COMMITMENT & INTEGRITY
DRIVE RESULTS

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MEMORANDUM

TO: Joe Hogan – Saber Real Estate Advisors

FROM: Michael van der Heijden, LSRP - Woodard & Curran
Evan Trumpatori – Woodard & Curran

DATE: July 24, 2015

RE: Addendum to the March 2015 Phase II Environmental Site Assessment
70 Westchester Avenue
White Plains, New York

Woodard & Curran has prepared the following Addendum to the March 2015 Phase II Environmental Site Assessment to document the results of supplemental investigation activities conducted at the property located at 70 Westchester Avenue, White Plains, New York (herein referred to as the "Site"). Supplemental investigation activities were conducted to further delineate potential soil and ground water contamination identified during previous investigations and further characterize the environmental integrity of the Site in support of planned redevelopment activities. A discussion of the investigation methodology, results and conclusions is provided below.

SUPPLEMENTAL INVESTIGATION METHODOLOGY

Utility Clearance

Prior to any invasive work, Master Locators, Inc. conducted a subsurface utility clearance survey on July 2, 2015 throughout the entire work area and at specific proposed drilling locations. The utility survey was conducted to confirm the proposed drilling locations and identify potential subsurface utilities.

Soil Boring Investigation

Following the utility clearance, Woodard & Curran directed the advancement of six soil borings, as shown on Figure 1. Soil borings were advanced by Eastern Environmental Solutions, Inc. of Manorville, NY utilizing a direct-push drill rig and overseen by Woodard & Curran personnel.

Recovered soils were field screened using a photo-ionization detector (PID) and field-inspected for visual and olfactory signs of contamination. The samples were collected at six-inch intervals from acetate sleeves following field screening. Woodard & Curran collected a soil sample at each boring location from the six-inch interval with the greatest indication of contamination based on field observations. If field observations did not indicate the presence of contamination, a sample was collected from the six-inch interval directly above the observed water table.

Following the collection of soil samples, Woodard & Curran collected one grab ground water sample from each soil boring to further characterize ground water conditions at the Site. Grab ground water samples were collected from temporary PVC well points installed within the soil boring following the collection of a soil sample. Following temporary well point installation, an unfiltered grab ground water sample was collected utilizing a dedicated disposable polyethylene bailer and/or check valve affixed to polyethylene tubing. Dedicated bailers were used to collect all Volatile Organic Compound (VOC) samples. A check valve was only used when filling laboratory glassware to be analyzed for Semi-Volatile Organic Compounds (SVOCs) and metals.

All ground water and soil samples were transferred using laboratory provided glassware under chain-of-custody protocol to a NELAP certified laboratory. All soil and ground water samples were submitted to a New York State certified laboratory for analysis of New York State Department of Environmental Conservation (NYSDEC) CP-51 Volatile Organic Compounds (VOCs), SVOCs, and Total Metals.

RESULTS

Soil Analytical Results

Laboratory analytical results for soil samples are included in Attachment A and summarized on Table 1. Results were compared to NYSDEC Part 375 Soil Cleanup Objectives (SCOs). Based on the laboratory analyses, the data indicated the following:

- Ethylbenzene, Xylene, and 1,2,4-Trimethylbenzene were detected in the soil sample collected from CD-19 at concentrations exceeding SCOs for unrestricted and restricted-residential use;
- n-Propylbenzene and 1,3,5-Trimethylbenzene were detected in the soil sample collected from CD-19 at concentrations exceeding the SCOs for unrestricted use;
- Several SVOCs were detected in the soil samples collected from CD-17 and CD-19, but at concentrations below their respective SCOs;
- Lead, Mercury, and Zinc were detected in the soil sample collected from CD-17 at concentrations exceeding the SCO for unrestricted use.

