



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ Yes

☒ No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) **BCP App Rev 5**

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME Putnam Resources, LLC

ADDRESS 48 Union Ave., Suite 1A

CITY/TOWN Saratoga Springs

ZIP CODE 12866

PHONE 518-581-7933

FAX 518-581-7936

E-MAIL :LManning@FirstFairfield.com

Is the requestor authorized to conduct business in New York State (NYS)?

☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application, to document that the requestor is authorized to do business in NYS.

Do all individuals that will be certifying documents meet the requirements detailed below? ☒ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see [DER-10 / Technical Guidance for Site Investigation and Remediation](#) for further guidance).

3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☒ No

4. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the information requested in this section in electronic format only**):

1. Reports: an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903).

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum (total BTEX)	38.7 PPM (L1533986; MW-12 14-15')	588 ppb (L1533988; MW-12)	Not Sampled
Chlorinated Solvents	22.9 PPM (L1519166; H-27 14-15')	655 ppb (L1533988; MW-8)	Not Sampled
Other VOCs	Primarily BTEX/CVOCs	Primarily BTEX/CVOCs	Not Sampled
SVOCs	Petroleum Related (227 PPM) (L1519519; H-7)	Petroleum Related (0.6 PPM) (L1533988; MW-12)	Not Sampled
Metals	Not Sampled	Not Sampled	Not Sampled
Pesticides	Not Sampled	Not Sampled	Not Sampled
PCBs	0.387 (2006 Phase I ESA; B-4 2-2.5')	0.155 (2006 Phase I ESA; MW-8-1)	Not Sampled
Other*	-	-	-

*Please describe: -

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- SAMPLE LOCATION
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION DETECTED
- FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE
- FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5
- FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

☐ Coal Gas Manufacturing	☐ Manufacturing	☐ Agricultural Co-op	☒ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: -See Attachment 1, Section X, No. 2 details; Ice Rink. Laundry, Sanitation Vehicle Parking.

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME 53 Putnam Street				
ADDRESS/LOCATION 53 Putnam Street				
CITY/TOWN Saratoga Springs		ZIP CODE 12866		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): City of Saratoga Springs; Saratoga County				
COUNTY Saratoga		SITE SIZE (ACRES) 0.3		
LATITUDE (degrees/minutes/seconds) 43 ° 4 ' 52.0 "		LONGITUDE (degrees/minutes/seconds) -73 ° 47 ' 4.06 "		
COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
53 Putnam St, Saratoga Springs, NY, 12866	165.60	1	58	0.3
-	-	-	-	-
1. Do the proposed site boundaries correspond to tax map metes and bounds? ☒ Yes ☐ No If no, please attach a metes and bounds description of the property.				
2. Is the required property map attached to the application? ☒ Yes ☐ No (application will not be processed without map)				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) Yes ☒ No ☐ If yes, identify census tract : <u>610</u> Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☒ 100%				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ☒ No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☐ Yes ☒ No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? ☐ Yes ☒ No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? ☐ Yes ☒ No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. ☐ Yes ☒ No

Easement/Right-of-way Holder

Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type

Issuing Agency

Description

None

-

-

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? ☒ Yes ☐ No

11. For sites located within the five counties comprising New York City, is the requestor seeking a determination that the site is eligible for tangible property tax credits?
If yes, requestor must answer questions on the supplement at the end of this form. ☐ Yes ☒ No

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☒ No

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☒ No

If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Laura Manning			
ADDRESS 48 Union Ave., Suite 1A			
CITY/TOWN Saratoga Springs		ZIP CODE 12866	
PHONE 518-581-7933	FAX 518-581-7936	E-MAIL lmanning@FirstFairfield.com	
NAME OF REQUESTOR'S CONSULTANT Sterling Environmental Engineering, P.C.			
ADDRESS 24 Wade Road			
CITY/TOWN Latham		ZIP CODE 12110	
PHONE 518-456-4900	FAX 518-456-3532	E-MAIL thomas.johnson@sterlingenvironmental.com	
NAME OF REQUESTOR'S ATTORNEY Young/Sommer LLC			
ADDRESS Executive Woods, Five Palisades Drive			
CITY/TOWN Albany		ZIP CODE 12205	
PHONE 518-438-9907	FAX 518-438-9914	E-MAIL kyoung@youngsommer.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME 53 Putnam Street Inc.		OWNERSHIP START DATE: 9/18/2003	
ADDRESS 159 Fifth Avenue			
CITY/TOWN Saratoga Springs		ZIP CODE 12866	
PHONE 518-580-1717	FAX No Fax	E-MAIL No Email	
CURRENT OPERATOR'S NAME None; Building is vacant			
ADDRESS -			
CITY/TOWN -		ZIP CODE -	
PHONE -	FAX -	E-MAIL -	
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER. PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site?		☐ Yes ☒ No	
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?		☐ Yes ☒ No	
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.		☐ Yes ☒ No	

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☒ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☒ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☒ No
11. Are there any unregistered bulk storage tanks on-site? ☐ Yes ☒ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☒ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☐ Current Owner ☒ Potential /Future Purchaser ☐ Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

☒ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☒ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No
If yes, please provide: Order # _____
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with DER-23 / Citizen Participation Handbook for Remedial Programs. Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.
8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.

