13, but do not meet backfill or cover soil objectives for this site, will not be imported onto the site without prior approval by NYSDEC project manager. Soil material will be sampled for the full suite of analytical parameters, including PFAS and 1, 4-dioxane. Solid waste will not be imported onto the site.

Trucks entering the site with imported soils will be securely covered with tight fitting covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

D-11 STORMWATER POLLUTION PREVENTION

Barriers and hay bale checks will be installed and inspected once a week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC. All necessary repairs shall be made immediately.

Accumulated sediments will be removed as required to keep the barrier and hay bale check functional.

All undercutting or erosion of the silt fence toe anchor shall be repaired immediately with appropriate backfill materials.

Manufacturer's recommendations will be followed for replacing silt fencing damaged due to weathering.

Erosion and sediment control measures identified in the SMP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

Silt fencing or hay bales will be installed around the entire perimeter of the construction area.

D-12 EXCAVATION CONTINGENCY PLAN

If underground tanks or other previously unidentified contaminant sources are found during post-remedial subsurface excavations or development related construction, excavation activities will

be suspended until sufficient equipment is mobilized to address the condition. The NYSDEC project manager will be promptly notified of the discovery.

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for a full list of analytes [TAL metals, TCL volatiles and semi-volatiles (including 1,4-dioxane), TCL pesticides and PCBs, and PFAS], unless the site history and previous sampling results provide sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC project manager for approval prior to sampling. Any tanks will be closed as per NYSDEC regulations and guidance.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone within two hours to NYSDEC's Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline. These findings will be also included in the Periodic Review Report.

D-13 COMMUNITY AIR MONITORING PLAN

The air sampling stations will be placed based on generally prevailing wind conditions. These locations will be adjusted on a daily or more frequent basis based on actual wind directions to provide an upwind and at least two downwind monitoring stations.

Exceedances of action levels listed in the CAMP will be reported to NYSDEC and NYSDOH Project Managers.

D-14 ODOR CONTROL PLAN

This odor control plan is capable of controlling emissions of nuisance odors off-site. Specific odor control methods to be used on a routine basis will include limiting stockpiles and minimizing ground intrusive activities. If nuisance odors are identified at the site boundary, or if odor complaints are received, work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. NYSDEC and NYSDOH will be notified of all odor events and of any other complaints about the project. Implementation of all odor controls, including the halt of work, is the responsibility of the remedial

party's Remediation Engineer, and any measures that are implemented will be discussed in the Periodic Review Report.

All necessary means will be employed to prevent on- and off-site nuisances. At a minimum, these measures will include: (a) limiting the area of open excavations and size of soil stockpiles; (b) shrouding open excavations with tarps and other covers; and (c) using foams to cover exposed odorous soils. If odors develop and cannot be otherwise controlled, additional means to eliminate odor nuisances will include: (d) direct load-out of soils to trucks for off-site disposal; (e) use of chemical odorants in spray or misting systems; and, (f) use of staff to monitor odors in surrounding neighborhoods.

If nuisance odors develop during intrusive work that cannot be corrected, or where the control of nuisance odors cannot otherwise be achieved due to on-site conditions or close proximity to sensitive receptors, odor control will be achieved by sheltering the excavation and handling areas in a temporary containment structure equipped with appropriate air venting/filtering systems.

D-15 DUST CONTROL PLAN

Particulate monitoring must be conducted according to the Community Air Monitoring Plan (CAMP) provided in Section D-13. If particulate levels at the site exceed the thresholds listed in the CAMP or if airborne dust is observed on the site or leaving the site, the dust suppression techniques listed below will be employed. The remedial party will also take measures listed below to prevent dust production on the site.

A dust suppression plan that addresses dust management during invasive on-site work will include, at a minimum, the items listed below:

- Dust suppression will be achieved using a dedicated on-site water truck for road wetting. The truck will be equipped with a water cannon capable of spraying water directly onto off-road areas including excavations and stockpiles.
- Clearing and grubbing of larger sites will be done in stages to limit the area of exposed, unvegetated soils vulnerable to dust production.
- Gravel will be used on roadways to provide a clean and dust-free road surface.
- On-site roads will be limited in total area to minimize the area required for water truck sprinkling.

