Firestone Tire and Auto Repair Site

WESTCHESTER COUNTY

NEW ROCHELLE, NEW YORK

SITE MANAGEMENT PLAN

NYSDEC Site Number: C360215

Prepared for:

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Revisions to Final Approved Site Management Plan:

Revision No.	Date Submitted	Summary of Revision	NYSDEC Approval Date

NOVEMBER 2023

CERTIFICATION STATEMENT

I Fuad Dahan certify that I am currently a NYS registered professional engineer and that this Site Management Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

_____ P.E.

12/14/23 DATE

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SITE MANAGEMENT PLAN

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LIST OF ACRONYMS

Acronym	Definition
AWQS	Ambient Water Quality Standards
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
COC	Certificate of Completion
DER	Division of Environmental Remediation
DUSR	Data Usability Summary Report
EC	Engineering Control
EE	Environmental Easement
FER	Final Engineering Report
IC	Institutional Control
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
QAPP	Quality Assurance Project Plan
PCE	Tetrachloroethene
PE	Professional Engineer
PFAS	Per and Polyfluoroalkyl Substances
PFOS	Perfluorooctanesulfonic Acid
PHC	Petroleum Hydrocarbon
PID	Photoionization Detector
PRR	Periodic Review Report
RAO	Remedial Action Objective
RAWP	Remedial Action Work Plan
RIR	Remedial Investigation Report
SCO	Soil Cleanup Objective
SCG	Standards, Criteria, and Guidance
SMP	Site Management Plan
SVOC	Semi-volatile Organic Compound
TAL	Target Analyte List
TCL	Target Compound List
USCO	Unrestricted Use Soil Cleanup Objectives
VOC	Volatile Organic Compound

ES EXECUTIVE SUMMARY

The following provides a brief summary of the controls implemented for the Site, as well as the inspections, monitoring, maintenance and reporting activities required by this Site Management Plan (SMP):

Site Identification:	C360215-05-21 Firestone Tire and Auto Repair Site, New Rochelle, NY	
Institutional Controls:	1. The property may be used for unrestricted use;	
	2. The Brownfield Cleanup Program (BCP) Site has achieved a conditional Track 1 unrestricted use remedy with remaining contamination in groundwater.	
	3. Environmental Easement (EE) and an SMP until groundwater requirements have been met, which is anticipated to be less than five (5) years, at which time this portion of the Site will be removed from the SMP and EE. All Engineering Controls (ECs) must be inspected at a frequency and in a manner defined in the SMP.	
Engineering Controls	Monitoring wells associated with monitored natural attenuation	
Inspections:		Frequency
1. Well Inspections		During Well Sampling

Monitoring:	
1. Groundwater Monitoring Wells (MW-4, MW-5, MW-6)	Quarterly groundwater monitoring for the first year, and annually thereafter until the results for all parameters show a bulk reduction in groundwater contamination to compliance with New York State Department of Environmental Conservation (NYSDEC) Ambient Water Quality Standards (AWQS) or asymptotic levels to the Department's satisfaction per 6 NYCRR Part 375-3.8(e)(1)(iii)(b) for a Track 1 cleanup.
Reporting:	
Groundwater Monitoring Data	Three (3) weeks after each sampling event
Periodic Review Report	Annually

Further descriptions of the above requirements are provided in detail in the latter sections of this Site Management Plan.

1.0 INTRODUCTION

1.1 GENERAL

This SMP is a required element of the remedial program for the Firestone Tire and Auto Repair Site located in New Rochelle, New York (hereinafter referred to as the "Site"). **See Figure 1.1**. The Site is currently in the New York State (NYS) BCP, Site No. C360215, which is administered by the New York State Department of Environmental Conservation (NYSDEC).

Allstate Acquisitions LLC entered into a Brownfield Cleanup Agreement (BCA) on June 1, 2021, with the NYSDEC to remediate the site. A figure showing the site location and boundaries of this site is provided in **Figure 1.2**. The boundaries of the site are more fully described in the metes and bounds site description that is part of the Environmental Easement, and the amendment to the Environmental Easement, provided in **Appendix A**.

After completion of the remedial work, some contamination was left at this site, which is hereafter referred to as "remaining contamination". Institutional and Engineering Controls (ICs and ECs) have been incorporated into the site remedy to control exposure to remaining contamination to ensure protection of public health and the environment. An Environmental Easement granted to the NYSDEC, and recorded with the Westchester County Clerk, requires compliance with this SMP and all ECs and ICs placed on the Site.

This SMP was prepared to manage remaining contamination at the site until the Environmental Easement is extinguished in accordance with ECL Article 71, Title 36. This plan has been approved by the NYSDEC, and compliance with this plan is required by the grantor of the Environmental Easement and the grantor's successors and assigns. This SMP may only be revised with the approval of the NYSDEC.

It is important to note that:

- This SMP details the site-specific implementation procedures that are required by the Environmental Easement. Failure to properly implement the SMP is a violation of the Environmental Easement, which is grounds for revocation of the Certificate of Completion (COC);

- Failure to comply with this SMP is also a violation of Environmental Conservation Law, 6 NYCRR Part 375 and the BCA for the site #C360215 (BCA Index # C360215-05-21) for the site, and thereby subject to applicable penalties.

All reports associated with the site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State. A list of contacts for persons involved with the site is provided in **Appendix B** of this SMP.

This SMP was prepared by SESI Consulting Engineers D.P.C, on behalf of Allstate Acquisitions LLC, in accordance with the requirements of the NYSDEC's DER-10 ("Technical Guidance for Site Investigation and Remediation"), dated May 2010, and the guidelines provided by the NYSDEC. This SMP addresses the means for implementing the ICs and/or ECs that are required by the Environmental Easement for the Site.

1.2 REVISIONS

Revisions to this plan will be proposed in writing to the NYSDEC's project manager. The NYSDEC can also make changes to the SMP or request revisions from the remedial party. Revisions will be necessary upon, but not limited to, the following occurring: a change in media monitoring requirements, upgrades to or shutdown of a remedial system, post-remedial removal of contaminated sediment or soil, or other significant change to the site conditions. In accordance with the Environmental Easement for the site, the NYSDEC project manager will provide a notice of any approved changes to the SMP, and append these notices to the SMP that is retained in its files.

1.3 NOTIFICATIONS

Notifications will be submitted by the property owner to the NYSDEC, as needed, in accordance with NYSDEC's DER – 10 for the following reasons:

1. 60-day advance notice of any proposed changes in site use that are required under the terms of the BCA, 6 NYCRR Part 375 and/or Environmental Conservation Law.

2. 7-day advance notice of any field activity associated with the remedial program.

3. 15-day advance notice of any proposed ground-intrusive activity pursuant to the Excavation Work Plan. If the ground-intrusive activity qualifies as a change

of use as defined in 6 NYCRR Part 375, the above mentioned 60-day advance notice is also required.

4. Notice within 48 hours of any damage or defect to the foundation, structures or EC that reduces or has the potential to reduce the effectiveness of an EC, and likewise, any action to be taken to mitigate the damage or defect.

5. Notice within 48 hours of any non-routine maintenance activities.

6. Verbal notice by noon of the following day of any emergency, such as a fire; flood; or earthquake that reduces or has the potential to reduce the effectiveness of ECs in place at the site, with written confirmation within 7 days that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.

7. Follow-up status reports on actions taken to respond to any emergency event requiring ongoing responsive action submitted to the NYSDEC within 45 days describing and documenting actions taken to restore the effectiveness of the ECs.

Any change in the ownership of the Site or the responsibility for implementing this SMP will include the following notifications:

8. At least 60 days prior to the change, the NYSDEC will be notified in writing of the proposed change. This will include a certification that the prospective purchaser/Remedial Party has been provided with a copy of the BCA and all approved work plans and reports, including this SMP.

9. Within 15 days after the transfer of all or part of the site, the new owner's name, contact representative, and contact information will be confirmed in writing to the NYSDEC.

Table 1.1 includes contact information for the above notifications. 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 1.1: Notifications*

Name	**Contact Information**	**Required Notification****
Michael Kilmer	(845)-633-5463 Michael.kilmer@dec.ny.gov	All Notifications
Sarita Wagh	Sarita.wagh@health.ny.gov (518)-402-7860	Notifications 4, 6, and 7

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

** Note: Numbers in this column reference the numbered bullets in the notification list in this section.

2.0 SUMMARY OF PREVIOUS INVESTIGATIONS AND REMEDIAL ACTIONS

The Site is located at 316 Huguenot Street in the City of New Rochelle, Westchester County, New York. The Site is an approximately 0.28-acre property and is located on western side of Westchester Place, north of Centre Avenue and east of Huguenot Street, and is identified on the Westchester County tax maps as Section 2 – Block 415 – Lot No. 13. The Site is located in the City of New Rochelle's Downtown Business District. A Site Location Map (topographic map) is provided as **Figure 1.1**. A map depicting the boundaries of the overall property is provided as **Figure 1.2**.

Historically, from 1911 to 1951, the Site was improved with a retail filling station and a Firestone tire and automotive repair garage. Sometime after 1951, the filling station was razed, and a commercial building was constructed that has been historically operated by Modern Hardware and Wallauer Paint and Design as a retail home improvement business. More recently Kent Supply Company occupied the building for the sale of plumbing supplies; however, the building is currently vacant.

2.1 SITE LOCATION AND DESCRIPTION

2.2 PHYSICAL SETTING

2.2.1 LAND USE

The Site is located in a Downtown Business/DO-2 Overlay Zoning District. Surrounding property use consists of mixed-use residential and commercial properties. The Site was most recently used for a plumbing supply commercial business, but the building is currently vacant. Surrounding properties are described In **Table 2.1** below.

Table 2.1: Summary of Surrounding Properties

Direction	Adjacent Property
North/Northeast	Huguenot Street and a Church to the north. A mixed-use four-story structure occupied by ground floor restaurant and three (3) floors of residential apartments to the northeast
South/Southeast	Swan Garage Kent Supply BCP Site (BCP #360210)

Direction	Adjacent Property
East	A mixed-use five-story structure occupied by ground floor retail and three (3) upper-level apartments.
West	A dry-cleaning establishment at 62 Centre Avenue and beyond Centre Ave is a mixed-use four-story structure with ground floor retail and three (3) floors of upper-level apartments.

2.2.2 GEOLOGY

According to the 1970 Geologic Map of New York – Lower Hudson Sheet published by the University of the State of New York, the bedrock underlying the Site is of the Hartland Formation and is composed primarily of basal amphibolite gneiss overlain by politic schists. Surficial soils are composed of dark brown and gray coarse to fine grained sand, gravel and clay to depths of 6 to 15 feet ft-bgs, where refusal was encountered on weathered bedrock during the 2020 investigation. Fill material is generally present at the Site varying from beneath the asphalt layer to between 3.5 and 12 ft-bgs. Refusal during drilling activities was encountered between 9 and 19 ft-bgs, despite previously reported refusal at depths ranging from 6 to 15 ft-bgs.

2.2.3 HYDROGEOLOGY

During SESI's field investigations in September and October 2020, and in March 2022, groundwater was encountered at depths ranging from approximately 7.5 to 10.5 ft-bgs. The groundwater elevations have been measured, and flow direction is to the north.

A groundwater contour map is shown in **Figure 2.1**.

2.3 INVESTIGATION AND REMEDIAL HISTORY

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for the Site. Full titles for each of the reports referenced below are provided in Section 8.0 - References.

2.3.1 REMEDIAL INVESTIGATION REPORT

The Remedial Investigation Report (RIR) (January 2023) was prepared by SESI and details the results of prior investigations and the Remedial Investigation (RI) performed on the Site. The RI was conducted in accordance with the Remedial Investigation Workplan for the Site, which was approved by the NYSDEC in December 2021, and the NYSDEC's Technical Guidance for Site Investigation and Remediation (DER-10).

2.3.1.1 SOIL REMEDIAL INVESTIGATION FINDINGS

A total of 52 soil samples were collected from 25 soil borings. Borings were advanced to depths ranging from 6 to 19 ft-bgs. Soil samples were collected utilizing a macro-core sampler. Samples for laboratory chemical analyses were collected based on field screening, which includes visual and olfactory observations and screening with photoionization detector (PID). Historic fill extended from grade to 12 ft-bgs across the Site.

Soil samples collected by SESI were submitted to Alpha Analytical laboratories (ALPHA) for analysis of full suite TCL/TAL + 30, 1,4-dioxane and per and polyfluoroalkyl substances (PFAS) with NYSDEC Category B deliverables. Boring logs documenting soil classifications, PID readings, and visual observations are included in Appendix D of the RIR.

The following conclusions can be made based on the soil remedial investigations.

- Historic fill was identified at varying depths across the Site. The maximum depth encountered was 12 feet bgs.
- The overall depth of impacted soils exceeding the Unrestricted Use Soil Cleanup Objectives (USCOs) ranged from 1 foot to 17 ft-bgs.
- Semi-volatile organic compounds (SVOCs) impacts exceeding the USCOs were identified in soils from grade to approximately 12 ft-bgs within the fill.
- Metals contaminated soils exceeding the USCOs were identified in six (6) borings from one (1) to approximately 17 ft-bgs.
- The PFAS concentrations were below the USCOs in the Site soils.

2.3.1.2 GROUNDWATER REMEDIAL INVESTIGATION FINDINGS

Six (6) permanent groundwater monitoring wells were installed and sampled, and two (2) existing monitoring wells were sampled to investigate groundwater on the Site. The depth of the overburden wells RI-MW-1S, RI-MW-2S, and RI-MW-3S ranged from 9 to 17 ft-bgs, and the depth of the bedrock wells RI-MW-1D, RI-MW-2D and RI-MW-3D ranged from 17 to 29 ft-bgs. Further well construction information is provided in Table 4.2 in Section 4.5 of the RIR. Groundwater flow direction was determined to flow in the northern direction.

In groundwater, the SVOCs phenol, benzo[a]anthracene, benzo(a)pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene, were identified in six (6) groundwater samples at concentrations that exceeded the AWQS. The metals antimony, barium, beryllium, chromium, copper, iron, lead, magnesium, manganese, nickel, sodium, and thallium were identified in 12 groundwater samples at concentrations that exceeded the AWQS. Volatile organic compound (VOC) exceedances including benzene, sec-butylbenzene, isopropylbenzene, n-propylbenzene, and 1,2,4,5 - tetramethylbenzene were identified in two (2) groundwater samples at concentrations exceeding their respective AWQS. Finally, perfluorooctanesulfonic acid (PFOS) was detected in one (1) groundwater sample at a concentration exceeding the NYSDEC groundwater guidance level of 2.7 ppt as found in the February 2023 TOGS 1.1.1 addendum. **Figure 2.2** depicts the results of the groundwater findings during the remedial investigation.

2.3.1.3 SOIL VAPOR REMEDAIL INVESTIGATION FINDINGS

Five (5) temporary soil vapor points were installed and sampled. Sample locations were taken to assess potential soil vapor intrusion following Site development and to determine what, if any, soil vapor is migrating onto the Site.

In soil vapor, elevated concentrations of petroleum hydrocarbons (PHC) VOCs were detected Site-wide for contaminants including benzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-Butadiene 2,2,4-Trimethylpentane, 4-ethyltoluene, 2-butanone, ethylbenzene, heptane, cyclohexane, n-hexane, isopropanol, xylenes, and toluene. The chlorinated volatile organic compound tetrachloroethene (PCE) was also detected in soil vapor.

2.3.2 REMEDIAL ACTION

Remedial excavation activities began on May 31, 2023 and concluded on August 28, 2023. Remedial work was performed in accordance with the NYSDEC approved Remedial Action Workplan (RAWP) dated January 2023. Contaminated soils were removed from the entire site from property line to property line down to bedrock, which ranged across the site from approximately 10 to 15 feet below grade surface. In total, approximately 11,461 tons of contaminated soil were removed from the site and disposed at Bayshore Soil Management, LLC in Keasby, New Jersey and the Casa Verde Corporation facility located in White Plains, New York. Once the bedrock interface was encountered, it was chipped out to the final construction depth of approximately 30 feet below grade surface. The bedrock was disposed off-site at Thalle Industries located in Elmsford, New York, and Lawton Adams, located in Somers, New York. The final excavation elevations are shown in **Figure 2.3**.