Ground Water Analytical Results

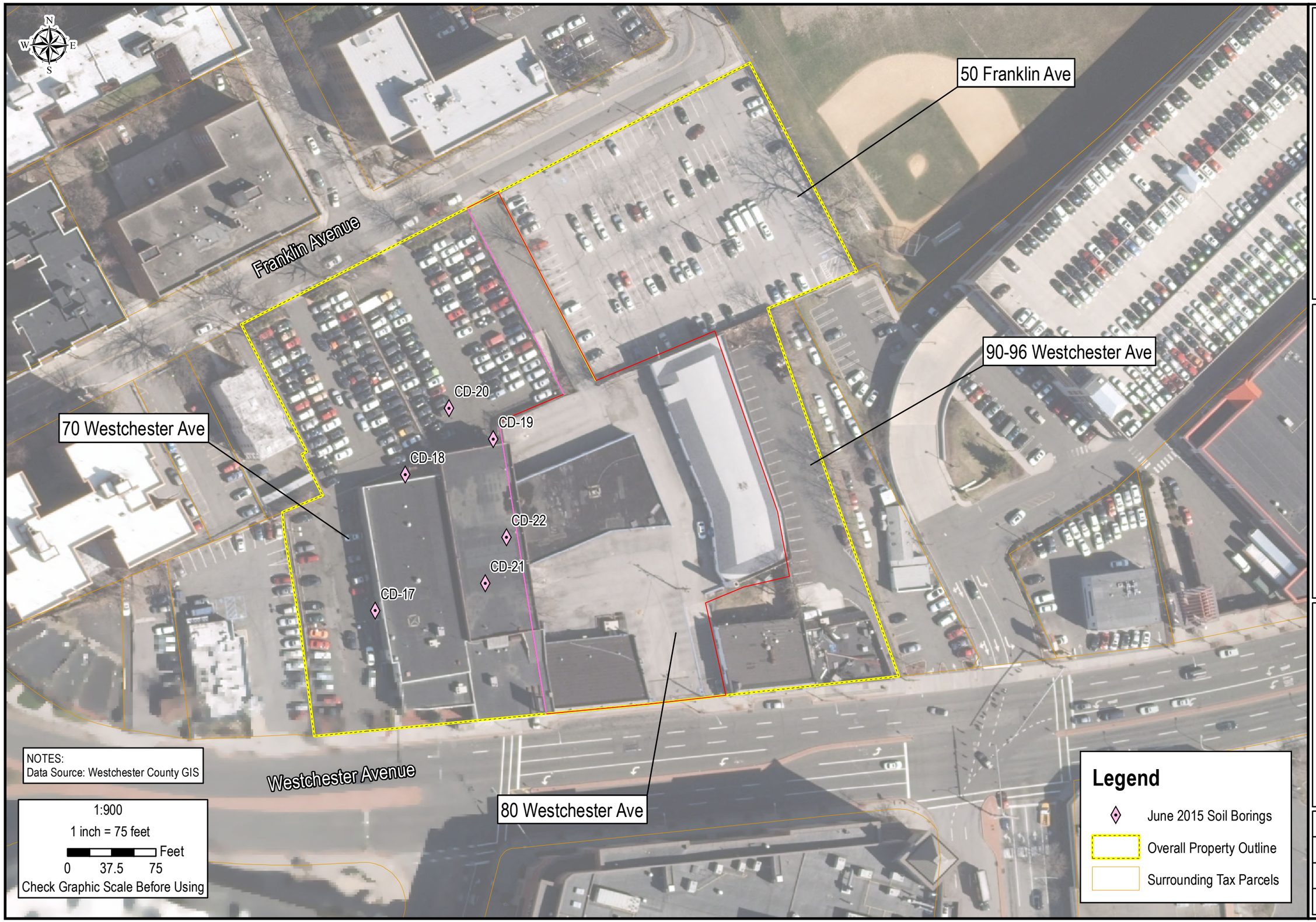
Ground water laboratory analytical results are included in Attachment A and summarized on Table 2. Ground water results were compared to NYSDEC Ambient Water Quality Standards (AWQS) for Class GA Ground Water. Based on the laboratory analyses, the data indicated the following:

- Several SVOCs were detected in the grab ground water sample collected from CD-17 (TWP-CD-17) at concentrations exceeding the AWQS;
- Bis(2-Ethylhexyl)phthalate (SVOC) was detected in the grab ground water samples collected from CD-21 and CD-22 (TWP-CD-21, TWP-CD-22) at concentrations exceeding the AWQS;
- Several metals were detected in every grab ground water sample at concentrations exceeding the AWQS;
- Several gasoline-related VOCs were detected in the grab ground water sample collected from CD-19 (TWP-CD-19) at concentrations exceeding the AWQS;
- Toluene (VOC) was detected in grab ground water samples collected from C-17 and CD-21 (TWP-CD-17, TWP-CD-21) at concentrations exceeding the AWQS.