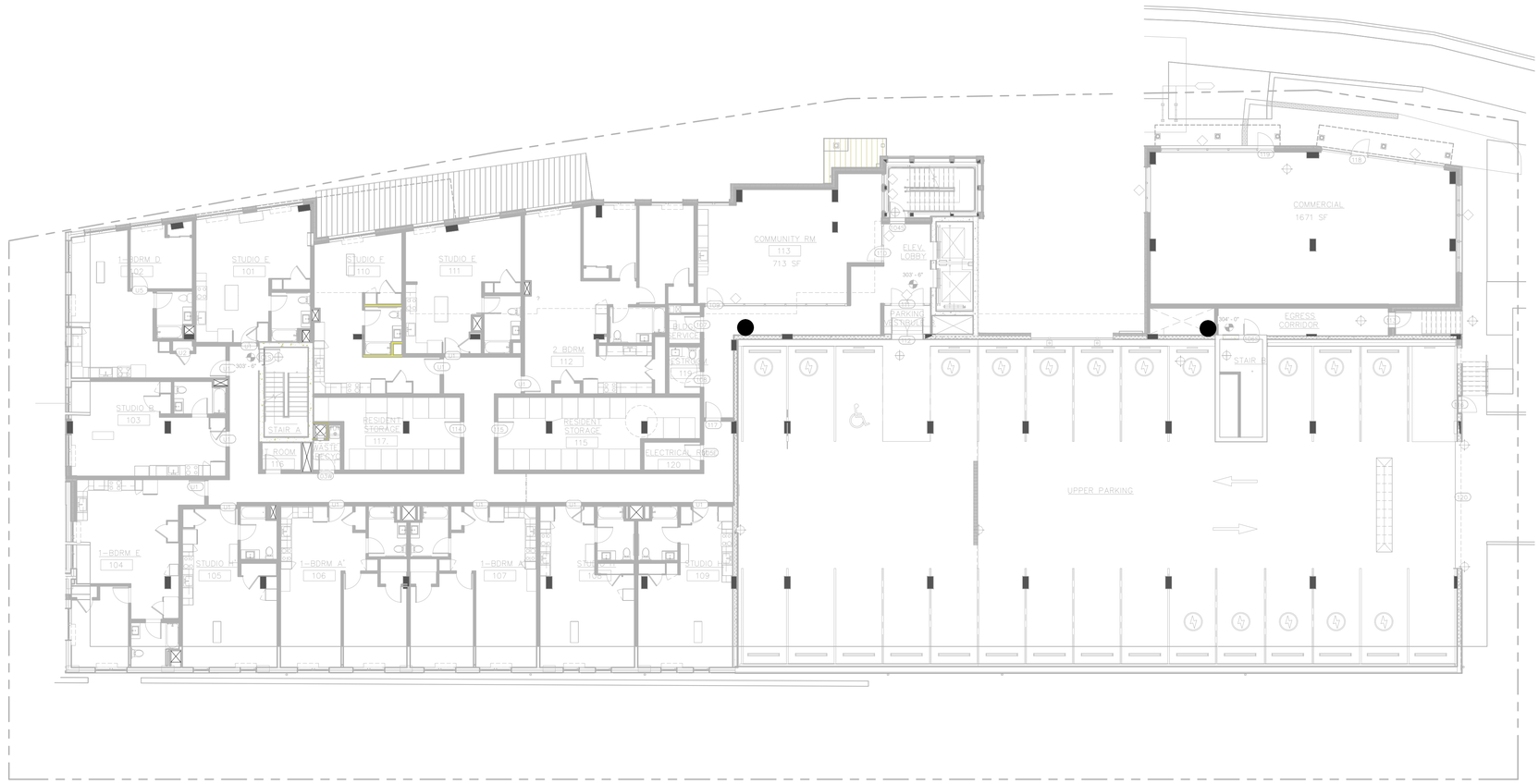
D-16 OTHER NUISANCES

A plan for rodent control will be developed and utilized by the contractor prior to and during site clearing and site grubbing, and during all remedial work.

A plan will be developed and utilized by the contractor for all remedial work to ensure compliance with local noise control ordinances.

Appendix E:

Sub-Slab Depressurization System (SSDS) and Details



REFERENCE:
EXISTING CONDITIONS & BOUNDARY ARE TAKEN FROM "FLOOR PLAN - FIRST FLOOR - A-106" OF EMERSON POINT ESTATES PREPARED BY NEXUS CREATIVE ARCHITECTURE PLANNING AND DESIGN, DATED 10/23/23

LEGEND:

● - 4" PVC GOOSENECK VENT

Scale: 1"= 150'
0 75 150 300 450 600

N:\VCAD\12060\CAD\GEOTECH\VAPOR\12060 DWG VAPOR PLAN.DWG 07/17/25 04:16:32PM adam.wolf LAYOUT: PLAN 1ST FL

KEY MAP

rev	date	description

SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
999 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