Groundwater contamination identified in the RI was not sampled post-remediation of the soil. Post-remediation monitoring wells will be installed and at this point it is assumed that groundwater will require long-term monitoring as described in the sections below. Elevated levels of VOCs identified in soil vapor during the RI were removed with the excavation of the on-site soils to bedrock. SESI submitted a desktop vapor intrusion evaluation to the NYSDEC and was approved on August 8, 2023. Therefore, there will be no need for a vapor intrusion evaluation in this SMP. The approval is included in **Appendix C**.

2.4 REMEDIAL ACTION OBJECTIVES

The Remedial Action Objectives (RAOs) for the Site as listed in the Decision Document dated January 2023 are as follows:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of, volatiles from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Remove the source of ground or surface water contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.
- Prevent impacts to biota from ingestion/direct contact with soil causing toxicity or impacts from bioaccumulation through the terrestrial food chain.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

2.5 REMAINING CONTAMINATION

2.5.1 SOIL

The Site remedy has achieved Track 1 USCOs for soil as demonstrated by excavating the entire Site to bedrock. To remediate the contaminated soil, the installation of sheeting and shoring along the side walls was performed for structural stability of the excavation pit and to prevent impact to off-Site structures. The contaminated soil was excavated to bedrock ranging from approximately 10 to 15 feet bgs across the Site and disposed off-Site at permitted facilities. There is no remaining soil contamination at the Site as documented in the Final Engineering Report (FER). The final excavation survey plan is presented as **Figure 2.3.**

2.5.2 GROUNDWATER

As discussed previously, the RI groundwater investigation identified VOCs, SVOCs, and metals above the NYSDEC AWQS. PFOS was also identified above the NYSDEC guidance levels as found in the February 2023 TOGS 1.1.1 addendum. Monitoring wells will be installed post soil removal to monitor the current groundwater conditions.

2.5.3 SOIL VAPOR

As discussed previously, the RI identified several elevated levels of PHCs, and a detection of PCE was also identified during the RI in soil vapor. These elevated levels of PHCs and detection of PCE were removed with the removal of the soil contamination on site. Since the source has been removed, SESI submitted a desktop evaluation to the NYSDEC to eliminate the need for a vapor intrusion evaluation and received approval on August 8, 2023. This approval is included as **Appendix C.**

3.0 INSTITUTIONAL AND ENGINEERING CONTROL PLAN

3.1 GENERAL

Since remaining contamination exists at the site, Institutional Controls and Engineering Controls are required to protect human health and the environment. This IC/EC Plan describes the procedures for the implementation and management of all IC/ECs at the site. The IC/EC Plan is one component of the SMP and is subject to revision by the NYSDEC project manager.

This plan provides:

- A description of all IC/ECs on the Site;
- The basic implementation and intended role of each IC/EC;
- A description of the key components of the ICs set forth in the Environmental Easement;
- A description of the controls to be evaluated during each required inspection and periodic review;
- A description of plans and procedures to be followed for implementation of IC/ECs, such as the implementation of the Excavation Work Plan (EWP) for the proper handling of remaining contamination that may be disturbed during maintenance or redevelopment work on the site; and
- Any other provisions necessary to identify or establish methods for implementing the IC/ECs required by the Site remedy, as determined by the NYSDEC project manager.

3.2 INSTITUTIONAL CONTROLS

A series of ICs is required by the Decision Document to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and, (3) limit the use and development of the site to unrestricted use. Adherence to these ICs on the site is required by the Environmental Easement and will be implemented under this SMP. ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. The IC boundaries are shown on **Figure 3.1.** These ICs are:

- The property may be used for: unrestricted use;

- All ECs must be operated and maintained as specified in this SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the New York State Department of Health (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;
- Groundwater and other environmental or public health monitoring must be performed as defined in this SMP;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in this SMP; and
- Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.

3.3 ENGINEERING CONTROLS

3.3.1 CRITERIA FOR COMPLETION OF REMEDIATION/TERMINATION OF REMEDIAL SYSTEMS

Generally, remedial processes are considered completed when monitoring indicates that the remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.4 of NYSDEC DER-10. Unless waived by the NYSDEC, confirmation samples of applicable environmental media are required before terminating any remedial actions at the site. Confirmation samples require Category B deliverables and a Data Usability Summary Report (DUSR).

As discussed below, the NYSDEC may approve termination of a groundwater monitoring program. When a remedial party receives this approval, the remedial party will

decommission all site-related monitoring, injection and recovery wells as per the NYSDEC CP-43 policy.

The remedial party will also conduct any needed site restoration activities, such as asphalt patching and decommissioning treatment system equipment. In addition, the remedial party will conduct any necessary restoration of vegetation coverage, trees and wetlands, and will comply with NYSDEC and United States Army Corps of Engineers regulations and guidance. Also, the remedial party will ensure that no ongoing erosion is occurring on the Site.

3.3.1.1 MONITORING WELLS ASSOCIATED WITH MONITORED NATURAL ATTENUATION

Groundwater monitoring activities to assess natural attenuation will continue, as determined by the NYSDEC project manager in consultation with NYSDOH project manager, until residual groundwater concentrations are found to be consistently below ambient water quality standards, the site standards, criteria, and guidance (SCGs), or have become asymptotic at an acceptable level over an extended period. In the event that monitoring data indicates that monitoring for natural attenuation may no longer be required, a proposal to discontinue the monitoring will be submitted by the remedial party. Monitoring will continue until permission to discontinue is granted in writing by the NYSDEC project manager. If groundwater contaminant levels become asymptotic at a level that is not acceptable to the NYSDEC, additional source removal, treatment and/or control measures will be evaluated.

4.0 MONITORING AND SAMPLING PLAN

4.1 GENERAL

This Monitoring and Sampling Plan describes the measures for evaluating the overall performance and effectiveness of the remedy. This Monitoring and Sampling Plan may only be revised with the approval of the NYSDEC project manager. Details regarding the sampling procedures, data quality usability objectives, analytical methods, etc. for all samples collected as part of site management for the site are included in the Quality Assurance Project Plan provided in **Appendix D**.

This Monitoring and Sampling Plan describes the methods to be used for:

- Sampling and analysis of all appropriate media (groundwater);
- Assessing compliance with applicable NYSDEC SCGs, particularly groundwater standards and Part 375 SCOs for soil; and
- Evaluating site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment;

To adequately address these issues, this Monitoring and Sampling Plan provides information on:

- Sampling locations, protocol and frequency;
- Information on all designed monitoring systems;
- Analytical sampling program requirements;
- Inspection and maintenance requirements for monitoring wells;
- Monitoring well decommissioning procedures; and
- Annual inspection and periodic certification.

Reporting requirements are provided in Section 7.0 of this SMP.

4.2 POST-REMEDIATION MEDIA MONITORING AND SAMPLING

Samples shall be collected from monitoring wells MW-4, MW-5, MW-6 on a quarterly basis. Sampling locations, required analytical parameters and schedule are provided in Table 4.1 – Post Remediation Sampling Requirements and Schedule below. Modification to the frequency or sampling requirements will require approval from the NYSDEC project manager. A location plan of the proposed monitoring wells is included in **Figure 4.1.**

Table 4.1 – Post Remediation Sampling Requirements and Schedule

Monitoring Well ID	Location	Sample Analysis	Schedule
MW-4	Northeastern Portion of Site	VOCs, SVOCs, and TAL Metals as listed in Part 375.6 Table 6.8	Quarterly groundwater monitoring for the first year, and annual thereafter, until the results for all parameters show bulk reduction in groundwater contamination to asymptotic levels to the Department's satisfaction per 6 NYCRR Part 375-3.8(e)(1)(iii)(b) for Track 1 cleanup
MW-5	Southern Portion of Site		
MW-6	Southwestern Portion of Site		

Detailed sample collection and analytical procedures and protocols are provided in **Appendix E** – Field Sampling Plan and **Appendix D** – Quality Assurance Project Plan.

4.2.1 GROUNDWATER SAMPLING

Groundwater monitoring will be performed quarterly for the first year, and annually thereafter, to assess the performance of the remedy. If needed, sampling will continue on an annual basis for a period of five (5) years. Modification to the frequency or sampling requirements will require approval from the NYSDEC project manager. Monitoring wells will be inspected during each sampling event to ensure they are intact and not damaged.

The sampling frequency may only be modified with the approval of the NYSDEC project manager. This SMP will be modified to reflect changes in sampling plans approved by the NYSDEC project manager.

The monitoring wells have not been installed to date due to construction logistics and limitation in access at this time. Monitoring well locations were proposed to and approved

by the NYSDEC Project Manager, and sleeves were placed in the appropriate locations to facilitate the installation of three (3) monitoring wells after the completion of the concrete floor slab. Monitoring well construction logs, elevations, and coordinates will be included in an addendum to this SMP. A map depicting the future locations of the monitoring wells is included as **Figure 4.1.**

If biofouling or silt accumulation occurs in the on-site and/or off-site monitoring wells, the wells will be physically agitated/surged and redeveloped. Additionally, monitoring wells will be properly decommissioned and replaced if an event renders the wells unusable.

Repairs and/or replacement of wells in the monitoring well network will be performed based on assessments of structural integrity and overall performance.

The NYSDEC project manager will be notified prior to any repair or decommissioning of any monitoring well for the purpose of replacement, and the repair or decommissioning and replacement process will be documented in the subsequent Periodic Review Report. Well decommissioning without replacement will be done only with the prior approval of the NYSDEC project manager. Well abandonment will be performed in accordance with NYSDEC's guidance entitled "CP-43: Groundwater Monitoring Well Decommissioning Procedures." Monitoring wells that are decommissioned because they have been rendered unusable will be replaced in kind in the nearest available location, unless otherwise approved by the NYSDEC project manager.

Deliverables for the groundwater monitoring program are specified in Section 7.0 – Reporting Requirements.

4.2.2 MONITORING AND SAMPLING PROTOCOL

All sampling activities will be recorded in a field book and associated sampling log as provided in **Appendix F** - Site Management Forms. Other observations (e.g., groundwater monitoring well integrity) will be noted on the sampling log. The sampling log will serve as the inspection form for the monitoring network. Additional details regarding monitoring and sampling protocols are provided in the site-specific Field Sampling Plan provided as **Appendix E** of this document.

5.0 OPERATION AND MAINTENANCE PLAN

5.1 GENERAL

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

6.0 PERIODIC ASSESSMENTS/EVALUATIONS

6.1 CLIMATE CHANGE VULNERABILITY ASSESSMENT

Increases in both the severity and frequency of storms/weather events, an increase in sea level elevations along with accompanying flooding impacts, shifting precipitation patterns and wide temperature fluctuation, resulting from global climactic change and instability, have the potential to significantly impact the performance, effectiveness and protectiveness of a given site and associated remedial systems. Vulnerability assessments provide information so that the site and associated remedial systems are prepared for the impacts of the increasing frequency and intensity of severe storms/weather events and associated flooding.

This section provides a summary of vulnerability assessments that will be conducted for the site during periodic assessments, and briefly summarizes the vulnerability of the site and/or engineering controls to severe storms/weather events and associated flooding.

1. The Site is not located in a floodplain.
2. During severe rain events low-lying areas of the Site may experience brief flooding limiting access to groundwater sampling points.
3. High winds are not expected to damage the groundwater sampling points.
4. The groundwater sampling points are not vulnerable to loss of electric power.
5. No spill or containment areas exist on the Site that would cause a release during severe weather events.

6.2 GREEN REMEDIATION EVALUATION

NYSDEC's DER-31 Green Remediation requires that green remediation concepts and techniques be considered during all stages of the remedial program including site management, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology. This section of the SMP provides a summary of any green remediation evaluations to be completed for the site during site management, and as reported in the Periodic Review Report (PRR).

1. There will be minimal waste generated during well monitoring (well tubing, bailers, etc. water purged from wells during groundwater sampling will be drummed for off-Site disposal).

2. There is no mechanical equipment required and therefore no electrical energy usage associated with the Site monitoring.
3. There is no mechanical equipment required and therefore no emissions are associated with the Site monitoring.
4. Small amounts of clean deionized water (less than two [2] gallons per quarter) may be used for cleaning of dedicated sampling equipment.
5. The Site monitoring will not disturb the land and/or ecosystems.

7.0 REPORTING REQUIREMENTS

7.1 SITE MANAGEMENT REPORTS

All Site management inspection, maintenance and monitoring events will be recorded on the appropriate site management forms provided in **Appendix F**. These forms are subject to NYSDEC revision. All Site management inspection, maintenance, and monitoring events will be conducted by 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.

All applicable inspection forms and other records, including media sampling data and system maintenance reports, generated for the Site during the reporting period will be provided in electronic format to the NYSDEC in accordance with the requirements of Table 7.1 and summarized in the Periodic Review Report.

Table 7.1: Schedule of Reporting Summary

Task/Report	Reporting Frequency*
Groundwater Monitoring Well Sampling	Quarterly for the first year, annual therein after
Periodic Review Report	Annually, or as otherwise determined by the NYSDEC

* The frequency of events will be conducted as specified until otherwise approved by the NYSDEC project manager.

All interim monitoring/inspections reports will include, at a minimum:

- Date of event or reporting period;
- Name, company, and position of person(s) conducting monitoring/inspection activities;
- Description of the activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet);
- Type of samples collected (e.g., sub-slab vapor, indoor air, outdoor air);

- Copies of all field forms completed (e.g., well sampling logs, chain-of-custody documentation);
- Sampling results in comparison to appropriate standards/criteria;
- A figure illustrating sample type and sampling locations;
- Copies of all laboratory data sheets and the required laboratory data deliverables required for all points sampled (to be submitted electronically in the NYSDEC-identified format);
- Any observations, conclusions, or recommendations; and
- A determination as to whether contaminant conditions have changed since the last reporting event.

Routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting maintenance activities;
- Description of maintenance activities performed;
- Any modifications to the system;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet); and
- Other documentation such as copies of invoices for maintenance work, receipts for replacement equipment, etc., (attached to the checklist/form).

Non-routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting non-routine maintenance/repair activities;
- Description of non-routine activities performed;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents (included either on the form or on an attached sheet); and
- Other documentation such as copies of invoices for repair work, receipts for replacement equipment, etc. (attached to the checklist/form).

Data will be reported in digital format as determined by the NYSDEC. Currently, data is to be supplied electronically and submitted to the NYSDEC EQuIS™ database in accordance with the requirements found at this link:
http://www.dec.ny.gov/chemical/62440.html.

7.2 PERIODICE REVIEW REPORT

A PRR will be submitted to the NYSDEC project manager beginning sixteen (16) months after the COC is issued. After submittal of the initial Periodic Review Report, the next PRR shall be submitted annually to the NYSDEC project manager or at another frequency as may be required by the NYSDEC project manager. In the event that the Site is subdivided into separate parcels with different ownership, a single Periodic Review Report will be prepared that addresses the site described in **Appendix A** -Environmental Easement. The report will be prepared in accordance with NYSDEC's DER-10 and submitted within 30 days of the end of each certification period. Media sampling results will also be incorporated into the Periodic Review Report. The report will include:

- Identification, assessment and certification of all ECs/ICs required by the remedy for the Site.
- Results of the required annual site inspections, fire inspections and severe condition inspections, if applicable.
- All applicable site management forms and other records generated for the site during the reporting period in the NYSDEC-approved electronic format, if not previously submitted.
- Identification of any wastes generated during the reporting period, along with waste characterization data, manifests, and disposal documentation.
- A summary of any discharge monitoring data and/or information generated during the reporting period, with comments and conclusions.
- Data summary tables and graphical representations of contaminants of concern by media (groundwater, soil vapor, etc.), which include a listing of all compounds analyzed, along with the applicable standards, with all exceedances highlighted. These tables and figures will include a presentation of past data as part of an evaluation of contaminant concentration trends, including but not limited to:
  - Trend monitoring graphs that present groundwater contaminant levels from before the start of the remedy implementation to the most current sampling data;

- Trend monitoring graphs depicting system influent analytical data on a per event and cumulative basis;
- O&M data summary tables;
- A current plume map for sites with remaining groundwater contamination; and
- A groundwater elevation contour map for each gauging event.