Section X. Land Use Factors

1. What is the current zoning for the site? What uses are allowed by the current zoning?

☐ Residential ☒ Commercial ☐ Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☐ Commercial ☐ Industrial ☒ Vacant ☐ Recreational (check all that apply)

Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☒ Residential ☒ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing?

☐ Yes ☒ No

4. Do current historical and/or recent development patterns support the proposed use?

☒ Yes ☐ No

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

The applicant proposes to redevelop the site for commercial use as a café and entertainment venue. Plans may include a restaurant, supper club or venue with possibility for residential suites or extended stay apartments on upper floors. Currently a one story building but zoning allows for up to a seven story building at a 70' maximum. First floor uses may include retail, eating and drinking, service, civic space and offices. This is consistent with applicable zoning maps and laws because the site and surrounding properties are zoned for commercial use.

☒ Yes ☐ No

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

The proposed use is consistent with the Saratoga Springs 2015 Comprehensive Plan. Specifically, the proposed use will help "maintain a City that provides educational, civic engagement, artistic, cultural, and musical opportunities in a safe manner" by establishing a café and entertainment venue at a currently vacant building.

☒ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I acknowledge and agree to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 1/3/2017 Signature: Richard S. Voog, as CEO of
Print Name: Richard S. Voog Putnam Resources LLC

(By a requestor other than an individual)

I hereby affirm that I am CEO (title) of Putnam Resources LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to execute a BCA within 60 days of the date of DEC's approval letter. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 1/3/2017 Signature: Richard S. Voog, as CEO of
Print Name: Richard S. Voog Putnam Resources LLC

SUBMITTAL INFORMATION:

- Two (2) copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

FOR DEC USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 5

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	☐ Yes ☒ No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	☒ Yes ☐ No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	☒ Yes ☐ No
2. Is the property upside down or underutilized as defined below?	Upside Down? ☐ Yes ☒ No Underutilized? ☒ Yes ☐ No
From ECL 27-1405(31): "Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated. From 6 NYCRR 375-3.2(I) as of July 1, 2015: (Please note: Eligibility determination for the underutilized category can only be made at the time of application) (I) "Underutilized" means, as of the date of application, real property: (1) on which a building or buildings, can be certified by the municipality in which the site is located, to have for at least five years used no more than fifty percent of the permissible floor area under the applicable base zoning immediately prior to the application which has been in effect for at least five years; (2) at which the proposed development is solely for a use other than residential or restricted residential; (3) which could not be developed without substantial government assistance, as certified by the municipality in which the site is located; and (4) which is subject to one or more of the following conditions, as certified by the municipal department responsible for such determinations of the municipality in which the site is located: (i) property tax payments have been in arrears for at least five years immediately prior to the application; (ii) contains a building that is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or (iii) the proposed use is in whole or in substantial part for industrial uses. "Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, or land purchase cost exemption or waiver, from a governmental entity; or for properties to be developed in whole or in part for industrial uses, a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or a tax credit, from a governmental entity, or a low-cost loan from an industrial fund managed by the municipality and partner financial institutions.	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. Is the project an affordable housing project as defined below?

☐ Yes ☒ No

From 6 NYCRR 375- 3.2(a) as of July 1, 2015:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, that defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, that sets affordable units aside for tenants at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)**Site Name:** 53 Putnam Street**City:** Saratoga Springs**Site Address:** 53 Putnam Street**County:** Saratoga**Zip:** 12866**Tax Block & Lot****Section (if applicable):** 165.60**Block:** 1**Lot:** 58**Requestor Name:** Putnam Resources, LLC**City:** Saratoga Springs**Requestor Address:** 48 Union Ave., Suite 1A**Zip:** 12866**Email:** :LManning@FirstFairfield.com**Requestor's Representative (for billing purposes)****Name:** Laura Manning**Address:** 48 Union Ave., Suite 1A**City:** Saratoga Springs**Zip:** 12866**Email:** lmanning@FirstFairfield.com**Requestor's Attorney****Name:** Young/Sommer LLC**Address:** Executive Woods, Five Palisades Drive**City:** Albany**Zip:** 12205**Email:** kyoung@youngsommer.com**Requestor's Consultant****Name:** Sterling Environmental Engineering, P.C. **Address:** 24 Wade Road**City:** Latham**Zip:** 12110**Email:** thomas.johnson@sterlingenvironmental.com**Percentage of site within an En-Zone:** ☐ 0% ☐ <50% ☐ 50-99% ☒ 100%**Requestor's Requested Status:** ☒ Volunteer ☐ Participant

ATTACHMENT 1

BCP APPLICATION INFORMATION

53 Putnam Street, Saratoga Springs, NY
Putnam Resources, LLC

BCP APPLICATION INFORMATION
53 Putnam Street, Saratoga Springs, NY
Putnam Resources, LLC

This document provides information in response to, and supplementing, the Brownfield Cleanup Program (BCP) application form prepared and submitted by Sterling Environmental Engineering, P.C. (STERLING) on behalf of Putnam Resources, LLC for a site located at 53 Putnam Street, Saratoga Springs, NY. The numbering below corresponds to the Section and Item numbers in the BCP application form and provides relevant information requested on the application form.