DRAFT

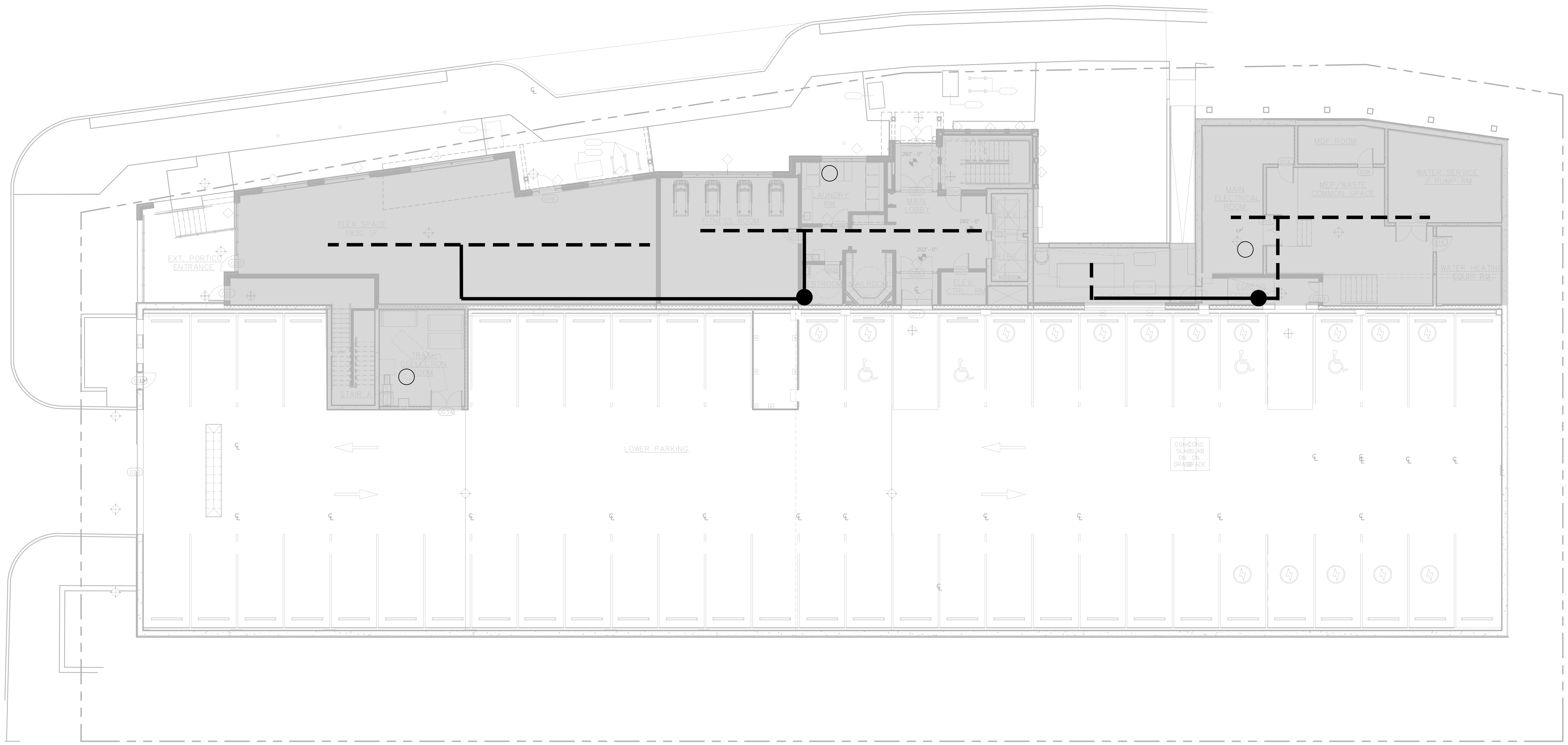
ANTHONY RAPOSO, P.E., LSRP
PROFESSIONAL ENGINEER
N.Y. LIC. NO. 105387

project:
SENIOR HOUSING/MIXED USE DEVELOPMENT
BCP #C360207
136-140 CROTON AVENUE
VILLAGE OF OSSINING
WESTCHESTER COUNTY, NEW YORK

title:
VAPOR INTRUSION PLAN & DETAILS
FIRST FLOOR

dwg by: AW
chk by: AR
scale: AS NOTED
date: 06/27/2025

job no. 12060
drawing no.
V-1
1 of 3



KEY MAP

rev	date	description

SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

DRAFT

ANTHONY RAPOSO, P.E., LSRP
PROFESSIONAL ENGINEER
N.Y. LIC. NO. 105387

project:
SENIOR HOUSING/MIXED USE DEVELOPMENT
BCP #C360207
136-140 CROTON AVENUE
VILLAGE OF OSSINING
WESTCHESTER COUNTY, NEW YORK

title:
VAPOR INTRUSION PLAN & DETAILS LOWER LEVEL

dwg by: AW
chk by: AR
scale: AS NOTED
date: 06/27/2025
job no. 12060
drawing no.
V-2
2 of 3