- Results of all analyses, copies of all laboratory data sheets, and the required laboratory data deliverables for all samples collected during the reporting period will be submitted in digital format as determined by the NYSDEC. Currently, data is supplied electronically and submitted to the NYSDEC EQuIS™ database in accordance with the requirements found at this link: http://www.dec.ny.gov/chemical/62440.html.

- A Site evaluation, which includes the following:
  - The compliance of the remedy with the requirements of the site-specific RAWP, ROD or Decision Document;
  - The operation and the effectiveness of all treatment units, etc., including identification of any needed repairs or modifications;
  - Any new conclusions or observations regarding site contamination based on inspections or data generated by the Monitoring and Sampling Plan for the media being monitored;
  - Recommendations regarding any necessary changes to the remedy and/or Monitoring and Sampling Plan;
  - An evaluation of trends in contaminant levels in the affected media to determine if the remedy continues to be effective in achieving remedial goals as specified by the RAWP, ROD or Decision Document; and
  - The overall performance and effectiveness of the remedy.

7.2.1 CERTIFICATION OF INSTITUTIONAL AND ENGINEERING CONTROLS

Following the last inspection of the reporting period, a Professional Engineer licensed to practice and registered in New York State will prepare, and include in the Periodic Review Report, the following certification as per the requirements of NYSDEC DER-10:

"*For each institutional or engineering control identified for the site, I certify that all of the following statements are true:*

- *The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;*
- *The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the Department;*
- *Nothing has occurred that would impair the ability of the control to protect the public health and environment;*
- *Nothing has occurred that would constitute a violation or failure to comply with any site management plan for this control;*
- *Access to the site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;*
- *If a financial assurance mechanism is required under the oversight document for the site, the mechanism remains valid and sufficient for the intended purpose under the document;*
- *Use of the site is compliant with the environmental easement;*
- *The engineering control systems are performing as designed and are effective;*
- *To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program; and*
- *The information presented in this report is accurate and complete.*
- *No new information has come to my attention, including groundwater monitoring data from wells located at the site boundary, if any, to indicate that the assumptions made in the qualitative exposure assessment of off-site contamination are no longer valid; and*
- *The assumptions made in the qualitative exposure assessment remain valid."*

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Fuad Dahan, of SESI Consulting Engineers, am certifying as Remedial Party for the site."

"I certify that the New York State Education Department has granted a Certificate of Authorization to provide Professional Engineering services to the firm that prepared this Periodic Review Report."

The Periodic Review Report will be submitted, in electronic format, to the NYSDEC project manager and the NYSDOH project manager. The Periodic Review Report may also need to be submitted in hard-copy format if requested by the NYSDEC project manager.

7.3 CORRECTIVE MEASURES WORK PLAN

If any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an institutional or engineering control or failure to conduct site management activities, a Corrective Measures Work Plan will be submitted to the NYSDEC project manager for approval. This plan will explain the failure and provide the details and schedule for performing work necessary to correct the failure. Unless an emergency condition exists, no work will be performed pursuant to the Corrective Measures Work Plan until it has been approved by the NYSDEC project manager.

8.0 REFERENCES

6 NYCRR Part 375, Environmental Remediation Programs. December 14, 2006.

NYSDEC DER-10 – “Technical Guidance for Site Investigation and Remediation”.

NYSDEC, 1998. Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1. June 1998 (April 2000 addendum).

Phase I Environmental Site Assessment, 316 Huguenot Street, prepared by TEAM Environmental Consultants, Inc., October 2019

Remedial Investigation Report, Firestone Tire and Auto Repair Site, prepared by SESI, January 2023

Remedial Action Workplan, Firestone Tire and Auto Repair Site, prepared by SESI, January 2023

Final Engineering Report, Firestone Tire and Auto Repair Site, prepared by SESI, November 2023

Figures

REFERENCE:
HISTORICAL TOPOGRAPHICAL MAP PREPARED BY USGS, DATED 2019
MOUNT VERNON QUADRANGLE

Scale 1"=2000'

0 2000 4000

FIG-1.1

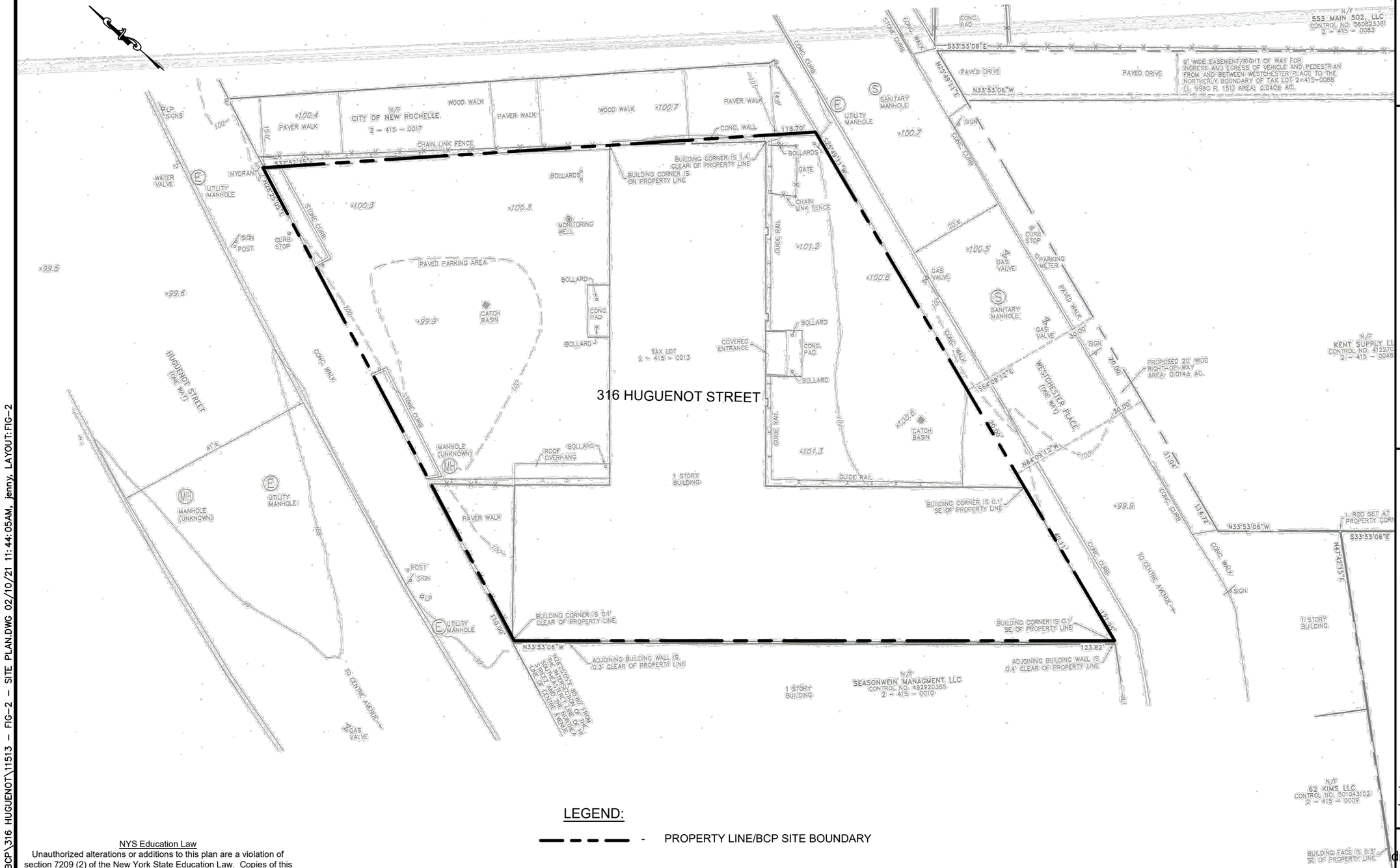
316 HUGUENOT STREET
CITY OF NEW ROCHELLE
WESTCHESTER COUNTY, NEW YORK

SITE LOCATION
TOPOGRAPHICAL MAP

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

DRAWN BY: aas
CHECKED BY: AA
SCALE: AS NOTED
DATE: 02/09/2021
JOB NO.: 11513

N:\ACAD\11513\BCP\316 HUGUENOT\11513 – FIG–1 – SITE LOCATION TOPOGRAPHIC MAP.DWG 02/09/21 03:10:57PM, jenny, LAYOUT:FIG–1



LEGEND:

- - - - PROPERTY LINE/BCP SITE BOUNDARY

Scale 1"=20'

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

REFERENCE
SITE INFORMATION AND EXISTING CONDITIONS TAKEN FORM "SURVEY PREPARED FOR ALLSTATE VENTURES" PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, LAST REVISED FEBRUARY 28, 2020.

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

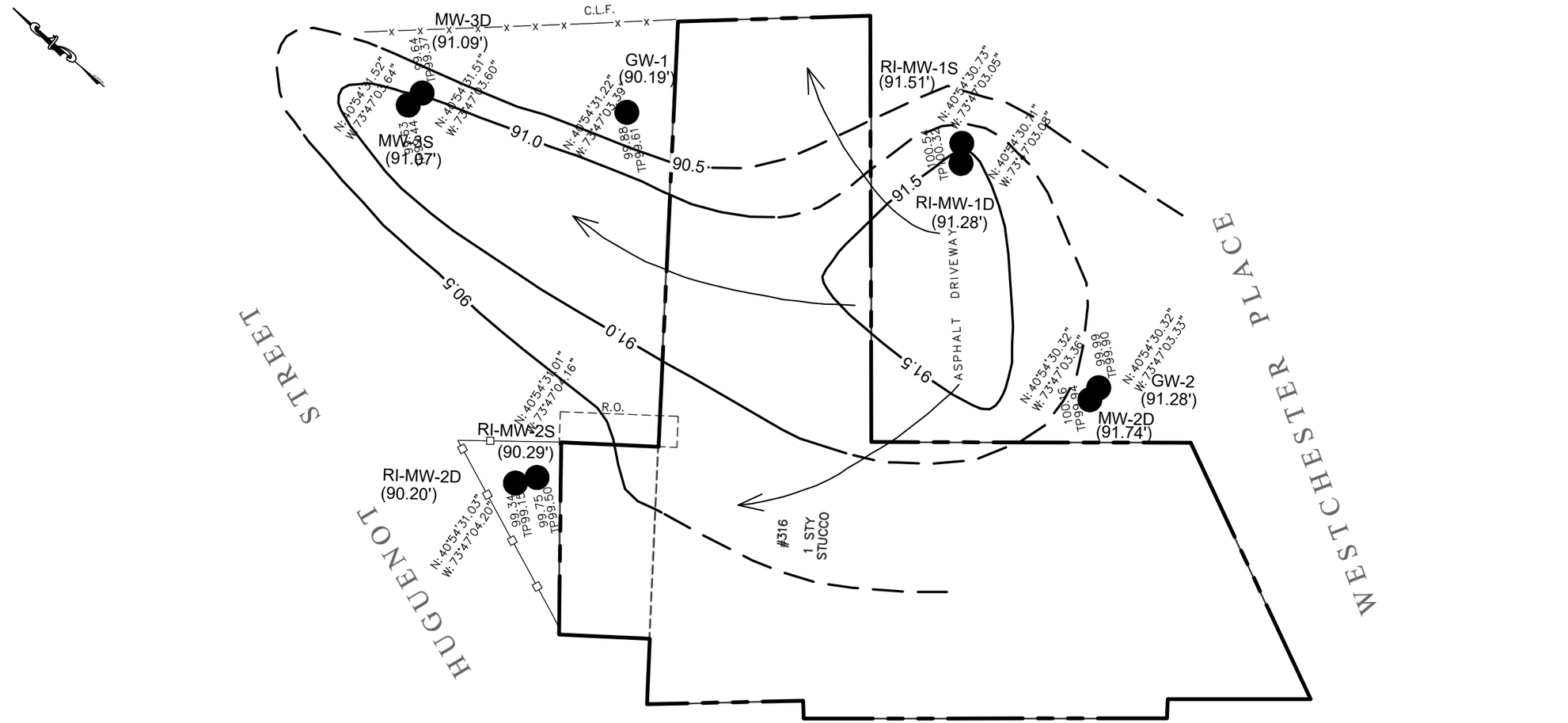
dwg by: aas
chk by: AA
scale: AS NOTED
date: 02/10/2021

project: 316 HUGUENOT STREET
CITY OF NEW ROCHELLE
WESTCHESTER COUNTY, NEW YORK

title: SITE PLAN

job no: 11513
drawing no: FIG-1.2

N:\ACAD\11513\BCP\316 HUGUENOT\11513 - FIG-2 - SITE PLAN.DWG 02/10/21 11:44:05AM, jenny, LAYOUT:FIG-2



NOTES:
1. THIS PLAN IS FOR LOCATING GROUNDWATER SAMPLES ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.

LEGEND:

- GROUNDWATER ELEVATION LINE
- GROUNDWATER FLOWW
(91.51') - GROUNDWATER ELEVATION

NOTES:
1. MONITORING WELL LOCATIONS AND ELEVATIONS OBTAINED FROM THE #316 HUGUENOT STREET, CITY OF NEW ROCHELLE SURVEY PREPARED BY AREK SURVEYING, DATED MAY 18, 2022.
2. GW MEASURMENTS COLLECTED ON 05/18/2022.
3. GW CONTOUR INTERVAL = 0.5 FOOT.