Section I. Requestor Information

- Putnam Resources, LLC is owned by First Fairfield Associates, LLC. First Fairfield Associates, LLC is a Limited Liability Company with the following members:
 1. Jordan R. & Judith L. Dann
9 Carlyle Drive
Danbury, CT 06811
 2. Helaine F. & Francis A. Zarro, Jr.
72 Union Ave., Unit 14
Saratoga Springs, NY 12866
 3. Norman J. Voog
106 South Salem Road
Ridgefield, CT 06877
 4. Richard S. Voog
16 Spinnaker Dr.
Niantic, CT 06357
 5. Laura C. Manning
57 Sunset Way
Cambridge, NY 12816
 6. Julie A. Venus
78 Harvey Road
Ridgefield, CT 06877
 7. Victor J. Buselli, Jr.
186 Grand Street
Waterbury, CT 06702
 8. Roberta Coogan
163 Powderhill Road
Middlefield, CT 06455
- The Requestor's Entity Information Report obtained from the New York State Department of State's Division of Corporations and Business Entity Database is provided as Attachment 2.

Section II. Project Description

- 2) The enclosed CD contains the following site-related investigation reports:
 - Underground Storage Tank Removal Report prepared by Passaretti Geological & Environmental Consultants, Inc., dated, May 10, 2002.
 - Phase I Environmental Site Assessment and Limited Subsurface Investigation Draft Report prepared by CASmith, dated December 8, 2006.
 - Laboratory data package to Ms. Mary Passaretti, dated December 23, 2013.
 - Site Investigation Report prepared by STERLING, dated November 5, 2015.
 - Supplemental Site Investigation Report prepared by STERLING, dated March 14, 2016.

The Site Investigation Report and Supplemental Site Investigation Report prepared by STERLING were performed and approved under the NYSDEC Spills Program.

Additional investigation will be performed to supplement the completed Site Investigation Report and Supplemental Site Investigation Report for compliance with DER-10 and to meet the requirements of the Brownfield Cleanup Program. Information and data from these reports, and any additional data collected after entering the BCP, will be combined and presented as a Remedial Investigation (RI) Report that will comply with the requirements of the BCP.

A Remedial Work Plan will be prepared to meet the requirements of DER-10 and the BCP, and will include an alternative analysis, consistent with DER-10. The Remedial Work Plan will be based on the results of the RI Report and the site-specific plans for redevelopment of the site.

- 4) Putnam Resources, LLC proposes to redevelop the site for commercial use as a café and entertainment venue. Accessory residential use is permitted by current zoning and may be incorporated in the future use of the site. Site impacts were delineated by STERLING. The applicant desires to implement a site remedy in April 2017, or sooner if possible, with a goal of obtaining a Certificate of Completion by the end of 2017.

Section III. Property's Environmental History

- 1) Site-related investigation reports are provided on the enclosed CD.
- 2) Laboratory reports containing the sampling data summarized on the application form are provided in the site investigation reports on the enclosed CD.
- 3) Summary tables of soil and groundwater data, and associated site drawings indicating impacted media are provided as Attachment 3. Analytical results shown on the summary tables are compared to applicable regulatory criteria

Section IV. Property Information

The following maps are provided as Attachment 4:

- Figure 1 – Site Location Map (i.e. NYSDOT 7.5 minute quad map),
- Figure 2 – Site Map (i.e. property base map), and
- County Tax Map (source: <http://www.maphost.com/saratoga/saratoga.html>).

10) Project Description Narrative

Location: The 53 Putnam Street site is located in an urban area along the west side of Putnam Street within the Business District of the City of Saratoga Springs, New York. The site is north of the intersection of Putnam and Phila Streets and south of the intersection of Putnam and Gardner Streets.

Site Features: The approximate 0.3 acre property consists of a single-story masonry building which occupies most of the rectangular shaped property. The interior of the building is primarily a large open bay area with a smaller room on the west end of the building for the former boiler room. The former boiler room floor consists of a thin (1 to 2-inches), crumbling concrete pad. The floor of the large bay

area is a combination of gravel and crushed concrete. Access to the bay area is via a large overhead door located along Putnam Street. The building currently is empty.

Current Zoning and Land Use: The site is currently inactive and vacant. The site is zoned for commercial use and residential accessory use is permitted with City approval. The surrounding parcels are currently used for commercial use and may potentially provide residential accessory use according to zoning. The nearest residential neighborhood is approximately 400 feet to the east of the site.