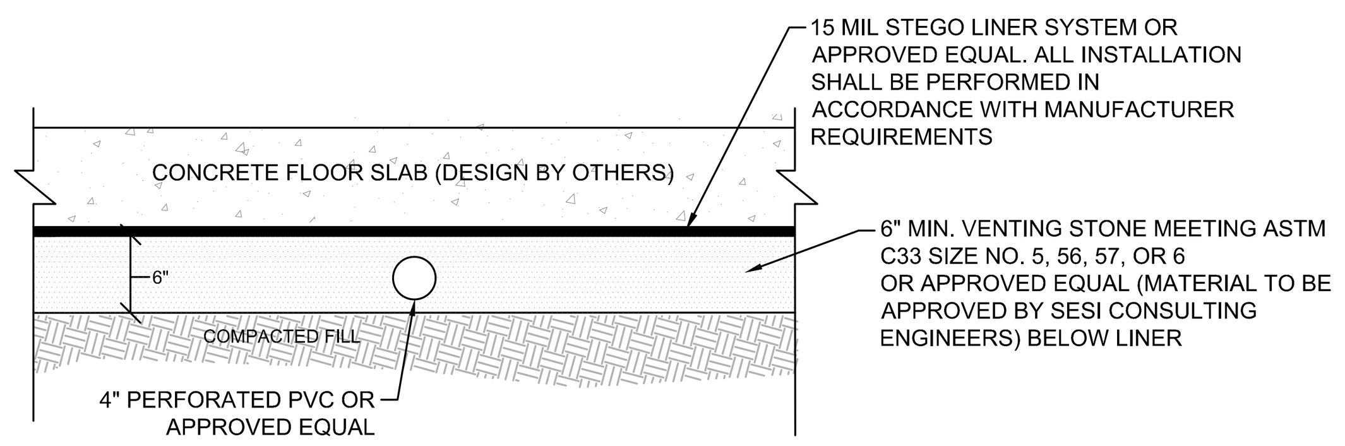
LEGEND:

- 4" SOLID PVC HEADER
- 4" PVC GOOSENECK VENT
- VAPOR PIN
- 4" PERFORATED PVC VENT OR APPROVED EQUAL
- VAPOR BARRIER

Scale: 1"= 150'
0 75 150 300 450 600

REFERENCE:
EXISTING CONDITIONS & BOUNDARY ARE TAKEN FROM "FLOOR PLAN - LOWER LEVEL - A-105" OF EMERSON POINT ESTATES PREPARED BY NEXUS CREATIVE ARCHITECTURE PLANNING AND DESIGN, DATED 10/23/23

N:\ACAD\12060\CAD\GEOTECH\VAPOR\12060.DWG.VAPOR PLAN.DWG

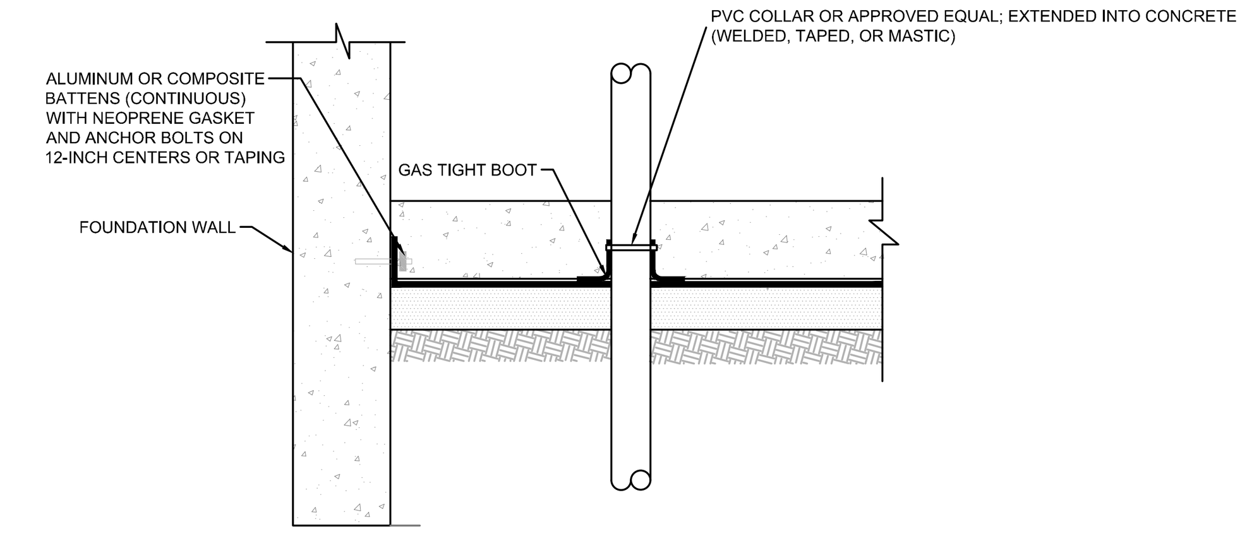


TYPICAL SUBSLAB VENTING SECTION

SCALE: 1" = 1'

NOTES:

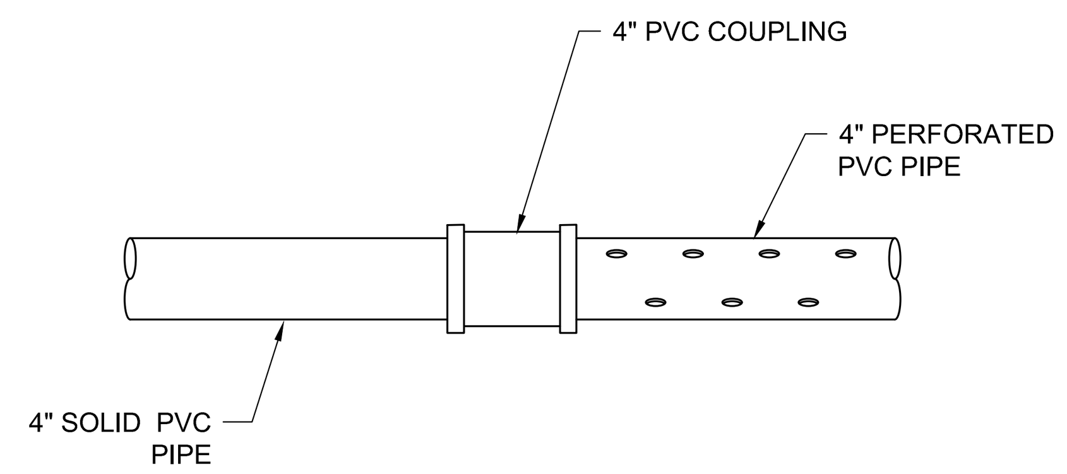
1. VENTING STONE SHALL MEET ASTM C33 AGGREGATE SIZE NO. 5, 56, 57, 6, OR ALTERNATE GRADIATION APPROVED BY SESI CONSULTING ENGINEERS. MATERIAL SHOULD BE EVALUATED AND APPROVED BY SESI PRIOR TO INSTALLATION.
2. SESI SHALL INSPECT THE LINER PRIOR TO PLACEMENT OF CONCRETE. SMOKE TESTING SHALL BE PERFORMED ON A REGULAR BASIS DURING INSTALLATION. TRUCKS TRAFFIC OVER LINER SHALL BE KEPT TO A MINIMUM AND/ OR LINER SHALL BE INSTALLED IN SECTIONS TO MINIMIZE HEAVY TRAFFIC.



TYPICAL LINER CONNECTION
@ PIPING PENETRATIONS DETAIL

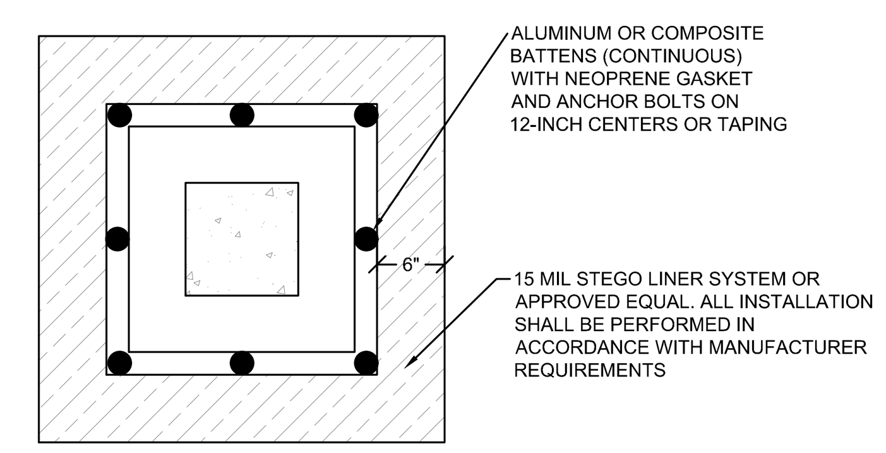
SCALE: N.T.S.