Scale 1"=20'
0 20 40

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

dwg by: YZ
chk by: JS
scale: AS NOTED
date: 08/05/2022

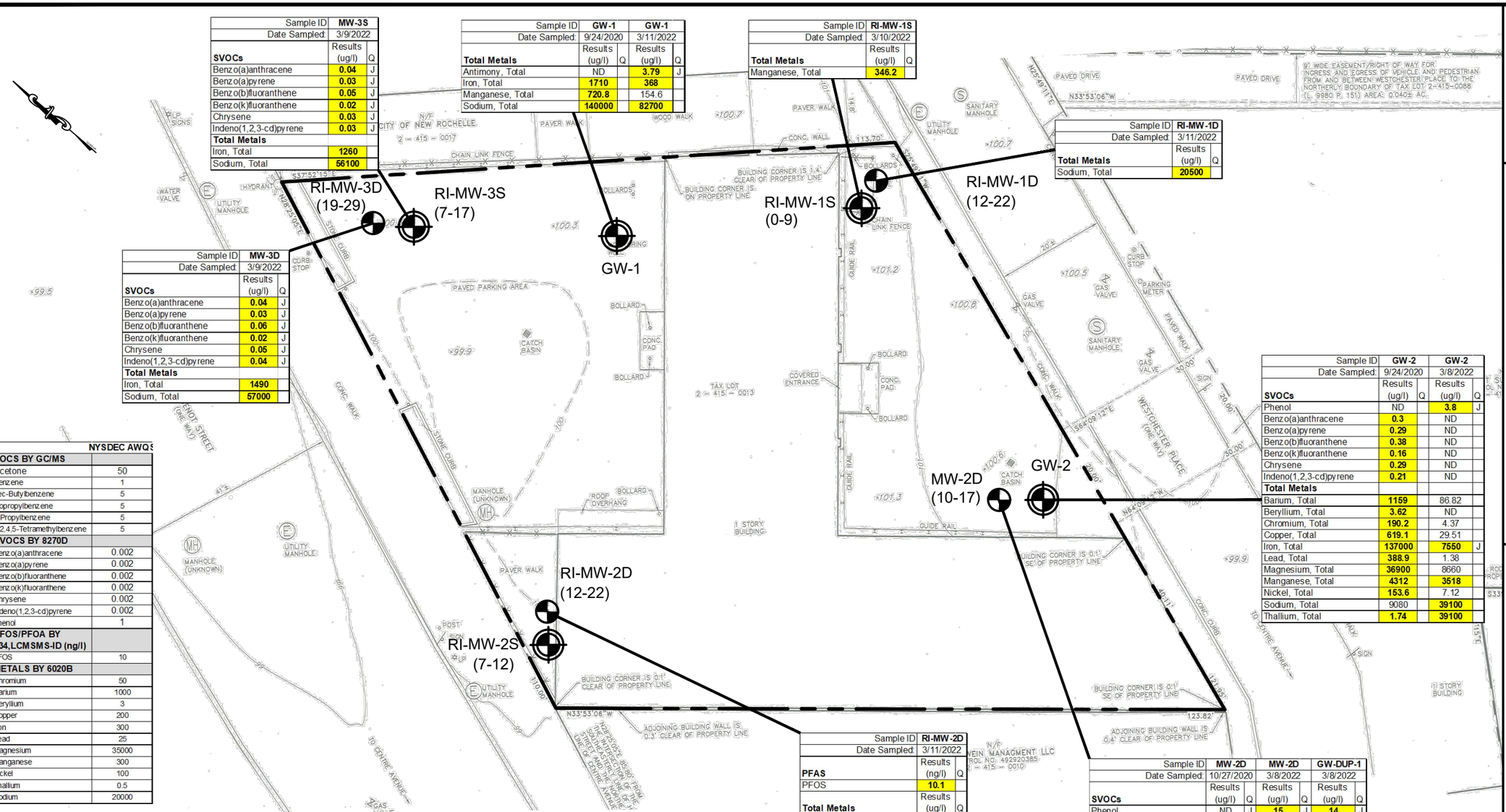
project: FIRESTONE TIRE AND AUTO REPAIR SITE
(BCP #C360215)
316 HUGUENOT STREET
CITY OF NEW ROCHELLE
WESTCHESTER COUNTY, NEW YORK

title: RIR GROUNDWATER CONTOUR MAP

job no: 11513
drawing no:

FIG-2.1

N:\ACAD\11513\BCP\316 HUGUENOT\PROPOSED SAMPLE LOCATIONS\11513 – FIG–4.4 – RIR GROUNDWATER CONTOUR MAP.DWG 08/05/22 11:31:07AM, yelena.zolotova, LAYOUT:FIG–4.4



Sample ID	MW-3S
Date Sampled:	3/9/2022
SVOCs	Results (ug/l) Q
Benzo(a)anthracene	0.04 J
Benzo(a)pyrene	0.03 J
Benzo(b)fluoranthene	0.05 J
Benzo(k)fluoranthene	0.02 J
Chrysene	0.03 J
Indeno(1,2,3-cd)pyrene	0.03 J
Total Metals	
Iron, Total	1260
Sodium, Total	56100

Sample ID	GW-1	GW-1
Date Sampled:	9/24/2020	3/11/2022
Total Metals	Results (ug/l) Q	Results (ug/l) Q
Antimony, Total	ND	3.79 J
Iron, Total	1710	368
Manganese, Total	720.8	154.6
Sodium, Total	140000	82700

Sample ID	RI-MW-1S
Date Sampled:	3/10/2022
Total Metals	Results (ug/l) Q
Manganese, Total	346.2

Sample ID	RI-MW-1D
Date Sampled:	3/11/2022
Total Metals	Results (ug/l) Q
Sodium, Total	20500

Sample ID	MW-3D
Date Sampled:	3/9/2022
SVOCs	Results (ug/l) Q
Benzo(a)anthracene	0.04 J
Benzo(a)pyrene	0.03 J
Benzo(b)fluoranthene	0.06 J
Benzo(k)fluoranthene	0.02 J
Chrysene	0.05 J
Indeno(1,2,3-cd)pyrene	0.04 J
Total Metals	
Iron, Total	1490
Sodium, Total	57000

Sample ID	GW-2	GW-2
Date Sampled:	9/24/2020	3/8/2022
SVOCs	Results (ug/l) Q	Results (ug/l) Q
Phenol	ND	3.8 J
Benzo(a)anthracene	0.3	ND
Benzo(a)pyrene	0.29	ND
Benzo(b)fluoranthene	0.38	ND
Benzo(k)fluoranthene	0.16	ND
Chrysene	0.29	ND
Indeno(1,2,3-cd)pyrene	0.21	ND
Total Metals		
Barium, Total	1159	86.82
Beryllium, Total	3.62	ND
Chromium, Total	190.2	4.37
Copper, Total	619.1	29.51
Iron, Total	137000	7550 J
Lead, Total	388.9	1.38
Magnesium, Total	36900	8660
Manganese, Total	4312	3518
Nickel, Total	153.6	7.12
Sodium, Total	9080	39100
Thallium, Total	1.74	39100

	NYSDEC AWQS
VOCS BY GC/MS	
Acetone	50
Benzene	1
sec-Butylbenzene	5
Isopropylbenzene	5
n-Propylbenzene	5
1,2,4,5-Tetramethylbenzene	5
SVOCS BY 8270D	
Benzo(a)anthracene	0.002
Benzo(a)pyrene	0.002
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
Phenol	1
PFOS/PFOA BY 134,LCMSMS-ID (ng/l)	
PFOS	10
METALS BY 6020B	
Chromium	50
Barium	1000
Beryllium	3
Copper	200
Iron	300
Lead	25
Magnesium	35000
Manganese	300
Nickel	100
Thallium	0.5
Sodium	20000

Sample ID	RI-MW-2D
Date Sampled:	3/11/2022
PFAS	Results (ng/l) Q
PFOS	10.1
Total Metals	Results (ug/l) Q
Iron, Total	37100
Manganese, Total	3401
Sodium, Total	90200
Thallium, Total	0.53 J
VOCs	
sec-Butylbenzene	15
Isopropylbenzene	16
n-Propylbenzene	16
1,2,4,5-Tetramethylbenzene	19

Sample ID	MW-2D	MW-2D	GW-DUP-1
Date Sampled:	10/27/2020	3/8/2022	3/8/2022
SVOCs	Results (ug/l) Q	Results (ug/l) Q	Results (ug/l) Q
Phenol	ND J	15 J	14 J
Benzo(a)anthracene	ND	ND	0.02 J
Benzo(b)fluoranthene	ND	ND	0.02 J
Benzo(k)fluoranthene	ND	ND	0.02 J
Chrysene	ND	ND	0.01 J
Indeno(1,2,3-cd)pyrene	ND	ND	0.02 J
VOCs			
Benzene	2.1	ND	ND
Total Metals			
Iron, Total	7300	1440	1570
Manganese, Total	1012	1037	892.6
Sodium, Total	10300	23500	20800

NOTES:
1. THIS PLAN IS FOR LOCATING GROUNDWATER SAMPLES ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.
2. ALL UNITS IN ug/L
3. NYSDEC AWQS = NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AMBIENT WATER QUALITY STANDARD.
4. GW-1 AND GW-2 WERE INSTALLED UNDER DIRECTION OF A DIFFERENT CONSULTANT. SESI WAS NOT PROVIDED WELL CONSTRUCTION INFORMATION.

LEGEND:

- PROPERTY LINE/BCP BOUNDARY
- GW-1 - OVERBURDEN WELL LOCATION
- MW-2D (10-17) - BEDROCK WELL LOCATION AND SCREEN INTERVAL
- 137000 - CONCENTRATION EXCEEDS THE NYSDEC AWQS

REFERENCE
SITE INFORMATION AND EXISTING CONDITIONS TAKEN FORM "SURVEY PREPARED FOR ALLSTATE VENTURES" PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, LAST REVISED FEBRUARY 28, 2020.

Scale 1"=20'
0 20 40

dwg by: aas
chk by: AA
scale: AS NOTED
date: 12/21/2022

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

project: FIRESTONE TIRE AND AUTO REPAIR SITE
(BCP #C360215)
316 HUGUENOT STREET
CITY OF NEW ROCHELLE
WESTCHESTER COUNTY, NEW YORK

title: GROUNDWATER SAMPLING LOCATION & CONCENTRATION PLAN

job no: 11513
drawing no:

FIG-2.2

N: \ACAD\11513\BCP\316 HUGUENOT\PROPOSED SAMPLE LOCATIONS\11513.DWG,GROUNDWATER SAMPLING LOCATION & CONCENTRATION PLAN.DWG 12/21/22 10:30:29AM, yelena.zolotova, LAYOUT:FIG-4.2

SPOT ELEVATIONS: JULY 26, 2023
AUGUST 23, 2023
AUGUST 28, 2023

SCALE: 1"=20'
0 20 40

REFERENCE
1. EXIST CONDITIONS & BOUNDARY ARE TAKEN FROM "SURVEY" PREPARED BY ERLANDSON-CROWELL & SHAW. DATED JULY 28, 2023, REV. 8/28/23.

STATE OF NEW YORK
FUAD JEBRAN DAHAN
LICENSED PROFESSIONAL ENGINEER
090531-01

FUAD DAHAN, P.E.
PROFESSIONAL ENGINEER
N.Y. LIC. NO. 90531

dwg by: EC
chk by: JS
scale: AS NOTED
date: 10/12/23

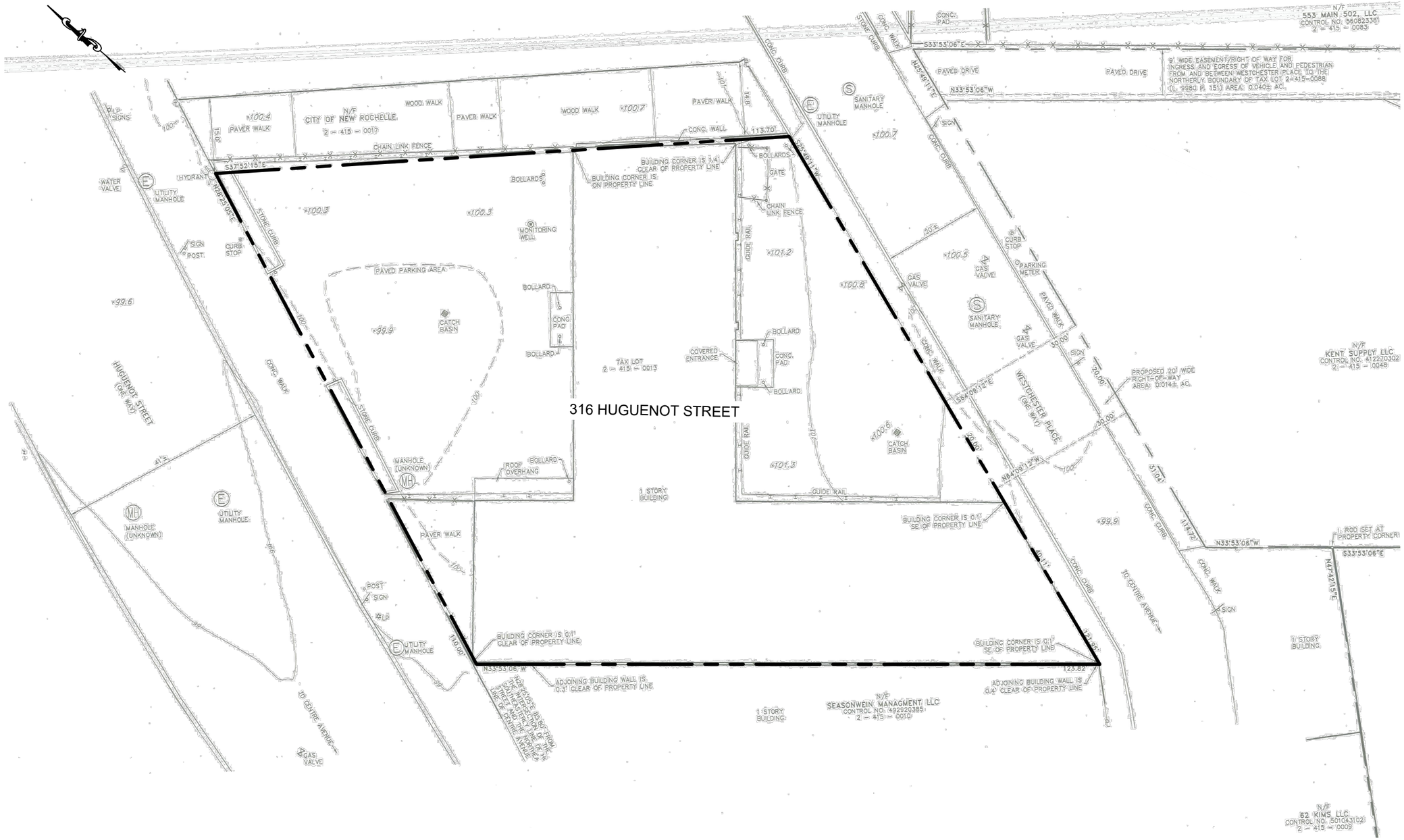
SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

project:
316 HUGUENOT STREET
CITY OF ROCHELLE
WESTCHESTER COUNTY, NEW YORK

title:
FINAL EXCAVATION SURVEY

job no: 11513
drawing no:
FIG-2.3
1 of 1

N:\ACAD\11513\11513.DWG,FINAL EXCAVATION SURVEY.DWG 11/07/23 09:42:49AM, pinnacle, LAYOUT:FIG-4.3



LEGEND:

- - - - - - - INSTITUTIONAL CONTROL BOUNDARY

REFERENCE
SITE INFORMATION AND EXISTING CONDITIONS TAKEN FORM "SURVEY PREPARED FOR ALLSTATE VENTURES" PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, LAST REVISED FEBRUARY 28, 2020.