CONCLUSIONS

Results from the July 2, 2015 supplemental investigation activities indicate that subsurface impacts to soil and ground water are present. VOCs consistent with gasoline contamination were detected at concentrations exceeding NYSDEC standards in soil and/or ground water samples collected from soil

borings CD-19, CD-17 and CD-21. It should be noted that the majority of the exceedances were detected in soil and ground water samples collected from CD-19, which is located in the vicinity of a closed NYSDEC Spill related to a gasoline release. In addition, SVOCs consistent with petroleum contamination were detected above the AWQS in ground water samples collected from CD-17, CD-21, and CD-22. Metals, including lead, mercury, and zinc were detected above the NYSDEC SCOs for unrestricted use in the soil sample collected from CD-17. Concentrations of lead, mercury, and zinc were below SCO for restricted-residential use.



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Sample Location Plan

Saber Chauncey WP, LLC
Supplemental Limited Phase II ESA

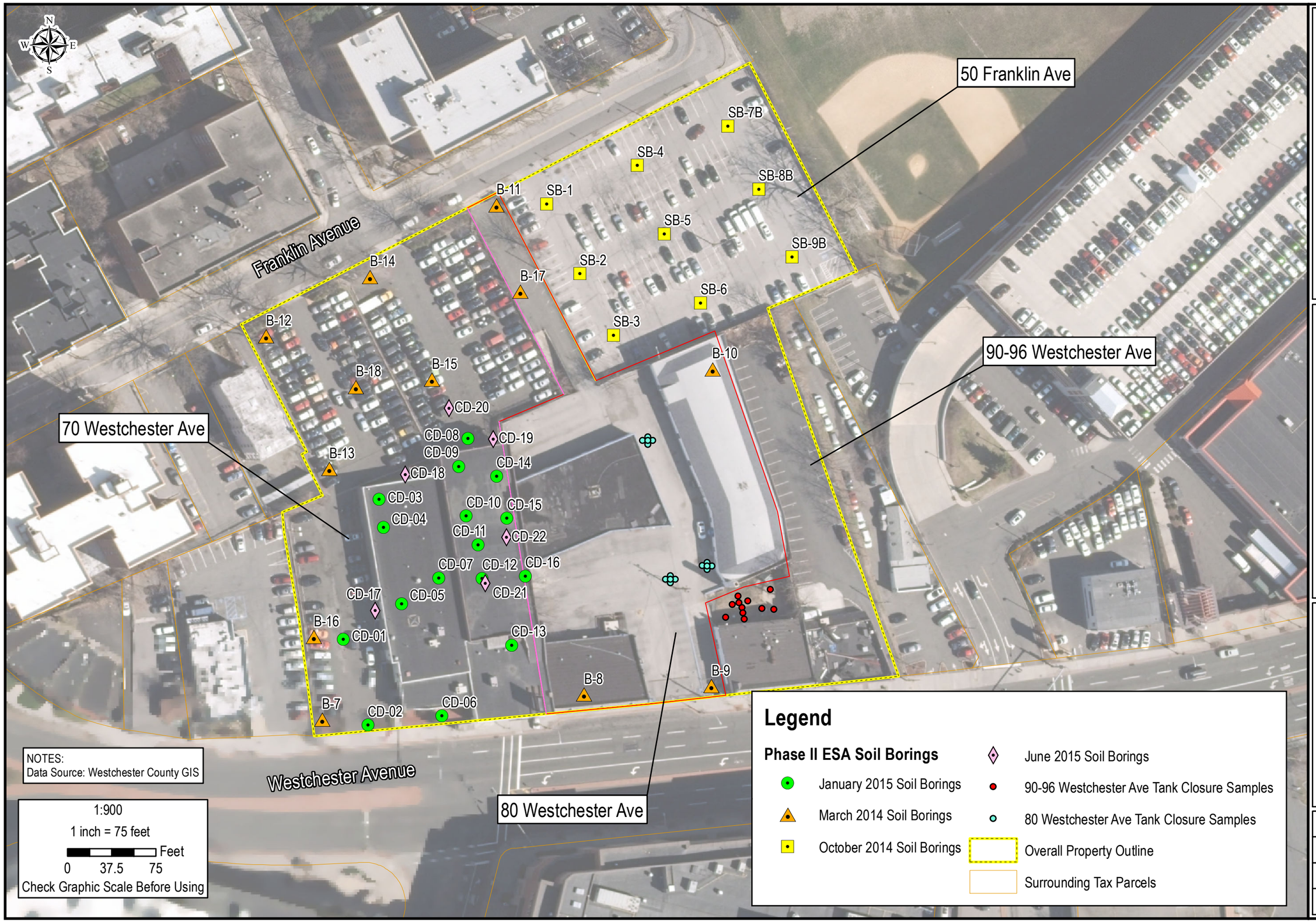
70-96 Westchester Avenue
White Plains, NY