NOTE: REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF PIPE PENETRATIONS



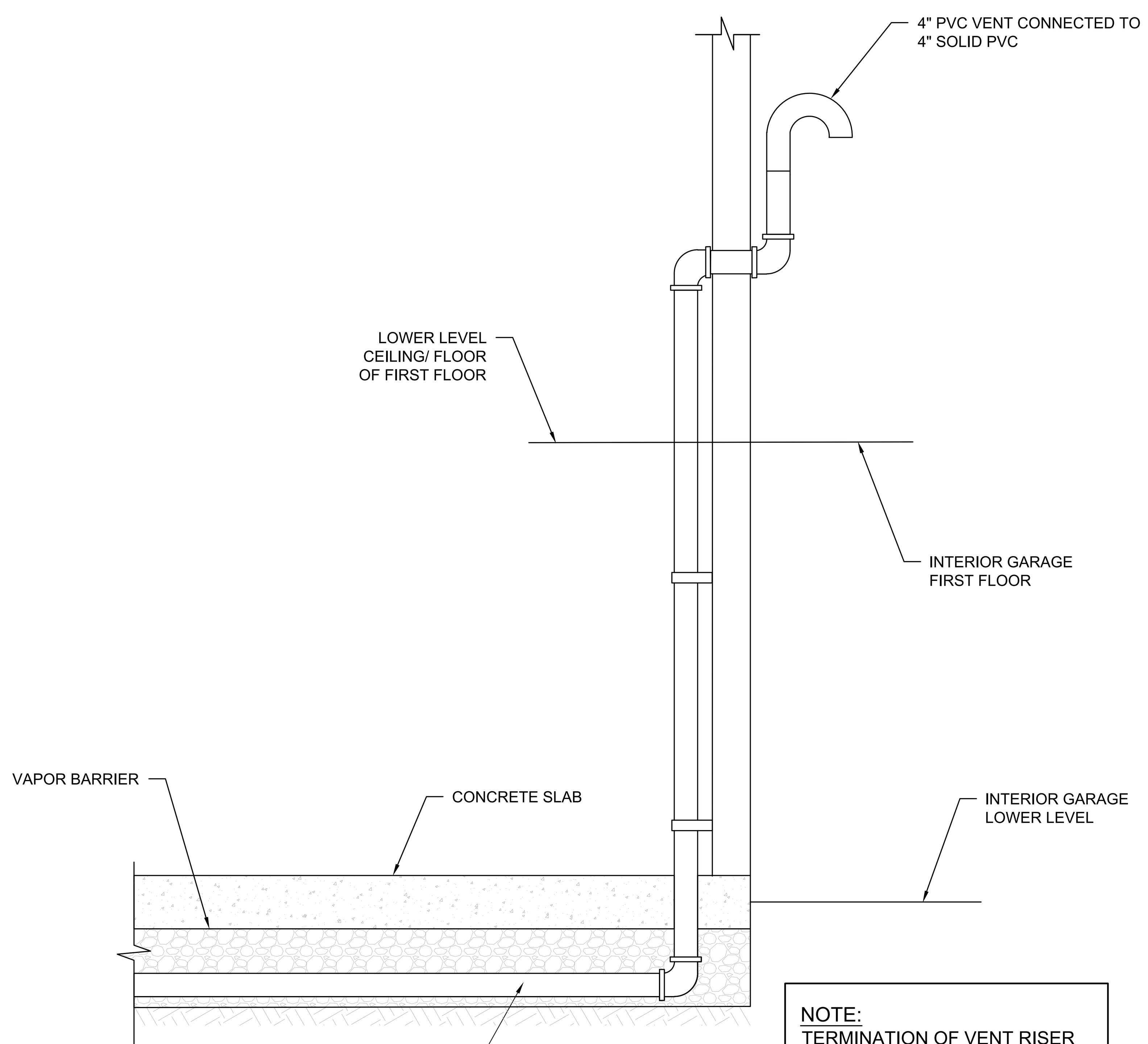
SOLID PVC TO PERFORATED
PVC PIPE CONNECTION DETAIL

SCALE: N.T.S.



TYPICAL LINER CONNECTION
@ COLUMN FOOTING

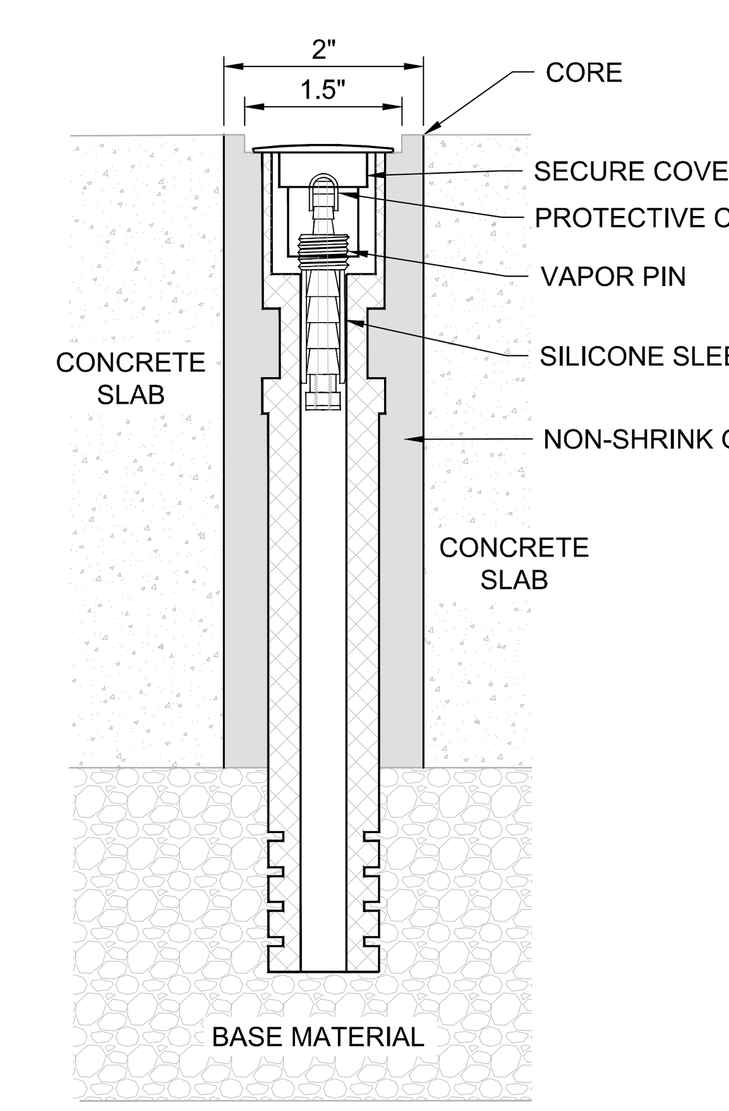
SCALE: N.T.S.