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

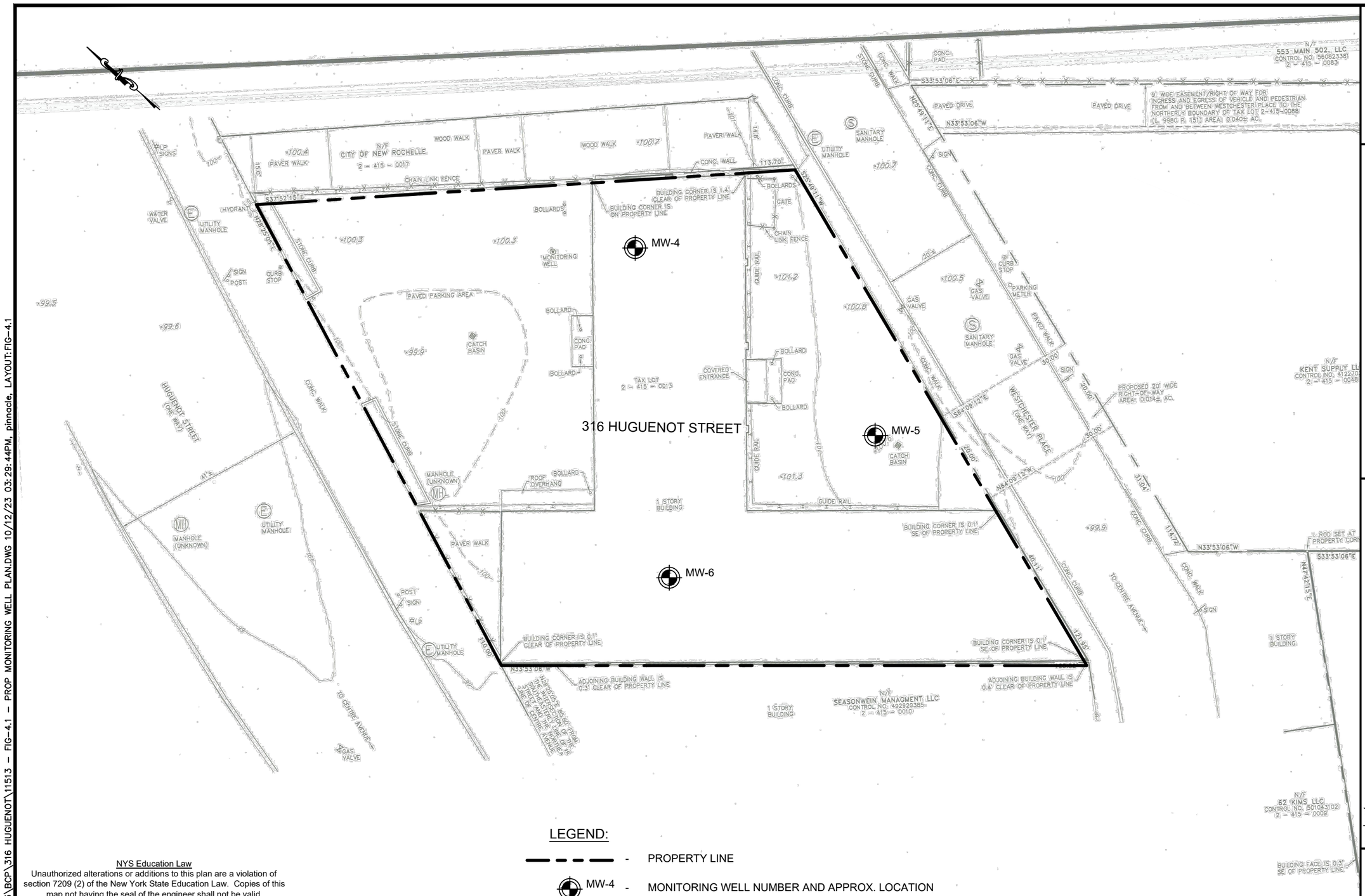
dwg by: aas
chk by: AA
scale: AS NOTED
date: 02/10/2021

project: 316 HUGUENOT STREET
CITY OF NEW ROCHELLE
WESTCHESTER COUNTY, NEW YORK

title: INSTITUTIONAL CONTROL BOUNDARIES

job no: 11513
drawing no:

FIG-3.1



LEGEND:

- PROPERTY LINE

MW-4 - MONITORING WELL NUMBER AND APPROX. LOCATION

Scale 1"=20'

0 20 40

REFERENCE
SITE INFORMATION AND EXISTING CONDITIONS TAKEN FORM "SURVEY PREPARED FOR ALLSTATE VENTURES" PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, LAST REVISED FEBRUARY 28, 2020.

N:\ACAD\11513\BCP\316 HUGUENOT\11513 – FIG–4.1 – PROP MONITORING WELL PLAN.DWG 10/12/23 03:29:44PM, pinnacle, LAYOUT:FIG–4.1

dwg by: EC
chk by: JS
scale: AS NOTED
date: 10/12/2023

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

project: 316 HUGUENOT STREET
CITY OF NEW ROCHELLE
WESTCHESTER COUNTY, NEW YORK

title: PROPOSED MONITORING WELL LOCATION PLAN

job no: 11513
drawing no:

FIG-4.1

Appendix A:

Environmental Easement

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.

621653790EAS0013

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Madison Title Agency	Phone:	732-333-2497
Address 1:	1125 Ocean Avenue	Fax:	732-333-2498
Address 2:		Email:	bboxer@madisontitle.com
City/State/Zip:	Lakewood NJ 08701	Reference for Submitter:	Courtesy-182731- fgn & cs

Document Details

Control Number: **621653790**

Document Type: **Easement (EAS)**

Package ID: 2022061400309001001

Document Page Count: **8**

Total Page Count: **9**

Parties

☐ Additional Parties on Continuation page

	1st PARTY		2nd PARTY	
1:	ALLSTATE ACQUISITIONS LLC	- Other	NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATIOI	- Other
2:			NEW YORK STATE OF	- Other

Property

☐ Additional Properties on Continuation page

Street Address: 316 HUGUENOT ST

Tax Designation: 2-415-0013

City/Town: NEW ROCHELLE

Village:

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:	$45.00
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
Total Recording Fees Paid:	**$90.00**

Transfer Taxes

Consideration:	$0.00
Transfer Tax:	$0.00
Mansion Tax:	$0.00
Transfer Tax Number:	3155

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: 09/29/2022 at 11:59 AM

Control Number: **621653790**

Witness my hand and official seal

Timothy C.Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Knauf Shaw LLP
1400 Crossroads Building
2 State Street
Rochester, NY 14614
Attn: Rebecca Stevens

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

THIS INDENTURE made this 14th day of September, 2022, between Owner(s) Allstate Acquisitions LLC, having an office at 13 Hayes Court, Units #101 and #201, Monroe, NY, 10950, County of Orange, State of New York (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 316 Huguenot Street in the City of New Rochelle, 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 numbers: Section 2 Block 415 Lot 13, being the same as that property conveyed to Grantor by deed dated October 8, 2019 and recorded in the Westchester County Clerk's Office in Control No. 592843002. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately .281 +/- acres, and is hereinafter more fully described in the Land Title Survey dated February 20, 2022, revised on August 3, 2022, prepared by Rodney C. Knowlton, L.S., 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

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C360215-05-21, 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) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(5) 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;

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

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

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

(9) 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 raising livestock or producing animal products for human consumption and 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 annually, or such time as NYSDEC may allow, 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 b 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: C360215
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.

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

Allstate Acquisitions LLC
Mikel Jeremias:

By: _____

Print Name: Mikel Jeremias

Title: Member Date: 8/31/2022

Grantor's Acknowledgment

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

On the 31 day of Aug, in the year 2022, before me, the undersigned, personally appeared Mikel Jeremias, 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

SAMUEL JOSEPH
Notary Public, State of New York
No. 01JO6090741
Qualified in Orange County
Commission Expires April 21, 2023

THIS 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: _____
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 14th day of September in the year 2022, before me, the undersigned, personally appeared Andrew O. Guglielmi, 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

JENNIFER ANDALORO
Notary Public, State of New York
No. 02AN6098246
Qualified in Albany County
Commission Expires January 14, 2024

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE IN THE CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER, STATE OF NEW YORK, SAID LANDS BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE SOUTHEASTERLY LINE OF HUGUENOT STREET, SAID POINT BEING THE WESTERLY CORNER OF LANDS HEREIN DESCRIBED AND THE NORTHERLY CORNER OF LANDS NOW OR FORMERLY SEASONWEIN MANAGEMENT, LLC, SAID POINT ALSO BEING NORTH 28 DEGREES, 25' 05" EAST, AS PER GRID NORTH STATE PLANE COORDINATE SYSTEM NEW YORK EAST, 85.80 FEET FROM THE INTERSECTION OF SAID SOUTHEASTERLY LINE OF SAID HUGUENOT STREET WITH THE NORTHEASTERLY LINE OF CENTRE AVENUE;

THENCE RUNNING ALONG THE SOUTHEASTERLY LINE OF SAID HUGUENOT STREET, BEING THE NORTHWESTERLY LINE OF LANDS HEREIN DESCRIBED,

(1) NORTH 28 DEGREES, 25' 05" EAST, A DISTANCE OF 110.00 FEET, TO A POINT BEING THE NORTHERLY CORNER OF LANDS HEREIN DESCRIBED AND THE WESTERLY CORNER OF LANDS NOW OR FORMERLY CITY OF NEW ROCHELLE;

THENCE RUNNING ALONG THE SOUTHWESTERLY LINE OF LANDS OF SAID CITY OF NEW ROCHELLE, BEING THE NORTHEASTERLY LINE OF LANDS HEREIN DESCRIBED,

(2) SOUTH 27 DEGREES, 52' 15" EAST, A DISTANCE OF 113.70 FEET, TO A POINT BEING THE SOUTHERLY CORNER OF LANDS OF SAID CITY OF NEW ROCHELLE, THE EASTERLY CORNER OF LANDS HEREIN DESCRIBED AND LYING ON THE NORTHWESTERLY LINE OF WESTCHESTER PLACE;

THENCE RUNNING ALONG THE NORTHWESTERLY LINE OF SAID WESTCHESTER PLACE BEING THE SOUTHEASTERLY LINE OF LANDS HEREIN DESCRIBED,

(3) SOUTH 25 DEGREES, 49' 11" WEST, A DISTANCE OF 121.95 FEET, TO A POINT BEING THE SOUTHERLY CORNER OF LANDS HEREIN DESCRIBED AND THE EASTERLY CORNER OF LANDS NOW OR FORMERLY SEASONWEIN MANAGEMENT, LLC;
THENCE RUNNING ALONG THE NORTHEASTERLY LINE OF LANDS OF SAID SEASONWEIN MANAGEMENT, LLC BEING THE SOUTHWESTERLY LINE OF LANDS HEREIN DESCRIBED,

(4) NORTH 33 DEGREES, 53' 06" WEST, A DISTANCE OF 123.82 FEET, TO THE POINT OR PLACE OF BEGINNING;

CONTAINING 0.281± ACRES

AMENDMENT TO ENVIRONMENTAL EASEMENT

This Amendment to Environmental Easement is made as of this 18th day of December, 2023, by and between The People of the State of New York, acting through their Commissioner of the Department of Environmental Conservation ("NYSDEC" or the "Department") with its headquarters located at 625 Broadway, Albany, New York 12233, and Allstate Acquisitions LLC (the "Grantor") with its offices located at 13 Hayes Court, Units #101 and #201, Monroe, NY 10950.

RECITALS

1. Grantor, Allstate Acquisitions LLC, is the owner of real property located at the address of 316 Huguenot Street in the City of New Rochelle, 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: 2 Block: 415 Lot: 13, being the same as that property conveyed to Grantor by deed dated October 8, 2019 and recorded in the County Clerk of Westchester as Control #592843002.

2. The property referenced above comprises approximately 0.281 +/- acres, and is hereinafter more fully described in Exhibit A.

3. The Department and Grantor entered into that certain Environmental Easement ("Easement Agreement") dated as of September 14, 2022 and recorded in the in the County Clerk of Westchester as Control #621653790. Capitalized terms used herein without definition have the meanings ascribed to them in the Environmental Easement Agreement.

4. Pursuant to Section 1, 2, 3, 4, and 5 of the Easement Agreement, Grantor granted the Department rights and interests that run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of the Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of maintenance, monitoring or operation requirements; and to ensure the potential restriction of future uses of the land that are inconsistent with the stated purpose.

5. The Easement Agreement dated September 14, 2022 erroneously stated under Schedule "A" Property Description – (2) that the course is "South 27 degrees, 52' 15" East."

6. This Amendment to Environmental Easement is filed solely in order to correct a mutual mistake between the Department and Grantor relating to this erroneous course in Schedule "A" Property Description – (2) to that Environmental Easement dated September 14, 2022 and recorded in the in the County Clerk of Westchester as Control #621653790.

7. Pursuant to Section 8 of the Easement Agreement, the Department agrees to amend the Easement Agreement in the manner prescribed by Article 9 of the Real Property Law.

AMENDMENT OF ENVIRONMENTAL EASEMENT

A. The above recitals are hereby incorporated into this Amendment of Environmental Easement.

B. The Department and Grantor hereby agree that Schedule "A" Property Description – (2) of the Environmental Easement is hereby amended to read as follows:

(2) SOUTH 37 DEGREES, 52' 15" EAST

C. All other terms of the September 14, 2022 Environmental Easement shall remain in effect.

D. This Amendment of Environmental Easement inures to and binds the parties hereto and their respective successors and assigns.

E. This Amendment of Environmental Easement shall be governed by and interpreted in accordance with the laws of the State of New York.

IN WITNESS WHEREOF, Grantor has caused this Amendment to Environmental Easement to be signed in its name.

Allstate Acquisitions LLC:

By: _____

Print Name: _____

Title: _____ Date: 12/12/2023

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF)

On the 12 day of December, in the year 2023, before me, the undersigned, personally appeared _____, 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

SAMUEL JOSEPH
Notary Public-State of New York
No. 01JO0002524
Qualified in Orange County
Commission Expires 03/08/2027

THIS AMENDMENT OF THE 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: _____
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 18th day of December in the year 2023 before me, the undersigned, personally appeared Andrew O. Guglielmi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is (are) subscribed to the within instrument and acknowledged to me that he 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

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE IN THE CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER, STATE OF NEW YORK, SAID LANDS BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE SOUTHEASTERLY LINE OF HUGUENOT STREET, SAID POINT BEING THE WESTERLY CORNER OF LANDS HEREIN DESCRIBED AND THE NORTHERLY CORNER OF LANDS NOW OR FORMERLY SEASONWEIN MANAGEMENT, LLC, SAID POINT ALSO BEING NORTH 28 DEGREES, 25' 05" EAST, AS PER GRID NORTH STATE PLANE COORDINATE SYSTEM NEW YORK EAST, 85.80 FEET FROM THE INTERSECTION OF SAID SOUTHEASTERLY LINE OF SAID HUGUENOT STREET WITH THE NORTHEASTERLY LINE OF CENTRE AVENUE;

THENCE RUNNING ALONG THE SOUTHEASTERLY LINE OF SAID HUGUENOT STREET, BEING THE NORTHWESTERLY LINE OF LANDS HEREIN DESCRIBED,

(1) NORTH 28 DEGREES, 25' 05" EAST, A DISTANCE OF 110.00 FEET, TO A POINT BEING THE NORTHERLY CORNER OF LANDS HEREIN DESCRIBED AND THE WESTERLY CORNER OF LANDS NOW OR FORMERLY CITY OF NEW ROCHELLE;

THENCE RUNNING ALONG THE SOUTHWESTERLY LINE OF LANDS OF SAID CITY OF NEW ROCHELLE, BEING THE NORTHEASTERLY LINE OF LANDS HEREIN DESCRIBED,

(2) SOUTH 37 DEGREES, 52' 15" EAST, A DISTANCE OF 113.70 FEET, TO A POINT BEING THE SOUTHERLY CORNER OF LANDS OF SAID CITY OF NEW ROCHELLE, THE EASTERLY CORNER OF LANDS HEREIN DESCRIBED AND LYING ON THE NORTHWESTERLY LINE OF WESTCHESTER PLACE;

THENCE RUNNING ALONG THE NORTHWESTERLY LINE OF SAID WESTCHESTER PLACE BEING THE SOUTHEASTERLY LINE OF LANDS HEREIN DESCRIBED,

(3) SOUTH 25 DEGREES, 49' 11" WEST, A DISTANCE OF 121.95 FEET, TO A POINT BEING THE SOUTHERLY CORNER OF LANDS HEREIN DESCRIBED AND THE EASTERLY CORNER OF LANDS NOW OR FORMERLY SEASONWEIN MANAGEMENT, LLC;

THENCE RUNNING ALONG THE NORTHEASTERLY LINE OF LANDS OF SAID SEASONWEIN MANAGEMENT, LLC BEING THE SOUTHWESTERLY LINE OF LANDS HEREIN DESCRIBED,

(4) NORTH 33 DEGREES, 53' 06" WEST, A DISTANCE OF 123.82 FEET, TO THE POINT OR PLACE OF BEGINNING;

CONTAINING 0.281± ACRES

TP-584 (9/19)

Department of Taxation and Finance

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

Recording office time stamp

PREP

See Form TP-584-I, Instructions for Form TP-584, *before completing this form. Print or type.*

Schedule A — Information relating to conveyance

Grantor/Transferor

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☒ Single member LLC
☐ Multi-member LLC
☐ Other

Name (if individual: last, first, middle initial) (☐ *check if more than one grantor*): **ALLSTATE ACQUISITIONS LLC**

Social security number (SSN):

Mailing address: **13 HAYES COURT UNIT 101 AND 201**

SSN:

City: **MONROE** State: **NY** ZIP code: **10950**

Employer Identification Number (EIN): **84-3164574**

Single member's name if grantor is a single member LLC *(see instructions)*: **JEREMIAS, MIKEL**