Past Use of the Site: The current one-story, concrete block, slab-on-grade building was constructed in 1905. The property was initially used as an ice skating rink during the winter months and a garage during the summer. The property began doing business as a “Steam Laundry” on or before 1925. A gasoline Underground Storage Tank (UST) is shown on the 1932 Sanborn Map of the property. The 1954 Sanborn Map of the area lists the site as a Laundry/Dry Cleaners.

City directory listings indicate that the site was vacant or not listed between the late 1960’s to 1986. C&B Sanitation used the site as a parking garage for waste hauling vehicles beginning in 1986. It is assumed that the site has been vacant since truck storage operations ceased on or about the early 2000’s.

The former 10,000 gallon No. 6 fuel oil UST shown on the 1932 Sanborn Map was removed from the area immediately west of the building circa January 2002. Approximately 173 tons of petroleum-impacted soil was removed from the vicinity of the former fuel oil tank in March 2002. New York State Department of Environmental Conservation (NYSDEC) spill #0109572 was issued in association with the aforementioned tank removal and documented soil impacts. The spill is currently listed as “not closed.”

Site Geology and Hydrogeology: The site is covered by a layer of fill material ranging from approximately eight (8) to twelve (12) feet thick. The fill generally consists of coarse-medium-fine sand with varying amounts of silt and gravel. The fill also contains brick, cinders and slag. Beneath the fill is soil consisting primarily of coarse-medium-fine sand with varying amounts of gravel, silt and clay. Layers of organic peat ranging in thickness from less than one (1) inch to as much as two (2) feet are present in the sand.

The depth to groundwater ranges from approximately six (6) to nine (9) feet below the current floor and approximately eight (8) to ten (10) feet below grade surface to the west of the building footprint. Groundwater flow in the vicinity of the building is to the south, east and southeast; however the variability of the groundwater measurements suggests that flow directions on a localized scale may vary depending on seasonal fluctuations and control exerted by subsurface structures and conditions.

Environmental Assessment: Based upon investigations conducted to date, the primary contaminants of concern for the site include petroleum constituents (i.e. benzene, ethylbenzene, toluene, xylene, etc.) and chlorinated volatile organic compounds (CVOCs). Soil and groundwater data indicate BTEX contamination is limited to the western portion of the 0.3 acre parcel to a maximum depth of approximately 29 feet below grade, and CVOC contamination is limited to the eastern portion of the building footprint ranging from approximately 12.0 to 19.5 feet below grade.

Soil – A maximum BTEX constituent concentration of 38.7 ppm was detected in soil obtained at approximately 14 to 15 feet below grade at soil boring MW-12 located to the west and outside of the building. These data indicate exceedances up to two orders of magnitude above respective unrestricted use Soil Cleanup Objectives (SCOs).

Free product and elevated petroleum-related compounds were present primarily in soil samples collected from borings H-2, H-11 and MW-12. Free product was present in the wells installed in each of these soil borings (MW-2, MW-4, and MW-12, respectively). Free product also was visually identified in soil samples collected from soil borings, H-2, H-4, H-5, H-6, H-8, H-9, H-11, H-37, H-38, H-39, and MW-12 during the site investigation. These soil borings are located at the western portion of the 0.3 acre parcel to a maximum depth of approximately 29 feet below grade.

A maximum total CVOC concentration of 22.9 ppm was detected in soil obtained approximately 14 to 15 feet below grade at soil boring H-27 located at the northeastern portion of the building footprint. These data indicate exceedances up to two orders of magnitude above respective unrestricted use SCOs, and SCOs for the protection of groundwater. Elevated CVOC concentrations in soil were generally detected within the eastern portion of the building footprint ranging from approximately 12.0 to 19.5 feet below grade.

Groundwater – A maximum BTEX constituent concentration of 588 ppb was detected in groundwater samples obtained at MW-12 located to the west and outside of the building. These data are consistent with soil analytical data.

A maximum total CVOC concentration of 655 ppb was detected in groundwater samples obtained at MW-8, located within the eastern portion of the building footprint.

The depth to groundwater ranges from approximately six (6) to nine (9) feet below the current floor and approximately eight (8) to ten (10) feet below grade surface to the west of the building footprint.

Soil Vapor & Indoor Air – Soil vapor/indoor air investigations have not been conducted at the site because the building at the site is not occupied. It is likely that a vapor barrier and/or soil vent system will be incorporated into the design of any new construction at the site as a precautionary measure, thereby precluding the need for a soil vapor/indoor air investigation.

Section V. Additional Requestor Information

No additional information necessary.