JOB NO.: 214024

DRAWN BY: KCS

DATE: July 2015

FIGURE 1



NOTES:
Data Source: Westchester County GIS

1:900
1 inch = 75 feet
Feet
0 37.5 75
Check Graphic Scale Before Using

Legend

Phase II ESA Soil Borings

- January 2015 Soil Borings
- March 2014 Soil Borings
- October 2014 Soil Borings
- June 2015 Soil Borings
- 90-96 Westchester Ave Tank Closure Samples
- 80 Westchester Ave Tank Closure Samples
- Overall Property Outline
- Surrounding Tax Parcels

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Historical Sample Location Plan

Saber Chauncey WP, LLC
Supplemental Limited Phase II ESA

70-96 Westchester Avenue
White Plains, NY

JOB NO.: 214024

DRAWN BY: KCS

DATE: July 2015

FIGURE 2

ATTACHMENT A

Table 1
Summary of Soil Analytical Data
July 2, 2015
Supplemental Limited Phase II ESA
70 Westchester Avenue, White Plains, NY

SAMPLE ID				CD-17		CD-18		CD-19		CD-20		CD-21		CD-22	
SAMPLING DATE				7/2/2015		7/2/2015		7/2/2015		7/2/2015		7/2/2015		7/2/2015	
LAB SAMPLE ID				L1515248-01		L1515248-02		L1515248-03/R1		L1515248-04		L1515248-05		L1515248-06	
SAMPLE DEPTH (ft.)				0.25-1.25		18-19		16.5-17		9-10		13.5-14		17-18	
	RESRR	UNRES	Units		Q		Q		Q		Q		Q		Q
Semi-Volatile Organic Compounds															
Fluoranthene	100	100	mg/kg	**0.45**		0.11	U	0.11	U	0.1	U	0.1	U	0.1	U
Naphthalene	100	12	mg/kg	0.19	U	0.19	U	**5.8**		0.17	U	0.17	U	0.17	U
Butyl benzyl phthalate			mg/kg	**0.06**	J	0.19	U	0.19	U	0.17	U	0.17	U	0.17	U
Benzo(a)anthracene	1	1	mg/kg	**0.24**		0.11	U	0.11	U	0.1	U	0.1	U	0.1	U
Benzo(a)pyrene	1	1	mg/kg	**0.24**		0.15	U	0.15	U	0.14	U	0.14	U	0.14	U
Benzo(b)fluoranthene	1	1	mg/kg	**0.31**		0.11	U	0.11	U	0.1	U	0.1	U	0.1	U
Benzo(k)fluoranthene	3.9	0.8	mg/kg	**0.13**		0.11	U	0.11	U	0.1	U	0.1	U	0.1	U
Chrysene	3.9	1	mg/kg	**0.26**		0.11	U	0.11	U	0.1	U	0.1	U	0.1	U
Anthracene	100	100	mg/kg	**0.055**	J	0.11	U	0.11	U	0.1	U	0.1	U	0.1	U
Benzo(ghi)perylene	100	100	mg/kg	**0.17**		0.15	U	0.15	U	0.14	U	0.14	U	0.14	U
Fluorene	100	30	mg/kg	0.19	U	0.19	U	**0.076**	J	0.17	U	0.17	U	0.17	U
Phenanthrene	100	100	mg/kg	**0.18**		0.11	U	**0.064**	J	0.1	U	0.1	U	0.1	U
Indeno(1,2,3-cd)Pyrene	0.5	0.5	mg/kg	**0.19**		0.15	U	0.15	U	0.14	U	0.14	U	0.14	U
Pyrene	100	100	mg/kg	**0.39**		0.11	U	0.11	U	0.1	U	0.1	U	0.1	U
Biphenyl			mg/kg	0.43	U	0.42	U	**0.13**	J	0.4	U	0.39	U	0.39	U
2-Methylnaphthalene			mg/kg	0.23	U	0.22	U	**4.5**		0.21	U	0.2	U	0.21	U
Total Metals															
Aluminum, Total			mg/kg	**7800**		**4500**		**6600**		**10000**		**5100**		**8700**	
Arsenic, Total	16	13	mg/kg	**2.8**		0.89	U	0.92	U	**3.6**		0.81	U	0.82	U
Barium, Total	400	350	mg/kg	**100**		**36**		**64**		**22**		**32**		**48**	
Beryllium, Total	72	7.2	mg/kg	**0.09**	J	0.44	U	0.46	U	0.09	J	0.41	U	**0.14**	J
Cadmium, Total	4.3	2.5	mg/kg	**0.34**	J	0.89	U	0.92	U	0.82	U	0.81	U	0.82	U