Single member EIN or SSN: **063-66-2473**

Grantee/Transferee

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☐ Multi-member LLC
☒ Other

Name (if individual: last, first, middle initial) (☐ *check if more than one grantee*): **NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SSN:

Mailing address: **625 BROADWAY**

SSN:

City: **ALBANY** State: **NY** ZIP code: **12233-1500**

EIN: **14-6013200**

Single member's name if grantee is a single member LLC *(see instructions)*:

Single member EIN or SSN:

633423548-003

Location and description of property conveyed

Tax map designation – Section, block & lot *(include dots and dashes)*	SWIS code (six digits)	Street address	City, town, or village	County
2-415-13	**551000**	**316 HUGUENOT STREET**	**NEW ROCHELLE**	**Westchester**

Type of property conveyed *(check applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☐ Vacant land
5 ☐ Commercial/Industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Four-family dwelling
9 ☒ Other **Enviro Easement**

Date of conveyance: ____ / ____ / ____ (month / day / year)

Percentage of real property conveyed which is residential real property. **0** % *(see instructions)*

Condition of conveyance *(check all that apply)*

a. ☐ Conveyance of fee interest
b. ☐ Acquisition of a controlling interest (state percentage acquired _____ %)
c. ☐ Transfer of a controlling interest (state percentage transferred _____ %)
d. ☐ Conveyance to cooperative housing corporation
e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*
f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*
g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*
h. ☐ Conveyance of cooperative apartment(s)
i. ☐ Syndication
j. ☐ Conveyance of air rights or development rights
k. ☐ Contract assignment
l. ☐ Option assignment or surrender
m. ☐ Leasehold assignment or surrender
n. ☐ Leasehold grant
o. ☒ Conveyance of an easement
p. ☒ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part III)*
q. ☐ Conveyance of property partly within and partly outside the state
r. ☐ Conveyance pursuant to divorce or separation
s. ☒ Other *(describe)* **Easement Amendment**

For recording officer's use	Amount received Schedule B., Part I $ Schedule B., Part II $	Date received	Transaction number

PREP

Schedule B — Real estate transfer tax return (Tax Law, Article 31)

Part I – Computation of tax due

1	Enter amount of consideration for the conveyance *(if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III)* ☒ **Exemption claimed**	1.	0.00
2	Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)*	2.	0.00
3	Taxable consideration *(subtract line 2 from line 1)*	3.	0.00
4	Tax: $2 for each $500, or fractional part thereof, of consideration on line 3	4.	0.00
5	Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1,* Schedule G*)*	5.	0.00
6	Total tax due* *(subtract line 5 from line 4)*	6.	0.00

Part II – Computation of additional tax due on the conveyance of residential real property for $1 million or more

1	Enter amount of consideration for conveyance *(from* Part I*, line 1)*	1.	
2	Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in* Schedule A*)*	2.	
3	Total additional transfer tax due* *(multiply line 2 by 1% (.01))*	3.	

Part III – Explanation of exemption claimed on Part I, line 1 *(check any boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a ☒

b. Conveyance is to secure a debt or other obligation ..... b ☐

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ..... c ☐

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d ☐

e. Conveyance is given in connection with a tax sale ..... e ☐

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ..... f ☐

g. Conveyance consists of deed of partition ..... g ☐

h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h ☐

i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i ☐

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than $200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment ..... j ☐

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) *(attach documents supporting such claim)* ..... k ☐

633423548-003

*The total tax (from Part I, line 6 and Part II, line 3 above) is due within 15 days from the date conveyance. Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in New York City, make check(s) payable to the ***NYC Department of Finance.*** If a recording is not required, send this return and your check(s) made payable to the ***NYS Department of Taxation and Finance,*** directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule C — Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.
I (we) certify that: *(check the appropriate box)*

1. ☐ The real property being sold or transferred is not subject to an outstanding credit line mortgage.

2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
   - ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
   - ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
   - ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
   - ☐ The maximum principal amount secured by the credit line mortgage is $3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

     Please note: for purposes of determining whether the maximum principal amount secured is $3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.
   - ☐ Other *(attach detailed explanation)*. _____

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
   - ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
   - ☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is .. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City, make check payable to the **NYC Department of Finance.**)*

6334235548-003

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature	Title	Grantee signature	Title
	Mikel Jeremias, Sole Member	Andrew Duffy	Director of Remediation
Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked *e*, *f*, or *g* in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in New York City, to the ***NYC Department of Finance***? If no recording is required, send your check(s), made payable to the ***Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Appendix B:

Site Contacts

Name	Company	Project Position	Address	Phone Number/Email
Mikel Jeremias	Allstate Acquistions LLC	Volunteer Contact	13 Hayes Court Suite 101, Monroe, New York 10950	mikel@allstatedevelopers.com
Linda Shaw	Knauf Shaw	Attorney for Volunteer	1400 Cross Roads Building, 2 State Street, Rochester, NY 14614	(585) 546-8430 lshaw@nyenvlaw.com
Michael Kilmer	NYSDEC	Project Manager	NYSDEC, 21 South Putt Corner Roads, New Paltz, NY 12561	(845) 633-5463 michael.kilmer@dec.ny.gov
Sarita Wagh	NYSDOH	Project Manager	NYSDOH Bureau of Environmental investigation, Empire State Plaza, Corning Tower Room 1787, Albany, NY 12237	sarita.wagh@health.ny.gov 518-402-7860
Fuad Dahan, P.E.	SESI Consulting Engineers	Principal Engineer of Record	959 Route 46E, Parsippany, NJ 07054	(973) 808-9050 fd@sesi.org
James Vander Vliet	SESI Consulting Engineer	Senior Project Manager	959 Route 46E, Parsippany, NJ 07054	(973) 808-9050 james.vandevliet@sesi.org

Appendix C:

NYSDEC VI Evaluation Approval

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 3
21 South Putt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3000 | F: (845) 255-2987
www.dec.ny.gov

Transmitted via e-mail

August 8, 2023

Mikel Jeremias
Allstate Acquisitions LLC
13 Hayes Court, Unit 101
Monroe, NY 10950
mikel@allstatedevelopers.com

Re: Vapor Intrusion Evaluation, July 25, 2023
Site: Firestone Tire and Auto Repair
Site No: C360215
Location: New Rochelle, Westchester County

Dear Mikel,

The New York State Department of Environmental Conservation (the Department) in consultation with the New York State Department of Health (NYSDOH) has completed a review of the Vapor Intrusion Evaluation (VIE) dated July 25, 2023 prepared by SESI Consulting Engineers for the site listed above under the Brownfield Cleanup Program (BCP). In accordance with 6 NYCRR 375 1.6(d)(2), the VIE is conditionally approved provided the soil excavation activities achieve the proposed unrestricted soil cleanup objectives. Please ensure that a copy of the VIE is included in the FER. If you have any questions or concerns, please feel free to contact me at (845) 633-5463.

Sincerely,

Michael Kilmer, P.E.
Environmental Engineer
Region 3
Division of Environmental Remediation

ec:

M. Jeremias, Allstate Capitol LLC, (mikel@allstatedevelopers.com, abraham@allstateventures.com)
L. Shaw, Knauf Shaw (lshaw@nyenvlaw.com)
J. Stuart, SESI (jcs@sesi.org)
S. Wagh, NYSDOH (Sarita.wagh@health.ny.gov)
M. Doroski, NYSDOH (melissa.doroski@health.ny.gov)
D. Pollock, DEC (david.pollock@dec.ny.gov)
K. Thompson, DEC (kiera.thompson@dec.ny.gov)
S. Deyette, DEC (scott.deyette@dec.ny.gov)
L. Schmidt, DEC (leia.schmidt@dec.ny.gov)
DECDOCS

Appendix D:

Quality Assurance Project Plan

Firestone Tire and Auto Repair Site

NEW ROCHELLE, NEW YORK

Quality Assurance Project Plan (QAPP)

Prepared for:

Allstate Acquisitions LLC
13 Hayes Court, Suite 101
Monroe, New York 10950

Prepared by:
SESI CONSULTING ENGINEERS, D.P.C.
959 Route 46E, Floor 3, Suite 300
Parsippany, NJ 07054

NOVEMBER 2023

1.0 PROJECT DESCRIPTION

This document presents the quality assurance project plan (QAPP) for the Site Management Plan (SMP) for the property located at 316 Huguenot Street in the City of New Rochelle, Westchester County, New York. The Site is an approximately 0.28-acre property and is located on western side of Westchester Place, north of Centre Avenue and east of Huguenot Street, and is identified on the Westchester County tax maps as Section 2 – Block 415 – Lot No. 13. The Site is located in the City of New Rochelle's Downtown Business District. A Site Location Map (topographic map) is provided as Figure 1.1 of the RAWP. The Site is located in the City of New Rochelle's Downtown Business District. A map depicting the boundaries of the overall property are provided as Figure 1.2 of the RAWP.

Historically, from 1911 to 1951, the 316 Huguenot Street portion of the Site (Lot 13) was improved with a retail filling station and garage. Sometime after 1951, the filling station was razed, and a commercial building was constructed that has been historically operated by Modern Hardware and Wallauer Paint and Design as a retail home improvement businesses and Kent Supply Company for the sale of plumbing supplies, which continues to operate at the Site.

2.0 PROJECT ORGANIZATION

The SMP will be conducted by Soils Engineering Services, Inc. (SESI), on behalf of Allstate Acquisitions LLC. The organization of SESI's key project management and field staff, and respective areas of responsibility, is presented below.

2.1 Project Principal

Fuad Dahan PhD, P.E.

Provide technical and administrative oversight and guidance throughout the project, assist in securing company resources, participate in technical review of deliverables, and attend key meetings as needed.

2.2 Principal Engineer

Fuad Dahan, PhD, P.E.

Provide technical guidance and review of reports, analytical data. Will have key involvement in screening and development of remedial alternatives.

2.3 Project Manager

James Vander Vliet, P.E.

Responsible for maintaining the day-to-day schedule for completing the fieldwork and deliverables according to BCP program requirements and client expectations.

2.4 Remedial Investigation Program Manager

Jonathan Stuart

Responsible for coordinating and directing field efforts of SESI staff and subcontractors, and for maintaining that work is done according to QAPP specifications.

2.5 Field Team Leader

Jonathan Stuart

Responsible for overseeing field work during the RI, including observing subcontractors, maintaining field notes, and collecting samples of various environmental media, in accordance with the NYSDEC-approved Work Plan.

2.6 Quality Assurance Officer

Joseph Scardino

Responsible for reviewing sampling procedures and certify that the data was collected and analyzed using the appropriate procedures.

3.0 QA/QC OBJECTIVES FOR MEASUREMENT OF DATA

In cases where NYSDOH ELAP Certification exists for a specific group or category of parameters, the laboratories performing analysis in connection with this project will have appropriate NYSDOH ELAP Certification. Analytical Service Protocol (ASP, June 2000) Category B deliverables are required for all samples.

Detection limits set by NYSDEC-ASP (June 2000) will be used for all sample analyses unless otherwise noted. If NYSDEC-ASP-dictated detection limits prove insufficient to assess project goals (i.e., comparison to drinking water standards or attainment of ARARs), then ASP Special Analytical Services (SAS) or other appropriate methods will be utilized.

The quality assurance/quality control objectives for all measurement data include completeness, representativeness, comparability, precision and accuracy.

3.1 COMPLETENESS

The analyses performed must be appropriate and inclusive. The parameters selected for analysis are chosen to meet the objectives of the study.

Completeness of the analyses will be assessed by comparing the number of parameters intended to be analyzed with the number of parameters successfully determined and validated. Data must meet QC acceptance criteria for 100 percent or more of requested determinations.

3.2 REPRESENTATIVENESS

Samples must be taken of the population and, where appropriate, the population will be characterized statistically to express the degree to which the data accurately and precisely represent a characteristic of a population, parameter variations at a sampling point, a process, or environmental condition.

Non-dedicated sampling devices will be cleaned between sampling points by washing and rinsing with pesticide-grade methanol, followed by a thorough rinse with distilled water. Specific cleaning techniques are described in the Field Sampling Procedure. Two types of blank samples will accompany each sample set where Target Compound List (TCL) volatiles are to be analyzed (water matrix only). A trip blank, consisting of a 40 ml VOA vial of organic-free water prepared by the laboratory, will accompany each set of sample bottles from the laboratory to the field and back. This bottle will remain sealed throughout the shipment and sampling process. This blank will be analyzed for TCL volatile organic compounds along with the groundwater samples to ensure that contamination with TCL volatile compounds has not occurred during the bottle preparation, shipment and sampling phase of the project. In order to check for contaminant carryover when non-dedicated sampling equipment is used, a rinsate blank will be submitted to the laboratory. This blank will also be analyzed for TCL volatile organic compounds. The TCL compounds are identified in the United States Environmental Protection Agency (USEPA) Contract Laboratory Program dated October 2016.

The analysis results obtained from the determination of identical parameters in field duplicate samples can be used to further assess the representativeness of the sample data.

3.3 COMPARABILITY

Consistency in the acquisition, preparation, handling and analysis of samples is necessary in order for the results to be compared where appropriate. Additionally, the results obtained from analyses of the samples will be compared with the results obtained in previous studies, if available.

To ensure the comparability of analytical results with those obtained in previous or future testing, all samples will be analyzed by NYSDEC-approved methods. The NYSDEC-ASP mandated holding times for various analyses will be strictly adhered to.

3.4 PRECISION AND ACCURACY

The validity of the data produced will be assessed for precision and accuracy. Analytical methods which will be used include gas chromatography/mass spectrometry (GC/MS), gas chromatography (GC), colorimetry, atomic spectroscopy, gravimetric and titrametric techniques. The following outlines the procedures for evaluating precision and accuracy, routine monitoring procedures, and corrective actions to maintain analytical quality control. All data evaluations will be consistent with NYSDEC-ASP procedures (June 2000). Data will be 100 percent compliant with NYSDEC-ASP requirements.

The number of duplicate, spiked and blank samples analyzed will a minimum of 1 duplicate for every 20 samples per each medium of groundwater and soil. The inclusion and frequency of analysis of field blanks will be on the order of one per every 20 samples (soil) but not more than one per day. For the aqueous matrix field blanks will be collected at a frequency of one per day. Samples to be analyzed for volatile organic compounds will be accompanied by a trip blank for each shipment and field blanks (water matrix) or field blanks (soil).

Quality assurance audit samples will be prepared and submitted by the laboratory QA manager for each analytical procedure used. The degree of accuracy and the recovery of analyte to be expected for the analysis of QA samples and spiked samples is dependent upon the matrix, method of analysis, and compound or element being determined. The concentration of the analyte relative to the detection limit is also a major factor in determining the accuracy of the measurement. The lower end of the analytical range for most analyses is generally accepted to be five times the detection limit. At or above this level, the determination and spike recoveries for metals in water samples will be expected to range from 75 to 125 percent. The recovery of organic surrogate compounds and matrix spiking compounds determined by GC/MS will be compared to the guidelines for recovery of individual compounds as established by the United States Environmental Protection Agency Contract Laboratory Program dated 7/85 or as periodically updated.

The quality of results obtained for inorganic ion and demand parameters will be assessed by comparison of QC data with laboratory control charts for each test.

4.0 SAMPLING PROCEDURES

4.1 SAMPLING PROGRAM

The sampling program for this project will include groundwater. Groundwater samples will be collected from groundwater monitoring wells using low flow purging techniques.

4.1.1 Monitoring Well Completion

Monitoring wells will be constructed of 0.010-inch slot size PVC well screen and riser casing. Other materials utilized for completion will be washed silica sand (Q-Rock No. 4 or approved equivalent) bentonite grout, Portland cement, and a protective steel locking well casing and cap with locks. The depth of the wells will be determined based on the depth to water, type of contaminant and field conditions encountered.