Section VI. Current Property Owner/Operator Information

Current Property Owner: 53 Putnam Street Inc.,
Joseph Balsamo (Owner)
159 Fifth Avenue
Saratoga Springs, New York 12866
Phone: 518-580-1717
Ownership date: From 9/18/2003 to present:
Relationship to Requestor: None

Previous Property Owners: Joseph Balsamo and Thomas A. Cunniff
Last Known Address:

- Mr. Joseph Balsamo
159 Fifth Avenue
Saratoga Springs, New York 12866; and
- Mr. Thomas A. Cunniff
214 Beaver St
Schuylerville NY 12871

Last Known Phone Number: (518) 583-9328
Ownership date: From 2/7/1994 to 9/9/2003
Relationship to Requestor: None

Ralph C. Ernst and Jean K. Ernst
Last Known Address: 262 Lake Ave
Saratoga Springs, New York 12866
Last Known Phone Number: (518) 584-6990
Ownership date: From 9/3/1976 to 2/7/1994
Relationship to Requestor: None

Previous Operators: C & B Sanitation, Inc.
Last Known Address: RD #2
Maple Ave
Saratoga Springs, New York 12866
Last Known Phone Number: Unknown
Registered From 2/24/1981 to 3/24/1993
Relationship to Requestor: None

Section VII. Requestor Eligibility Information

The Requestor is not the current owner of the site and was not the owner of the site at the time of the disposal/discharge of hazardous waste or petroleum. The Requestor is not responsible for the contamination at the site; however, the Requestor desires to remediate the site and return it to use consistent with the surrounding land use if the Requestor proceeds with the anticipated purchase of the site. The Requestor has taken appropriate care to investigate existing site conditions to: 1) confirm that the discharge is no longer present, 2) confirm there is no threat of a future release, and 3) to delineate site impacts as they relate to human, environmental, and natural resource exposure. The site is currently vacant, and site investigations suggest contamination is restricted to within or very near the boundaries of the site. For these reasons, the Requestor should be considered a Volunteer.

Proof of site access for the Requestor is provided in Attachment 5.

Section VIII. Property Eligibility Information

No additional information necessary.

Section IX. Contact List Information/Site Contact List (SCL)

- 1) Saratoga County: Author Wright
Chairman of the Board of Supervisors Saratoga County
40 McMaster Street
Ballston Spa, New York 12020

Saratoga County Planning Board

50 West High Street
Ballston Spa, New York 12020

Planning Board Chairs:
Jason Kemper; Director of Planning
Cyndi Nick; Secretary
Jaime L. O'Neill; Planner
Michael Valentine; Senior Planner
Troy Hiltz; GIS Technician

City of Saratoga Springs: Joanne Yepsen
Mayor
474 Broadway – Ste 9
Saratoga Springs, New York 12866

Office of Planning and Economic
Development

474 Broadway
Saratoga Springs, New York 12866

Planning Board Chairs:
Bradley Birge; Administrator of Planning &
Economic Development
Kate Maynard; Principal Planner
Susan Barden; Senior Planner
Cindy Phillips; Community Development
Coordinator
Lindsey Gonzalez; Land Use Board Coordinator
Tina Carton; Parks, Open Space, Historic
Preservation/Sustain

- 2) Site Property:

Tax ID:	165.60-1-58
Property Address:	53 Putnam Street Saratoga Springs, New York 12866
Owner:	53 Putnam St, Inc. 159 Fifth Avenue, Saratoga Springs, New York 12866
Occupants:	Commercial Property/Vacant

Adjacent Property to the Northeast:

Tax ID:	165.60-1-80
Property Address:	59 Putnam Street Saratoga Springs, New York 12866
Owners:	Charles Crosby & Sons, Inc. (prior owner on 3/1/2016) 5 Wells Street, Saratoga Spring, New York 12866
Occupants:	Commercial – Parking Lot

Adjacent Property to the Northwest:

Tax ID: 165.60-1-79
Property Address: Gardner Alley
Saratoga Springs, New York 12866
Owners: 63 Putnam St., LLC.
5 Wells Street, Saratoga Spring, New York 12866
Occupants: Commercial – Night Club/Bar

Adjacent Property to the West:

Tax ID: 165.59-3-13
Property Address: 388 Broadway
Saratoga Springs, New York 12866
Owners: James Hogan
9 Old Schuylerville Road, Saratoga Springs, New York
12866
Occupants: Commercial - Restaurant

Adjacent Property to the Southwest:

Tax ID: 165.59-3-22
Property Address: 366 – 379 Broadway
Saratoga Springs, New York 12866
Owners: 519 Broadway, LLC.
519 Broadway, Saratoga Springs, New York
Occupants: Commercial – Detached Row Building

Adjacent Property to the South:

Tax ID: 165.68-1-1
Property Address: 29 Phila Street
Saratoga Springs, New York 12866
Owners: Verizon New York, Inc.
P.O. Box 2749, Addison, TX 75001
Occupants: Commercial Property/Owner Occupied

Adjacent Property to the Southeast, East of Putnam Street:

Tax ID: 165.68-1-65
Property Address: 40 Putnam Street
Saratoga Springs, New York 12866
Owners: Joseph Richardson and Stephanie Richardson
37 Phila Street, Saratoga Springs, New York 12866
Occupants: Commercial Property - Vacant

Adjacent Property to the East, East of Putnam Street:

Tax ID: 165.60-1-75
Property Address: 49 Henry Street
Saratoga Springs, New York 12866
Owners: Saratoga Springs Public
49 Henry Street, Saratoga Springs, New York 12866
Occupants: Commercial Property - Library