NOTE:
TERMINATION OF VENT RISER SHALL BE 10' MIN. FROM ANY OPENABLE WINDOW OR DOOR AND 15' MIN. FROM ANY VENT SHAFT OF AIR INTAKE.

INTERIOR/GARAGE TERMINATION DETAIL

N.T.S.



VAPOR PIN DETAIL

SCALE: N.T.S.

GENERAL NOTES

1. THE PLANNED SUB-SLAB VAPOR INTRUSION (VI) MITIGATION SYSTEM WILL BE PLACED BENEATH THE CONCRETE SLAB. THE VI MITIGATION SYSTEM INCLUDES THE FOLLOWING ELEMENTS:
   a) VAPOR BARRIER - A 15 MIL LDPE LINER OR APPROVED EQUAL WILL BE PLACED ABOVE THE PROPOSED VENTING LAYER.
   b) VENTING LAYER- A MINIMUM, 6-INCH VENTING STONE MEETING ASTM C33 SIZE NO. 5, 56, 57, 6 OR APPROVED EQUAL (MATERIAL TO BE APPROVED BY SESI CONSULTING ENGINEERS) SHALL BE PLACED BELOW THE VAPOR BARRIER.
   c) SUB-SLAB COLLECTION PIPING - A NETWORK OF VENTING PIPES (4" PVC PIPE OR J-DRAIN OR HDPE PIPE) WILL BE PLACED WITHIN THE VENTING LAYER. THE VENTING PIPES WILL BE MANIFOLDED AS SHOWN IN THE DRAWING.
   d) RISERS - CONVEYANCE RISER PIPES WILL BE INSTALLED FROM THE SUB-SLAB HEADER PIPES TO THE FIRST FLOOR GARAGE AS SHOWN IN THE DRAWING.
   e) OPTIONAL BLOWER(S) - A BLOWER(S) CAN BE CONNECTED TO ANY OF THE RISERS IN THE FUTURE, IF NECESSARY, TO CONVERT THE PASSIVE-VENTED SYSTEM TO AN ACTIVE SYSTEM.
2. ALL CONDUITS AND/OR PIPE PENETRATIONS INTO THE SLAB SHOULD BE GAS TIGHT - REFER TO PIPE OR CONDUIT PENETRATION DETAIL ON THIS DRAWING.
3. OPERATION OF THE VI MITIGATION SYSTEM IS DESIGNED TO BE PASSIVE. THERE ARE NO MOVING OR MECHANICAL PARTS. ALL VENT RISERS SHALL BE FREE OF OBSTRUCTIONS AND VENT VALVES SHALL BE SET IN A FULLY OPEN POSITION. IF NECESSARY, ADJUSTMENT OF THE VENT VALVES SHALL BE PERFORMED BY A COMPETENT AND RESPONSIBLE AGENT TO ENSURE ADEQUATE VENTING OF THE SUB-SLAB SPACE.
4. ALL SUB-SLAB COLLECTION LATERALS AND VERTICAL VENT RISERS SHALL BE FREE OF OBSTRUCTIONS, NOT INUNDATED WITH WATER, AND ABLE TO VENT AIR FREELY FROM BELOW THE BUILDING SLAB TO THE ATMOSPHERE.
5. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF VI MITIGATION SYSTEM WITH OTHER TRADES.
6. ARCHITECTUAL AND ENGINEERING CONSTRUCTION DOCUMENTS HAVE BEEN COORDINATED WITH THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL NOT DEVIATE FROM THESE DOCUMENTS WITHOUT APPROVAL FROM THE RESPECTIVE DESIGN PROFESSIONALS.
7. THESE PLANS AND DETAILS SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER FOR REVIEW TO DETERMINE IF THE VAPOR MITIGATION SYSTEM WILL CONFLICT WITH THE INTEGRITY OF PROPOSED BUILDING SLAB AND/OR THE ACTIVATION OF ANY PROPOSED CONTROL JOINTS.