Calcium, Total			mg/kg	**24000**		**1100**		**1900**		**22000**		**1100**		**5500**	
Chromium, Total			mg/kg	**23**		**11**		**17**		**12**		**12**		**17**	
Cobalt, Total			mg/kg	**6.2**		**4.2**		**5.7**		**11**		**3.6**		**4.7**	
Copper, Total	270	50	mg/kg	**42**		**11**		**15**		**35**		**11**		**16**	
Iron, Total			mg/kg	**15000**		**9800**		**13000**		**24000**		**10000**		**13000**	
Lead, Total	400	63	mg/kg	**160**		**3.3**	J	**4.6**		**15**		**3.7**	J	**24**	
Magnesium, Total			mg/kg	**5400**		**1800**		**3400**		**11000**		**2900**		**3300**	
Manganese, Total	2000	1600	mg/kg	**300**		**140**		**320**		**930**		**220**		**250**	
Mercury, Total	0.81	0.18	mg/kg	**0.44**		**0.07**	U	0.07	U	**0.03**	J	0.07	U	**0.03**	J
Nickel, Total	310	30	mg/kg	**18**		**6.6**		10		**22**		**8.4**		**11**	
Potassium, Total			mg/kg	**1300**		**790**		2100		**480**		**1900**		**1100**	
Sodium, Total			mg/kg	**220**		**75**	J	**98**	J	**48**	J	**48**	J	**160**	
Vanadium, Total			mg/kg	**23**		**11**		**20**		**9.8**		**12**		**18**	
Zinc, Total	10000	109	mg/kg	**110**		**23**		**31**		**57**		**30**		**66**	
Volatile Organic Compounds															
Tetrachloroethene	19	1.3	mg/kg	**0.00067**	J	0.001	U	0.13	U	0.00088	U	0.00094	U	0.00092	U
Toluene	100	0.7	mg/kg	**0.036**		0.0015	U	**0.083**	J	0.0013	U	0.0014	U	**0.0015**	
Ethylbenzene	41	1	mg/kg	0.00092	U	0.001	U	**66**		0.00088	U	0.00094	U	0.00092	U
p/m-Xylene	100	0.26	mg/kg	0.0018	U	0.002	U	**200**		0.0018	U	0.0019	U	0.0018	U
o-Xylene	100	0.26	mg/kg	0.0018	U	0.002	U	**0.37**		0.0018	U	0.0019	U	0.0018	U
Xylenes, Total	100	0.26	mg/kg	0.0018	U	0.002	U	**200**		0.0018	U	0.0019	U	0.0018	U
Acetone	100	0.05	mg/kg	**0.0047**	J	**0.0084**	J	1.3	U	**0.0063**	J	**0.0092**	J	**0.016**	
2-Butanone	100	0.12	mg/kg	0.0092	U	**0.0039**	J	1.3	U	**0.0023**	J	**0.0035**	J	**0.0029**	J
n-Butylbenzene	100	12	mg/kg	0.00092	U	0.001	U	**7.8**		0.00088	U	0.00094	U	0.00092	U
Isopropylbenzene			mg/kg	0.00092	U	0.001	U	**7.9**		0.00088	U	0.00094	U	0.00092	U
p-Isopropyltoluene			mg/kg	0.00092	U	0.001	U	**1.7**		0.00088	U	0.00094	U	0.00092	U
Naphthalene	100	12	mg/kg	0.0046	U	0.0051	U	**9.9**		0.0044	U	0.0047	U	0.0046	U
n-Propylbenzene	100	3.9	mg/kg	0.00092	U	0.001	U	**26**		0.00088	U	0.00094	U	0.00092	U
1,3,5-Trimethylbenzene	52	8.4	mg/kg	0.0046	U	0.0051	U	**33**		0.0044	U	0.0047	U	0.0046	U
1,2,4-Trimethylbenzene	52	3.6	mg/kg	0.0046	U	0.0051	U	**140**		0.0044	U	0.0047	U	0.0046	U
1,4-Dioxane	13	0.1	mg/kg	0.092	U	0.1	U	13	U	0.088	U	0.094	U	0.092	U
p-Diethylbenzene			mg/kg	0.0037	U	0.0041	U	**36**		0.0035	U	0.0038	U	0.0037	U
p-Ethyltoluene			mg/kg	0.0037	U	0.0041	U	**120**		0.0035	U	0.0038	U	0.0037	U
1,2,4,5-Tetramethylbenzene			mg/kg	0.0037	U	0.0041	U	**9.4**		0.0035	U	0.0038	U	0.0037	U