Adjacent Property to the Northeast, East of Putnam Street:

Tax ID: 165.60-1-53
Property Address: 60 – 64 Putnam Street
Saratoga Springs, New York 12866
Owners: Saratoga Springs Public
49 Henry Street, Saratoga Springs, New York 12866
Occupants: Commercial Property – Library Parking Lot

- 3) Local News Media: The Saratogian
20 Lake Avenue
Saratoga Springs, New York 12866
Phone: (518) 584-4242
Email: letters@saratogian.com
- 4) Public Water Supply: Loughberry Lake (PWS ID: 4500168)
Anthony Scirocco
Commissioner of Public Works
5 Lake Avenue, Saratoga Springs, New York 12015
Email: skip.scirocco@saratoga-springs.org
- 5) No person has requested to date to be placed on the contact list.
- 6) School or day care facilities within one (1) mile of the project site:

Play Place - Day Care Center
210 Elm St
Saratoga Springs, NY 12866
(518) 584-4971

Pre-K in the Park - Preschool
320 Broadway
Saratoga Springs, NY 12866
(845) 521-5300

Katrina Trask Co-Op Nursery - Nursery
School
24 W Circular St
Saratoga Springs, NY 12866
(518) 584-8968

Sceoc Head Start - Day Care Center
64 Hamilton St
Saratoga Springs, NY 12866
(518) 226-0450

Beagle School - Preschool
115 Regent St
Saratoga Springs, NY 12866
(518) 587-7507

Lake Avenue - Elementary School
126 Lake Ave
Saratoga Springs, NY 12866
(518) 584-3678

Waldorf School of Saratoga Springs -
Private School
62 York Ave
Saratoga Springs, NY 12866
(518) 584-7643

About Miss Laurie - Day Care Center
297 Maple Ave
Saratoga Springs, NY 12866
(518) 581-2684

Division Street - Elementary School
220 Division St
Saratoga Springs, NY 12866
(518) 583-4794

St. Clements Regional - Catholic School
231 Lake Ave
Saratoga Springs, NY 12866
(518) 584-7350

Saratoga Hansel & Gretel -
Kindergarten
66 Seward St
Saratoga Springs, NY 12866
(518) 584-0934

Caroline Street - Elementary School
310 Caroline St
Saratoga Springs, NY 12866
(518) 584-7612

7) Repository:

A. Issac Pulver
Library Director
Saratoga Springs Public Library
49 Henry Street
Saratoga Springs, New York 12866

A letter from the Saratoga Springs Public Library acknowledging agreement to act as the document repository is provided as Attachment 6.

8) Not applicable.

Section X. Land Use Factors

2) <u>Land Use/Operation</u>	<u>Estimated Dates</u>
One-story, concrete block slab constructed	1905
Ice Rink/Garage	1905 - 1925
Laundry/Dry Cleaners	1925 – Late 1960's
10,000 Gallon #6 Fuel Oil UST	1932 (Installed) – 2002 (removed)
Vacant/No Listing	Late 1960's – 1986
C&B Sanitation/Vehicle Parking	1986 – Early/Mid 2000's
Vacant	Early/Mid 2000's – Present

3) Description of Proposed Use:

Putnam Resources, LLC proposes to redevelop the site for commercial use as a café and entertainment venue. Accessory residential use is permitted by current zoning and may be incorporated in the future use of the site. Site impacts were delineated by STERLING. The applicant desires to implement a site remedy in April 2017, or sooner if possible, with a goal of obtaining a Certificate of Completion by the end of 2017.

Section XI. Signature Page

No additional information necessary.

S:\Sterling\Projects\2015 Projects\First Fairfield - 2015-30\Brownfield Cleanup App\Attachments\Attachment 1 - Application Explanation.docx

ATTACHMENT 2

Entity Information Report

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through November 1, 2016.

Selected Entity Name: PUTNAM RESOURCES, LLC

Selected Entity Status Information

Current Entity Name: PUTNAM RESOURCES, LLC

DOS ID #: 4371281

Initial DOS Filing Date: MARCH 08, 2013

County: SARATOGA

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

PUTNAM RESOURCES, LLC

48 UNION AVENUE SUITE 1A

SARATOGA SPRINGS, NEW YORK, 12866

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
MAR 08, 2013	Actual	PUTNAM RESOURCES, LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

[Search Results](#) [New Search](#)

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS Homepage](#) | [Contact Us](#)

ATTACHMENT 3

Site Drawings – Impacted Media Results

S:\Sterling\Projects\2015\Projects\First Fairfield - 2015-30\ACAD\2015-30011_MW_Boring Location Map.dwg CAD 1/27/2017 9:34 AM



LEGEND:

- SOIL BORING/ MONITORING WELL LOCATION
- SOIL BORING LOCATION



STERLING

Sterling Environmental Engineering, P.C.

24 Wade Road • Latham, New York 12110

SOIL BORING AND
WELL LOCATION MAP
YOUNG/SOMMER LLC
53 PUTNAM STREET

CITY OF SARATOGA SPRINGS

SARATOGA CO., N.Y.