The monitoring well installation method for wells installed within unconsolidated sediments shall be to place the screen and riser assembly into the casing once the screen interval has been selected. At that time, a washed silica sand pack will be placed around the well screen if required to prevent screen plugging. If a sand pack is not warranted, the auger string will be pulled back to allow the native aquifer material to collapse 2 to 3 feet above the top of the screen. Bentonite pellets will then be added to the annulus between the casing and the inside auger to insure proper sealing. Cement/bentonite grout will continue to be added during the extraction of the augers until the entire aquifer thickness has been sufficiently sealed off from horizontal and/or vertical flow above the screened interval. During placement of sand and bentonite pellets, frequent measurements will be made to check the height of the sand pack and thickness of bentonite layers by a weighted drop tape measure.

A bolt-down protective curb box will be installed, flush with the ground, or steel “stick-up” protective casing and secured by a Portland cement seal. The cement seal shall extend laterally at least 1 foot in all directions from the protective casing and shall slope gently away to drain water away from the well.

4.1.2 Well Development

All monitoring wells will be developed or cleared of all fine-grained materials and sediments that have settled in or around the well during installation so that the screen is transmitting representative portions of the groundwater. The development will be by one of two methods, pumping or bailing groundwater from the well until it yields relatively sediment-free water.

A decontaminated pump or bailer will be used and subsequently decontaminated after each use following procedures outlined in the Decontamination Protocol. Pumping or bailing will cease when the turbidity falls below 50 NTUs or until specific conductivity, pH, and temperature are stable (i.e., consecutive readings are within 10 percent with no overall upward or downward trends in measurements). Well development water will be contained in drums and properly disposed off-site.

4.1.3 Decontamination

All drilling equipment and associated tools including augers, drill rods, sampling equipment, wrenches and any other equipment or tools that have come in contact with contaminated materials will be decontaminated before any drilling on site begins, between each well, and prior to removing any equipment from the site. The preferred decontamination procedure will be to scrape the equipment from any residual soils and then rinse with water and Alconox®. Every effort will be made to minimize the generation of contaminated water, which will be drummed, to extent possible, for disposal.

4.2 GROUNDWATER SAMPLING PROGRAM.

4.2.1 Well Evacuation

Prior to sampling a monitoring well, the static water level will be recorded. All well data will be recorded on a field sampling record. The wells will be sampled in accordance with the USEPA guidelines for the Low Flow Purging Sampling (LFPS). The purpose of LFPS is to collect groundwater samples from monitoring wells that are representative of ambient groundwater conditions in the aquifer. The LFPS method reduces turbidity which is needed particularly when sampling for metals.

4.2.2 Sampling Procedure

The wells will be sampled using the LFPS technique. A flow rate of 100 ml to 250 ml per minute is used to purge the wells. Drawdown should not exceed 0.3 feet. QED bladder pumps or peristaltic pumps are used for this method. The pump intake is lowered to the mid-point of the water column or as subsurface features such as bedrock fractures or more permeable zones warrant. At the initiation of low flow purging a water level is recorded as well as field parameters. Field parameters are then monitored every five minutes during low flow purging using a flow through cell. When three consecutive measurements of pH differ by 0.1 units or less, with ORP within 10 mv or less, turbidity varies 10 percent or less, conductivity differs by 3 percent or less and dissolved oxygen by 10 percent or less, sampling may begin. Flow through cells are used so continuous real time readings are made. When the parameters stabilize the flow through cell is disconnected and sample bottles are filled directly from the tubing.

4.4 SAMPLE PRESERVATION AND SHIPMENT

Since all bottles will contain the necessary preservatives as shown in Table 4.1, they need only be filled. The 40 ml VOA vials must be filled brim full with no air bubbles. The other bottles should be filled to within about 1 inch from the top.

The bottles will be sent from the laboratory in coolers which will be organized on a per site basis. Following sample collection, the bottles should be placed on ice in the shipping cooler. The samples will be cooled to 4°C, but not frozen.

Final packing and shipment of coolers will be performed in accordance with guidelines outlined in the ASP.

5.0 *SAMPLE CUSTODY*

The program for sample custody and sample transfer is in compliance with the NYSDEC-ASP, as periodically updated. If samples may be needed for legal purposes, chain-of-custody procedures, as defined by NEIC Policies and Procedures (USEPA-330/9-78-001-R, Revised June 1988) will be used. Sample chain-of-custody is initiated by the laboratory with selection and preparation of the sample containers. To reduce the chance for error, the number of personnel handling the samples should be minimized.

5.1 FIELD SAMPLE CUSTODY

A chain-of-custody record accompanies the samples from initial sample container selection and preparation at the laboratory, shipment to the field for sample containment and preservation, and return to the laboratory. Two copies of this record follow the samples to the laboratory. The laboratory maintains one file copy and the completed original is returned to the site inspection team. Individual sample containers provided by the laboratory are used for shipping samples. The shipping containers are insulated and ice is used to maintain samples at approximately 4°C until samples are returned and in the custody of the laboratory. All sample bottles within each shipping container are individually labeled and controlled. Samples are to be shipped to the laboratory within 24-48 hours of the day of collection depending on parameter holding times.

Each sample shipping container is assigned a unique identification number by the laboratory. This number is recorded on the chain-of-custody record and is marked with indelible ink on the outside of the shipping container. The field sampler will indicate the sample designation/location number in the space provided on the appropriate chain-of-custody form for each sample collected. The shipping container is closed and a seal provided by the laboratory is affixed to the latch. This seal must be broken to open the container, and this indicates possible tampering if the seal is broken before receipt at the laboratory. The laboratory will contact the site investigation team leader and the sample will not be analyzed if tampering is apparent.

5.2 LABORATORY SAMPLE CUSTODY

The site investigation team leader or Project Quality Assurance Officer notifies the laboratory of upcoming field sampling activities and the subsequent transfer of samples to the laboratory. This notification will include information concerning the number and type of samples to be shipped as well as the anticipated date of arrival.

The laboratory sample program meets the following criteria:

- The laboratory has designated a sample custodian who is responsible for maintaining custody of the samples and for maintaining all associated records documenting that custody.
- Upon receipt of the samples, the custodian will check the original chain-of-custody documents and compare them with the labeled contents of each sample container for correctness and traceability. The sample custodian signs the chain-of-custody record and records the date and time received.
- Care is exercised to annotate any labeling or descriptive errors. In the event of discrepant documentation, the laboratory will immediately contact the site investigation team leader as part of the corrective action process. A qualitative assessment of each sample container is performed to note any anomalies, such as broken or leaking bottles. This assessment is recorded as part of the incoming chain-of-custody procedure.
- The samples are stored in a secured area at a temperature of approximately 4°C until analyses are to commence.
- A laboratory chain-of-custody record accompanies the sample or sample fraction through final analysis for control.
- A copy of the chain-of-custody form will accompany the laboratory report and will become a permanent part of the project records.

5.3 FINAL EVIDENCE FILES

Final evidence files include all originals of laboratory reports and are maintained under documented control in a secure area.

A sample or an evidence file is under custody if:

- It is in your possession; it is in your view, after being in your possession.
- It was in your possession and you placed it in a secure area.
- It is in a designated secure area.

6.0 CALIBRATION PROCEDURES

Instruments and equipment used to gather, generate or measure environmental data will be calibrated with sufficient frequency and in such a manner that accuracy and reproducibility of results are consistent with the appropriate manufacturer's specifications or project specific requirements. The procedures for instrument calibration, calibration verification, and the frequency of calibrations are described in the ASP. The calibration of instruments used for the determination of metals will be as described in the appropriate CLP standard operating procedures.

Calibration of other instruments required for measurements associated with these analyses will be in accordance with the manufacturer's recommendations and the standard operating procedures of the laboratory.

7.0 ANALYTICAL PROCEDURES

Analytical procedures shall conform to the most recent revision of the NYSDEC-ASP (June 2005) and are summarized on Table 7.1. In the absence of USEPA or NYSDEC guidelines, appropriate procedures shall be submitted for approval by NYSDEC prior to use.

The procedures for the sample preparation and analysis for organic compounds are as specified in the NYSDEC-ASP. Analytical cleanups are mandatory where matrix interferences are noted. No sample shall be diluted any more than 1 to 5 times. The sample shall be either re-extracted, re-sonicated, re-stream distilled, etc. or be subjected to any one analytical cleanup noted in SW846 or a combination thereof. The analytical laboratory shall expend such effort and discretion to demonstrate good laboratory practice and demonstrate an attempt to best achieve the method detection limit.

7.1 VOLATILE ORGANICS (VOA)

For the analysis of water samples for Target Compound List (TCL), volatile organic compounds (VOCs), no sample preparation is required. The analytical procedure for volatiles is detailed in NYSDEC-ASP (Volume I, Section D-I). A measured portion of the sample is placed in the purge and trap apparatus and the sample analysis is performed by gas chromatography/mass spectrometry for the first round. USEPA Method 8260C will be used, plus tentatively identified compounds (TICs). USEPA Methods 8010 or 8020 (gas chromatography with different detectors) will be used if subsequent rounds with lower limits of detection are warranted.

7.2 SEMI-VOLATILE ORGANIC COMPOUNDS

The extraction and analytical procedures used for preparation of water, soil and sediment samples for the analysis of the TCL semi-volatile organic compounds are described in NYSDEC-ASP Volume I, Section D-III. USEPA Method 8270D will be used, plus tentatively identified compounds (TICs).

Instrument calibration, compound identification, and quantitation are performed as described in Section 6 of this document and in the NYSDEC-ASP.

7.3 PESTICIDE AND PCB COMPOUNDS

The sample preservation procedures for gas chromatography for pesticides and PCB's will be as described in the NYSDEC-ASP methods (Section D-IV). The analysis of standard mixes, blanks and spiked samples will be performed at the prescribed frequency with adherence to the 72-hour requirement described in the method.

7.4 METALS

Water, soil and waste samples will be analyzed for the metals listed in Table 7.1. The detection limits for these metals are as specified in the NYSDEC-ASP, Section D-V. The instrument detection limits will be determined using calibration standards and procedures specified in the NYSDEC-ASP. The detection limits for individual samples may be higher due to the sample matrix. The procedures for these analyses will be as described in the NYSDEC-ASP.

The analyses for metals will be performed by atomic absorption spectroscopy (AAS) or inductively-coupled plasma emission spectroscopy (ICPES), as specified in the ASP with regard to AAS flame analysis.

7.5 SITE SPECIFICITY OF ANALYSES

Work plans prepared for remedial investigation waste sites contain recommendations for the chemical parameters to be determined for each site. Thus, some or all of the referenced methods will apply to the analysis of samples collected at the individual waste sites. Analyses of Target Compound List (TCL) analytes will be performed on all samples.

TABLE 4.1 – SAMPLE CONTAINERIZATION

PARAMETER & ANALYTICAL METHOD	NO.	BOTTLE TYPE	PRESERVATIVE(1)	HOLDING TIME
Aqueous Samples				
SVOCs (BNAs) – USEPA 8270D or E	2	1-liter amber glass bottle	None	7 days (until extraction) 40 days (extracted)
Pesticides – USEPA 8081B	2	1-liter amber glass bottle	None	7 days (until extraction) 40 days (extracted)
PCBs – USEPA 8082A	2	1-liter amber glass bottle	None	7 days (until extraction) 40 days (extracted)
VOCs – USEPA 8260C or D	2	40 mL, glass vial with septum cap	Hydrochloric Acid to pH <2	14 days
Metals(2) – 6010C or D, Mercury 7470A	1	1-liter, plastic bottle	Nitric acid to pH <2	180 days Mercury: 28 days
Cyanide – SM 4500-CN-E	1	1-liter, plastic	Sodium Hydroxide to pH >12	14 days
Soil, Sediment, Solid Waste Samples				
VOCs – USEPA 8260C or D	3	15-gram EnCore samplers	None	14 days
SVOCs (BNAs) – USEPA 8270D or E	1	4-oz. glass jar with Teflon lid	None	14 days (until extraction, 40 days extracted)
Pesticides – USEPA 8081B	1	4-oz. glass jar with Teflon lid	None	14 days (until extraction) 40 days (extracted)
PCBs – USEPA 8082A	1	4-oz. glass jar with Teflon lid	None	none
Metals(2) – 6010C or D, Mercury 7471B	1	4-oz. glass jar with Teflon lid	None	180 days Cyanide: 14 days Mercury: 28 days
Soil Vapor / Indoor Air Samples				
VOCs – USEPA TO-15	1	Summa Canister	None	30 days

(1) All samples will be preserved with ice during collection and shipment to 0-6 degrees C.
(2) From verified time of sample receipt by the analytical laboratory (within 24 to 48 hours of collection).
(3) A complete list of compounds is provided on Table 7.1.

TABLE 4.2 – SAMPLING PROCEDURE FOR MONITORING WELLS USING VOLUME AVERAGED PURGING

1. Initial static water level recorded with an electric contact probe accurate to the nearest 0.1 foot.

2. Sampling device and electric contact probe decontaminated.
    a. Sampling device and probe are rinsed with pesticide-grade methanol and distilled water.
    b. Methanol is collected into a large funnel which empties into a five- gallon container.

3. Sampling device lowered into well.
    a. Bailer lowered by dedicated PVC or polypropylene line.

4. Sample taken.
    a. Sample is poured slowly from the open end of the bailer with the sample bottle tilted so that aeration and turbulence are minimized.
    b. Duplicate sample is collected when appropriate.

5. Samples are capped, labeled and placed in laboratory coolers with ice packs or bagged ice.

6. All equipment is cleaned with successive rinses of pesticide-grade methanol and distilled water.
    a. Dedicated line is disposed of or left at well site.

7. Equipment/wash blanks are collected when non-dedicated sampling equipment is used.

8. Chain-of-custody forms are completed in triplicate.
    a. The original and one carbon copy are put into a zip-lock bag and placed into the cooler.

9. The original will be returned following sample analysis.
    a. A second carbon copy is kept on file.

10. Cooler is sealed with strapping tape and chain-of-custody seals to assure integrity and to prevent tampering of sample.

TABLE 4.3 – SAMPLING PROCEDURE FOR MONITORING WELLS USING LOW-STESS (LOW-FLOW) METHODS

1. Initial static water level recorded with an electric contact probe accurate to the nearest 0.1 foot.

2. Sampling device is lowered into well. Slowly lower the pump, safety cable, tubing and electrical lines into the well to the depth specified for that well. Pump intake must be no less than 2 feet from the bottom of the well to prevent disturbance and resuspension of sediments which may be at the bottom of the well.

3. Measure water level again: Before starting the pump, measure the water level again with the pump in the well. Leave the water level measuring device in the well.

4. Purge Well: Start pumping the well at 200 to 500 milliliters per minute (ml/min). The water level should be monitored approximately every five minutes. Ideally, a steady flow rate should be maintained that results in a stabilized water level (drawdown of 0.3 ft or less). Pumping rates should, if needed, be reduced to the minimum capabilities of the pump to ensure stabilization of the water level. As noted above, care should be taken to maintain pump suction and to avoid entrainment of air in the tubing. Record each adjustment made to the pumping rate and the water level measured immediately after each adjustment.

5. Monitor Indicator Parameters: During purging of the well, monitor and record the field indicator parameters (turbidity, temperature, specific conductance, pH, Eh, and DO) approximately every five minutes. The well is considered stabilized and ready for sample collection when the indicator parameters have stabilized for three consecutive readings as follows (Puls and Barcelona, 1996):

    a. 0.1 for pH
    b. 3% for specific conductance (conductivity)
    c. 10 mv for redox potential
    d. 10% for DO and turbidity

6. Dissolved oxygen and turbidity usually require the longest time to achieve stabilization. The pump must not be removed from the well between purging and sampling.

7. Collect Samples: Collect samples at a flow rate between 100 and 250 ml/min and such that drawdown of the water level within the well does not exceed the maximum allowable drawdown of 0.3 ft. VOC samples must be collected first and directly into sample containers. All sample containers should be filled with minimal turbulence by allowing the ground water to flow from the tubing gently down the inside of the container.