Notes:
Bold - Indicates compound detected above the laboratory reporting limit (RL)
mg/kg - milligrams per kilogram
Q - Qualifier
U - Compound not detected above RL shown
J - Estimte value; compound detected above the method detection limit (MDL), but below the RL
E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.
NYDEC - New York State Department of Environmental Conservation
SCO - NYSDEC DER-10 Soil Cleanup Objective
UNRES - NYSDEC SCO for Unrestricted Use
RESR - NYSDEC SCO for Restricted-Residential Use

- Compound detected at a concentration exceeding UNRES
- Compound detected at a concentration exceeding both UNRES and RESRR
- Compound not detected above RL, but RL exceeds one or more ACLs

Table 2
Summary of Ground Water Analytical Data
June 2, 2015
Supplemental Limited Phase II ESA
70 Westchester Avenue, White Plains, NY

LOCATION			TWP-CD-17		TWP-CD-18		TWP-CD-19		TWP-CD-20		TWP-CD-21		TWP-CD-22	
SAMPLING DATE			7/2/2015		7/2/2015		7/2/2015		7/2/2015		7/2/2015		7/2/2015	
LAB SAMPLE ID			L1515254-01/R1/R2		L1515254-02/R1/R2		L1515254-03/R1/R2		L1515254-04/R1		L1515254-05/R1/R2		L1515254-06/R1/R2	
	AWQS	Units		Q		Q		Q		Q		Q		Q
Semivolatile Organic Compounds														
Bis(2-Ethylhexyl)phthalate	5	ug/l	3	U	3	U	**1.3**	J	3	U	**6.9**		**18**	
Benzoic Acid		ug/l	**1.4**	J	50	U	50	U	50	U	50	U	50	U
Fluoranthene	50	ug/l	**0.17**	J	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
Naphthalene	10	ug/l	0.2	U	**0.13**	J	**8**		**0.14**	J	**0.14**	J	**0.22**	
Benzo(a)anthracene	0.002	ug/l	**0.06**	J	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
Benzo(b)fluoranthene	0.002	ug/l	**0.07**	J	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
Chrysene	0.002	ug/l	**0.05**	J	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
Anthracene	50	ug/l	**0.05**	J	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U
Phenanthrene	50	ug/l	**0.2**		0.2	U	**0.1**	J	0.2	U	0.2	U	0.2	U
Pyrene	50	ug/l	**0.12**	J	0.2	U	**0.05**	J	0.2	U	0.2	U	0.2	U
2-Methylnaphthalene		ug/l	0.2	U	**0.13**	J	**5**		0.08	J	0.12	J	0.2	U
Pentachlorophenol	1	ug/l	0.8	U	0.8	U	0.8	U	**0.8**	U	0.8	U	0.8	U
Total Metals														
Aluminum, Total		ug/l	**114000**		**30200**		**16900**		**8220**		**20900**		**39000**	
Antimony, Total	3	ug/l	**0.4**	J	**0.1**	J	**0.2**	J	**0.1**	J	**0.5**	J	**0.4**	J
Arsenic, Total	25	ug/l	**28.7**		**13.3**		**10.9**		**7.2**		**13.7**		**15.8**	
Barium, Total	1000	ug/l	**3748**		**2124**		**3784**		**758.5**		**1723**		**3688**	
Beryllium, Total	3	ug/l	**7.2**		**4**		**7.1**		**0.8**		**2.8**		**3.8**	
Cadmium, Total	5	ug/l	**5.5**		**1.9**		**2.7**		**1.5**		**11.6**		**10.9**	
Calcium, Total		ug/l	**475000**		**212000**		**115000**		**491000**		**254000**		**191000**	