PROJ. No.: 2015-30

DATE: 01/18/2016

SCALE:

1" = 20'

DWG. NO. 2015-30010

FIGURE

1A

S:\Sterling\Projects\2015 Projects\First Fairfield - 2015-30\ACAD\2015-30029_GW Detection Summary.dwg 2015-08-14 11:33 AM

MW-2: AUGUST 18, 2015	
SVOCs	
ACENAPHTHENE	2.3
NAPHTHALENE	32
BENZO(A)ANTHRACENE	0.71 J
BENZO(A)PYRENE	0.3 J
BENZO(B)FLUORANTHENE	0.32 J
CHRYSENE	1.1
FLUORENE	3.2
PHENANTHRENE	7.6
INDENO(1,2,3-CD)PYRNE	0.22 J
PYRENE	1.1
VOCs	
BENZENE	21
ETHYLBENZENE	19
O-XYLENE	6.6
P/M-XYLENE	33

MW-1: AUGUST 18, 2015	
SVOCs - ND	
VOCs	
TETRACHLOROETHENE	9.9

MW-4: AUGUST 18, 2015	
SVOCs	
ACENAPHTHENE	2.4
BENZO(A)ANTHRACENE	1
CHRYSENE	2.1
ANTHRACENE	1.1
PHENANTHRENE	12
PYRENE	2.2
VOCs	
BENZENE	2.2
ETHYLBENZENE	9.7
ISOPROPYLBENZENE	6.5

MW-3: AUGUST 18, 2015	
SVOCs	
NAPHTHALENE	0.36
VOCs - ND	

MW-7: AUGUST 17, 2015	
SVOCs - ND	
VOCs	
CIS-1,2-DICHLOROETHENE	7.1
TETRACHLOROETHENE	7.8
TRICHLOROETHENE	1.1

MW-6: AUGUST 17, 2015	
SVOCs - ND	
VOCs	
TETRACHLOROETHENE	0.56
CIS-1,2-DICHLOROETHENE	3.8

MW-8: AUGUST 17, 2015	
SVOCs	
PYRENE	0.25
BENZO(A)ANTHRACENE	0.05 J
CHRYSENE	0.05 J
VOCs	
1,1-DICHLOROETHENE	1.2
CIS-1,2-DICHLOROETHENE	400
TETRACHLOROETHENE	1.2

MW-5: AUGUST 18, 2015	
SVOCs	
BENZO(A)ANTHRACENE	0.1 J
BENZO(A)PYRENE	0.06 J
BENZO(B)FLUORANTHENE	0.07 J
CHRYSENE	0.1 J
PHENANTHRENE	0.72
PYRENE	0.28
VOCs	
TETRACHLOROETHENE	7.2
TRICHLOROETHENE	1.5
CIS-1,2-DICHLOROETHENE	8.2

MW-9: AUGUST 17, 2015	
SVOCs - ND	
VOCs	
TETRACHLOROETHENE	42
TRICHLOROETHENE	2.2

MW-11: AUGUST 17, 2015	
SVOCs - ND	
VOCs	
CIS-1,2-DICHLOROETHENE	22
TETRACHLOROETHENE	20
TRICHLOROETHENE	5.1
VINYL CHLORIDE	2.1

MW-10: AUGUST 17, 2015	
SVOCs - ND	
VOCs	
TETRACHLOROETHENE	6.6
TRICHLOROETHENE	1.3

LEGEND:

- MONITORING WELL
- NS NOT SAMPLED
- 11.9 CONCENTRATIONS PROVIDED IN PARTS PER BILLION (PPB)
- ND NOT DETECTED AT LABORATORY'S REPORTING LIMIT
- CONCENTRATION SHOWN IS BELOW THE LABORATORY REPORTING LIMIT AND IS AN ESTIMATE

NOTES:

CONCENTRATIONS IN **BOLD** INDICATE EXCEEDANCE OF NYS AMBIENT WATER QUALITY STANDARDS (TOGS 1.1.1)



STERLING

Sterling Environmental Engineering, P.C.