8. Ground water samples to be analyzed for volatile organic compounds (VOCs) require pH adjustment. The appropriate EPA Program Guidance should be consulted to determine whether pH adjustment is necessary. If pH adjustment is necessary for VOC sample preservation, the amount of acid to be added to each sample vial prior to sampling should be determined, drop by drop, on a separate and

equal volume of water (e.g., 40 ml). Groundwater purged from the well prior to sampling can be used for this purpose.

9. Remove Pump and Tubing: After collection of the samples, the tubing, unless permanently installed, must be properly discarded or dedicated to the well for resampling by hanging the tubing inside the well.

10. Measure and record well depth.

11. Close and lock the well.

12. Samples are capped, labeled and placed in laboratory coolers with ice packs or bagged ice.

13. All equipment is cleaned with successive rinses of pesticide-grade methanol and distilled water.

    a. Dedicated line is disposed of or left at well site.

14. Equipment/wash blanks are collected when non-dedicated sampling equipment is used.

15. Chain-of-custody forms are completed in triplicate.

    a. The original and one carbon copy are put into a zip-lock bag and placed into the cooler. The original will be returned following sample analysis.
    b. A second carbon copy is kept on file.

16. Cooler is sealed with strapping tape and chain-of-custody seals to assure integrity and to prevent tampering of sample.

TABLE 7-1 – CONTRACT-REQUIRED QUANTITATION LEVELS AND ANALYTICAL METHODS FOR ASP INORGANICS, ASP VOLATILES, ASP SEMI-VOLATILES, ASP PESTICIDES, AND PCBS

Target Compound List (TCL) and Contract-Required Quantitation Limit

SECTION 1 - ASP INORGANICS Method: NYSDEC-ASP-91-4					
	PARAMETER	**CONTRACT-REQUIRED DETECTION LEVEL* (µg/L)**		**PARAMETER**	**CONTRACT-REQUIRED DETECTION LEVEL* (µg/L)**
1.	Aluminum	200	13.	Magnesium	5,000
2.	Antimony	60	14.	Manganese	15
3.	Arsenic	15	15.	Mercury	0.2
4.	Barium	200	16.	Nickel	40
5.	Beryllium	5	17.	Potassium	5,000
6.	Cadmium	5	18.	Selenium	35
7.	Calcium	5,000	19.	Silver	10
8.	Chromium	10	20.	Sodium	5,000
9.	Cobalt	50	21.	Thallium	25
10.	Copper	25	22.	Vanadium	50
11.	Iron	100	23.	Zinc	60
12.	Lead	10	24.	Cyanide	10

SECTION 2 – ASP ORGANICS (VOLATILES) Method: NYSDEC-ASP-91-1					
	VOLATILE	**CONTRACT-REQUIRED QUANTITATION LIMIT** (µg/L)**		**VOLATILE**	**CONTRACT-REQUIRED QUANTITATION LIMIT** (µg/L)**
1.	Chloromethane	5.0	18.	1,2-Dichloropropane	5.0
2.	Bromomethane	5.0	19.	cis-1,3-Dichloropropene	5.0
3.	Vinyl Chloride	5.0	20.	Trichloroethene	5.0
4.	Chloroethane	5.0	21.	Dibromochloromethane	5.0
5.	Methylene Chloride	5.0	22.	1,1,2-Trichloroethane	5.0
6.	Acetone	10.0	23.	Benzene	5.0
7.	Carbon Disulfide	5.0	24.	Trans-1.3-Dichloropropene	5.0
8.	1,1-Dichloroethylene	5.0	25.	Bromoform	5.0
9.	1,1-Dichloroethane	5.0	26.	2-Hexanone	10.0
10.	1,2-Dichloroethylene (total)	5.0	27.	4-Methyl, 1,2-Pentanone	10.0
11.	Chloroform	5.0	28.	Tetrachloroethylene	5.0
12.	1,2-Dichloroethane	5.0	29.	Toluene	5.0
13.	2-Butanone	10.0	30.	Chlorobenzene	5.0
14.	1,1,1-Trichloroethane	5.0	31.	Ethylbenzene	5.0
15.	Carbon Tetrachloride	5.0	32.	Styrene	5.0
16.	Bromodichloromethane	5.0	33.	Total Xylenes	5.0
17.	1,1,2,2-Tetrachloroethane	5.0			

SECTION 3 - ASP ORGANICS (SEMI-VOLATILES) Method: NYSDEC-ASP-91-2					
	SEMI-VOLATILE	**CONTRACT-REQUIRED QUANTITATION LIMIT (µg/l)**		**SEMI-VOLATILE**	**CONTRACT-REQUIRED QUANTITATION LIMIT (µg/l)**
1.	Phenol	5.0	33.	Acenaphthene	5.0
2.	Bis(2-chloroethyl)ether	5.0	34.	2,4-Dinitrophenol	10.0
3.	2-Chlorophenol	5.0	35.	4-Nitrophenol	10.0
4.	1,3-Dichlorobenzene	5.0	36.	Dibenzofuran	5.0
5.	1,4-Dichlorobenzene	5.0	37.	Dinitrotoluene	5.0
6.	1,2-Dichlorobenzene	5.0	38.	Diethylphthalate	5.0
7.	2-Methylphenol	5.0	39.	4-Chlorophenyl phenyl ether	5.0
8.	2,2'oxybis(1-Chloropropane)	5.0	40.	Fluorene	5.0
9.	4-Methylphenol	5.0	41.	4-Nitroanile	10.0
10.	N-Nitroso-dipropylamine	5.0	42.	4,6-Dinitro-2-methylphenol	10.0
11.	Hexachloroethane	5.0	43.	N-nitrosodiphenyl amine	5.0
12.	Nitrobenzene	5.0	44.	4-Bromophenyl phenyl ether	5.0
13.	Isophorone	5.0	45.	Hexachlorobenzene	5.0
14.	2-Nitrophenol	5.0	46.	Pentachlorophenol	10.0
15.	2,4-Dimethylphenol	5.0	47.	Phenanthrene	5.0
16.	Bis(2-Chloroethoxy) methane	5.0	48.	Anthracene	5.0
17.	2,4-Dichlorophenol	5.0	49.	Carbazole	5.0
18.	1,2,4-Trichlorobenzene	5.0	50.	Di-n-butyl phthalate	5.0
19.	Naphthalene	5.0	51.	Fluoranthene	5.0
20.	4-Chloroaniline	5.0	52.	Pyrene	5.0
21.	Hexachlorobutadiene	5.0	53.	Butyl benzyl phthalate	5.0
22.	4-Chloro-3-methylphenol	5.0	54.	3,3'-Dichloro benzidine	5.0
23.	2-Methylnaphthalene	5.0	55.	Benz(a)anthracene	5.0
24.	Hexachlorocyclopentadiene	5.0	56.	Chrysene	5.0
25.	2,4,6-Trichlorophenol	5.0	57.	Bis(2-ethylhexyl) phthalate	5.0
26.	2,4,5-Trichlorophenol	10.0	58.	Di-n-octyl phthalate	5.0
27.	2-Chloronapthalene	5.0	59.	Benzo(b)fluoranthene	5.0
28.	2-Nitroananiline	10.0	60.	Benzo(k)fluoranthene	5.0
29.	Dimethyl phthalate	5.0	61.	Benzo(a)pyrene	5.0
30.	Acenaphthylene	5.0	62.	Indeno(1,2,3-cd) pyrene	5.0
31.	2,6-Dinitrotoluene	5.0	63.	Dibenz(a,h) anthracene	5.0
32.	3-Nitroaniline	10.0	64.	Benzo(g,h,i)perylene	5.0

SECTION 3 - ASP ORGANICS (PESTICIDES/PCBS) Method: NYSDEC-ASP-91-3					
	PESTICIDE/PCB	**CONTRACT-REQUIRED QUANTITATION LIMIT (µg/l)**		**PESTICIDE/PCB**	**CONTRACT-REQUIRED QUANTITATION LIMIT (µg/l)**
1.	Alpha-BHC	0.05	15.	4,4'-DDT	0.10
2.	Beta-BHC	0.05	16.	Methoxychlor	0.5
3.	Delta-BHC	0.05	17.	Endrin ketone	0.10
4.	Gamma-BHC (lindane)	0.05	18.	Endrin aldehyde	0.10
5.	Heptachlor	0.05	19.	Alpha-Chlordane	0.05
6.	Aldrin	0.05	20.	Gamma-Chlordane	0.05
7.	Heptachlor epoxide	0.05	21.	Toxaphene	5.0
8.	Endosulfan I	0.05	22.	AROCHLOR-1016	1.0
9.	Dieldrin	0.10	23.	AROCHLOR-1221	1.0
10.	4,4'-DDE	0.10	24.	AROCHLOR-1232	1.0
11.	Endrin	0.10	25.	AROCHLOR-1242	1.0
12.	Endosulfan II	0.10	26.	AROCHLOR-1248	1.0
13.	4,4'-DDD	0.10	27.	AROCHLOR-1254	1.0
14.	Endosulfan sulfate	0.10	28.	AROCHLOR-1260	1.0

*Matrix: groundwater. For soil matrix, multiply CRDL by 100.

**Quantitation limit for medium-level soil is 1,200 µg/kg (wet weight basis).

Appendix E:

Field Sampling Plan

Firestone Tire and Auto Repair Site

NEW ROCHELLE, NEW YORK

FIELD SAMPLING PLAN

NYSDEC BCP Site Number: C360215

Prepared for:

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NOVEMBER 2023

TABLE OF CONTENTS

1.0 INTRODUCTION

This document comprises a Field Sampling Plan to be conducted at the Site, as part of the Site Management Plan (SMP). It includes a description of the planned field sampling including sampling methodology (groundwater), analytical methodology (analytical methods and analytes), and quality assurance procedures. The Site is currently in the New York State (NYS) Brownfield Cleanup Program (BCP), Site No. C360215 which is administered by New York State Department of Environmental Conservation (NYSDEC).

Allstate Acquisitions LLC (the "Volunteers") entered into a Brownfield Cleanup Agreement (BCA) with the New York State Department of Environmental Conservation (NYSDEC) to investigate and remediate the Firestone Tire and Auto Repair Site located at 316 Huguenot Street in the City of New Rochelle, New York (herein referred to as the "Site"). The NYSDEC accepted the Site into the Brownfield Cleanup Program (BCP) on June 1, 2021 and BCP Number C360215 was assigned to the Site. The Site is an approximately 0.28-acre property and is located on western side of Westchester Place, north of Centre Avenue and east of Huguenot Street, and is identified on the Westchester County tax maps as Section 2 – Block 415 – Lot No. 13. The Site is located in the City of New Rochelle's Downtown Business District. A Site Location Map (topographic map) is provided as Figure 1.1 of the SMP. A map depicting the boundaries of the overall property are provided as Figure 1.2 of the SMP.

Historically, from 1911 to 1951, the Site was improved with a retail filling station and a Firestone tire and automotive repair garage. Sometime after 1951, the filling station was razed, and a commercial building was constructed that has been historically operated by Modern Hardware and Wallauer Paint and Design as a retail home improvement business. More recently Kent Supply Company occupied the building for the sale of plumbing supplies; however, the building is currently vacant.

2.0 GROUNDWATER SAMPLING PLAN

2.1 Groundwater Sample Locations

SESI will collect ground water samples from three (3) groundwater monitoring wells, as shown in **Figure 5.1** of the SMP. The monitoring well locations, required analytical parameters, and the sampling schedule for groundwater sampling are provided in **Table 2.1** below – Groundwater Post Remediation Sampling Requirements and Schedule. All samples will be sent to an ELAP-certified laboratory for analysis of volatile organic compounds (VOCs) in accordance with EPA Method 8260, semi volatile organic compounds (SVOCs) in accordance with EPA method 8270, and Target Analyte List (TAL) metals in accordance with EPA method 6010.

Table 2.1: **Groundwater Post Remediation Sampling Requirements and Schedule.**

2.2 Groundwater Sampling Protocol

Prior to sampling, the monitoring wells will be gauged for depth to water and groundwater elevation data will be calculated from the top of casing elevations. The wells will be sampled using the low flow purging technique. A flow rate of 100 ml to 250 ml per minute will be used to purge the wells. Drawdown should not exceed 0.3 feet if possible. QED bladder pumps or peristaltic pumps will be used for this method. The pump intake will be lowered to the mid-point of the water column. At the initiation of low flow purging, depth to water will be recorded as well as field parameters. Field parameters and depth to water will then be monitored using a flow through cell and water level indicator every five minutes during low flow purging. When three consecutive measurements of pH differ by 0.1 units or less and ORP within 10 mv or less, turbidity varies 10 percent or less, conductivity differs by 3 percent or less and dissolved oxygen by 10 percent or less, sampling may begin. Flow through cells are used so continuous real time readings are made. When the parameters stabilize the flow through cell is disconnected and sample bottles are filled directly from the tubing.

In addition to the groundwater samples collected from the monitoring wells, two types of "blanks" will be collected and submitted to the chemical laboratory for analyses. The blanks will consist of 40 ml VOA vials, as follows:

A trip blank will be prepared by the laboratory and sent with each sample bottle shipment. The trip blank consists of two 40 mil sample bottles filled with distilled, deionized water which accompany the other sample bottles into the field and back to the laboratory. A trip blank will be included with each shipment of samples where sampling and analysis for target compound list (TCL) VOCs is planned (water matrix only). The trip blank will be analyzed for TCL VOCs to determine whether the volatile sample results could have been affected by external contamination such as exhaust fumes or background conditions at the Site.

In addition to the laboratory analytical data, field measurements will be collected as described above during low flow purging

Appendix F:

Site Management Forms

LOW-FLOW GROUNDWATER SAMPLING LOG

Location:				**Job Number:**					
Personnel:				**Date:**					
				PID:	**0**				
Stickup? Yes **Distance ground to Stickup Rim/PVC**	**Distance From Rim to PVC**	**Total Depth of Well Rim/PVC**	**Depth to Product Rim/PVC**	**Depth to Water (Rim/PVC)**	**Standing Water Column (feet)**	**Middle of Saturated Zone (feet)**	**Depth to Sample Tube (feet)**	**TOV @ Well Head (ppmv)**	**Pump Peristaltic or Bladder**
Turbidity at collection (NTU):			**(Less than 5 NTU is desirable)**		**Duplicate Collected? Y/N**			**Filtered Sample Y/N**	
Stabilization Parameters		**+/- 0.5 deg C.**	**+/- 0.1 Unit**	**+/- 10 umhos/cm or within 3% if >300umho**	**1 ppm**	**+/- 10 mV**	**No Limit**	**<.3 feet drawdown desirable**	**No Limit**

Volume Purged (gallons)	**Time (actual Time) 5 minute Intervals**	**TEMP. (Deg. C)**	**pH**	**Specific Conductivity uS/cm**	**Dissolved Oxygen (mg/L)**	**ORP mV millivolts**	**Turbidity NTUs**	**DTW (feet)**	**Odors Y/N**

Well Condition Summary									
Cover: Y / N		**Bolts: Y / N**		**Concrete Pad OK: Y / N**		**Gripper: Y / N**			
Sample Collection Information									
Sample Time:		**Appearance:**		**Filtered Sample Turbidity:**			**OTHER:**		

Desired purge flow rate <100mL/min (slow drip) & turbidity <10 if possible. If turbidity > 10 collect filtered and unfiltered samples. Notify PM of high turbidity and collection of filtered samples prior to lab submittal. Minimum 20 minute purge to establish stabilization.

Notes/ Calculations:

Volume? Linear Ft of well casing; 1"=0.041 gal. 2"= 0.163 gal. 4"=0.653 gal.

ABSORBENT SOCK							
Sock Length (ft) =		**Capacity (Qt.) =**		**Present:**	**Y / N**	**Product Measured (Inches) :**	
Sock Installation Date:			**Sock Changed :**		**Y / N**		
Sock Depth (Depth to sock mid point):							