VAPOR BARRIER INSTALLATION SPECIFICATIONS

1. UNROLL VAPOR BARRIER WITH THE LONGEST DIMENSION PARALLEL WITH THE DIRECTION OF THE POUR. VISUALLY INSPECT THE MATERIAL DURING INSTALLATION FOR IMPERFECTIONS AND MARK FAULTY OR SUSPECT AREAS.
   a. UNROLL VAPOR BARRIER USING METHODS THAT WILL NOT DAMAGE MATERIAL AND WILL PROTECT UNDERLYING SURFACE FROM DAMAGE.
   b. PERSONNEL WALKING ON VAPOR BARRIER SHALL NOT ENGAGE IN ACTIVITIES OR WEAR SHOES THAT COULD DAMAGE IT. SMOKING SHALL NOT BE PERMITTED ON THE BARRIER.
   c. DO NOT ALLOW VEHICULAR TRAFFIC DIRECTLY ON THE VAPOR BARRIER.
2. OVERLAP JOINTS IN MATERIAL SHALL BE THE MINIMUM OVERLAP REQUIRED BY THE MANUFACTURER OR 12" MINIMUM IN ORDER TO FUSION WELD OR TAPE THE MATERIALS. INSTALLATION AND FUSION WELDING OR TAPING OF THE LINER SHALL BE COMPLETED BY A CERTIFIED CONTRACTOR.
3. THE CONTRACTOR SHALL REPAIR DAMAGED AREAS BY CUTTING PATCHES OF VAPOR BARRIER, OVERLAPPING THEM ON THE DAMAGED AREA, AND FUSION WELDING OR TAPING THE PATCHES TO THE LINER.
4. SESI AND THE CONTRACTOR SHALL INSPECT ALL SEAMS, JOINTS, AND PENETRATIONS IN THE VAPOR BARRIER AND DOCUMENT INSPECTION REPORT. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEFECTIVE SEAMS, JOINTS, AND PENETRATIONS PRIOR TO COVERING VAPOR BARRIER.
5. QA/QC TESTING SHALL BE COMPLETED DURING FUSION WELDING BY THE CERTIFIED CONTRACTOR TO DOCUMENT THAT ALL WELDS AND TAPE JOINTS ARE BEING COMPLETED CORRECTLY. THE QA/QC PACKAGE SHALL BE PROVIDED TO SESI FOLLOWING COMPLETION OF THE SYSTEM

TESTING AND INSPECTION DURING INSTALLATION

1. THE VAPOR BARRIER SHALL BE SMOKE TESTED FOR QUALITY ASSURANCE. SMOKE TESTING SHALL BE CONDUCTED BY SESI OR AN APPROVED VAPOR BARRIER APPLICATOR.
   a. THE VAPOR BARRIER SHALL BE VISUALLY INSPECTED. ANY APPARENT DEFICIENCIES AND/OR INSTALLATION PROBLEMS SHALL BE CORRECTED PRIOR TO SMOKE TESTING.
   b. THE DATE, TIME, AND TESTING REFERENCE AREA SHALL BE RECORDED ON THE SMOKE TESTING RECORD. THE AMBIENT AIR TEMPERATURE AT THE TIME OF TESTING SHOULD BE IN EXCESS OF 45° F AND THE WIND SPEED AT GROUND LEVEL SHOULD BE 15 MPH OR LESS. (NOTE: VISUAL IDENTIFICATION OF LEAKS BECOMES MORE DIFFICULT WITH INCREASING WIND SPEED.)
   c. DELINEATE A SMOKE TESTING AREA. ASSEMBLE AND SITUATE SMOKE TESTING SYSTEM TO INJECT SMOKE BENEATH VAPOR BARRIER. ONLY INERT, NON-TOXIC SMOKE IS TO BE UTILIZED FOR VAPOR BARRIER SMOKE TEST.
   d. DESIGNATE TESTING CONTROL AREAS BY CUTTING OPENINGS IN AN "X" PATTERN (MINIMUM 4" X 4") IN THE VAPOR BARRIER AT SELECTED LOCATIONS. MARK TESTING CONTROL AREAS FOR IDENTIFICATION PRIOR TO CONDUCTING THE SMOKE TEST.
   e. ACTIVATE SMOKE GENERATOR/BLOWER SYSTEM (NOMINAL 150-950 CFM). APPLY SUFFICIENT PRESSURE AS TO ENSURE THAT SMOKE WILL PERMEATE THE DESIGNATED TESTING AREA. FOR VERIFICATION, ENSURE THAT SMOKE IS LEAKING THROUGH TESTING CONTROL AREAS.
   f. PUMP SMOKE BENEATH THE VAPOR BARRIER FOR A MINIMUM PERIOD OF 1-2 MINUTES. OBSERVE FOR LEAKS IN THE VAPOR BARRIER. REDUCE PRESSURE/FLOW RATE IF EXCESSIVE LIFTING OF THE VAPOR BARRIER OCCURS.
   g. THOROUGHLY INSPECT ENTIRE VAPOR BARRIER SURFACE WITHIN AREA DELINEATED FOR TESTING. USE MARKING DEVICE TO MARK/LABEL ANY LEAK LOCATIONS. MARK/LABEL LEAK LOCATIONS ON FLOOR PLAN AND CORRESPONDING TESTING REFERENCE AREA.
   h. REPAIR LEAK LOCATIONS MARKED IN STEP G BY CUTTING PATCHES OF VAPOR BARRIER, OVERLAPPING DAMAGED AREA BY 6 INCHES MINIMUM, AND TAPING ALL FOUR SIDES.

   REPEAT STEPS F AND G, AS NECESSARY TO CONFIRM INTEGRITY OF THE VAPOR BARRIER.

KEY MAP

rev	date	description

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GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

DRAFT

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VILLAGE OF OSSINING
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title:
VAPOR INTRUSION PLAN & DETAILS
DETAILS

dwg by: AW
chk by: AR
scale: AS NOTED
date: 06/27/2025
job no. 12060
drawing no. D-1

N:\ACAD\12060\CAD\GEOTECH\VAPOR\12060.DWG.VAPOR PLAN.DWG 07/17/25 04:21:27PM, alan.ward, LAYOUT:DETAILS