Chromium, Total	50	ug/l	**552.6**		**47.4**		**79**		**26.5**		**58.5**		**42.8**	
Cobalt, Total		ug/l	**670.5**		**61.7**		**146.3**		**130.3**		**69.4**		**32.9**	
Copper, Total	200	ug/l	**740.7**		**77.2**		**184.8**		**63.3**		**553.3**		**518.1**	
Iron, Total	300	ug/l	**238000**		**7670**		**41000**		**11800**		**25900**		**58200**	
Lead, Total	25	ug/l	**540.5**		**20.6**		**402**		**25.8**		**39.4**		**42.3**	
Magnesium, Total	35000	ug/l	**204000**		**64700**		**14300**		**140000**		**77100**		**41400**	
Manganese, Total	300	ug/l	**19740**		**4023**		**12680**		**6229**		**8676**		**9703**	
Mercury, Total	0.7	ug/l	**1.4**		**0.5**		**0.23**		**0.14**	J	**0.76**		**2.11**	
Nickel, Total	100	ug/l	**367.9**		**30.7**		**57.1**		**55**		**221**		**181.5**	
Potassium, Total		ug/l	**42300**		**8550**		**12500**		**14200**		**17400**		**15200**	
Selenium, Total	10	ug/l	**53**		**37**		**35**		**12**		**41**		**42**	
Silver, Total	50	ug/l	**1.2**		**0.2**	J	0.4	U	0.3	U	**0.8**		**0.8**	
Sodium, Total	20000	ug/l	**199000**		**54100**		**6350**		**107000**		**187000**		**51600**	
Thallium, Total	0.5	ug/l	**3.3**		**0.1**	J	**0.4**	J	**0.1**	J	**0.2**	J	**0.4**	J
Vanadium, Total		ug/l	**189**		**71.9**		**63.4**		**30.4**		**43.9**		**88.2**	
Zinc, Total	2000	ug/l	**1234**		**135.2**		**239.7**		**76.9**		**193.4**		**303.1**	
Volatile Organic Compounds														
Toluene	5	ug/l	**86**		2.5	U	2.5	U	2.5	U	**11**		**3.7**	
Ethylbenzene	5	ug/l	5	U	2.5	U	**35**		2.5	U	2.5	U	2.5	U
p/m-Xylene	5	ug/l	5	U	2.5	U	**92**		2.5	U	2.5	U	2.5	U
Xylenes, Total		ug/l	5	U	2.5	U	**92**		2.5	U	2.5	U	2.5	U
Acetone	50	ug/l	**8.2**	J	5	U	**5.5**		5	U	**3**	J	5	U
n-Butylbenzene	5	ug/l	5	U	2.5	U	**5**		2.5	U	2.5	U	2.5	U
sec-Butylbenzene	5	ug/l	5	U	2.5	U	**2.4**	J	2.5	U	2.5	U	2.5	U
Isopropylbenzene	5	ug/l	5	U	2.5	U	**4.7**		2.5	U	2.5	U	2.5	U
p-Isopropyltoluene	5	ug/l	5	U	2.5	U	**1.2**	J	2.5	U	2.5	U	2.5	U
Naphthalene	10	ug/l	5	U	2.5	U	**7.8**		2.5	U	2.5	U	2.5	U
n-Propylbenzene	5	ug/l	5	U	2.5	U	**19**		2.5	U	2.5	U	2.5	U
1,3,5-Trimethylbenzene	5	ug/l	5	U	2.5	U	**22**		2.5	U	2.5	U	2.5	U
1,2,4-Trimethylbenzene	5	ug/l	5	U	2.5	U	**81**		2.5	U	2.5	U	2.5	U
p-Diethylbenzene		ug/l	4	U	2	U	**22**		2	U	2	U	2	U
p-Ethyltoluene		ug/l	4	U	2	U	**71**		2	U	2	U	2	U
1,2,4,5-Tetramethylbenzene	5	ug/l	4	U	2	U	**6.9**		2	U	2	U	2	U

NOTES:
Bold - Indicates compound detected above the laboratory reporting limit (RL) Shown
ug/l - micrograms per liter (parts per billion)
Q - Laboratory Qualifier
U - compound not detected above RL shown
J - Estimated value; compound is above the method detection limit, but below the RL
NYSDEC - New York State Department of Environmental Conservation
AWQS - NYSDEC Ambient Water Quality Standards
Compound exceeds the NYSDEC AWQS
RL exceeds the NYSDEC AWQS