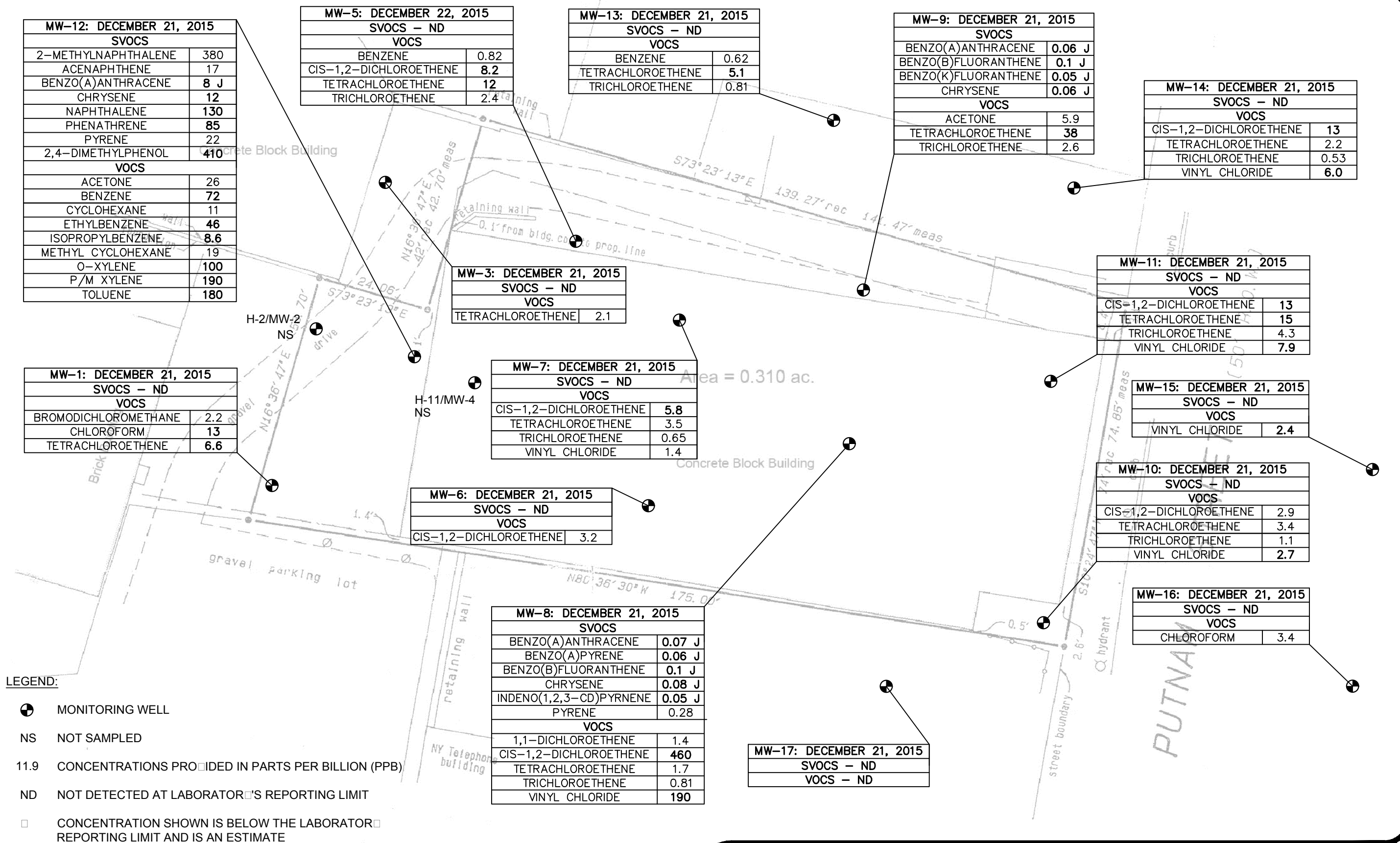
24 Wade Road • Latham, New York 12110

AUGUST 2015: DETECTION SUMMARY
VOCs AND SVOCs IN GROUNDWATER
YOUNG/SOMMER LLC
53 PUTNAM STREET

CITY OF SARATOGA SPRINGS

SARATOGA CO., N.Y.

PROJ. No.: 2015-30 | DATE: 01/24/2017 | SCALE: 1" = 20' | DWG. NO. 2015-30029 | FIGURE 1



STERLING

Sterling Environmental Engineering, P.C.

24 Wade Road • Latham, New York 12110

DECEMBER 2015: DETECTION SUMMARY
VOCs AND SVOCs IN GROUNDWATER
YOUNG/SOMMER LLC
53 PUTNAM STREET

CITY OF SARATOGA SPRINGS SARATOGA CO., N.Y.

S:\Sterling\Projects\2015 Projects\First Fairfield - 2015-300ACAD\2015-30030_Upper Soil E. 2015.dwg CAD 1/24/2017 1:34 PM

MW-12 (14.0-15.0')	
DECEMBER 18, 2015	
SVOCs	
BENZO(A)ANTHRACENE	2100 J
CHRYSENE	3600
NAPHTHALENE	23000
VOCs	
BENZENE	700
ETHYLBENZENE	4400
O-XYLENE	9000
P/M-XYLENE	21000
TOLUENE	3600

H-2A (24.0-25.0')	
AUGUST 13, 2015	
SVOCs	
BENZO(A)ANTHRACENE	2000 J
CHRYSENE	5300
VOCs	
BENZENE	830
P/M-XYLENE	9400
ACETONE	1500 J

H-5A (23.0-24.9')	
AUGUST 13, 2015	
SVOCs	
BENZO(A)ANTHRACENE	3600
BENZO(A)PYRENE	1900 J
CHRYSENE	7400
VOCs	
BENZENE	1200
TOLUENE	1800
P/M-XYLENE	19000
ACETONE	1900 J

H-4 (13.2-13.6')	
AUGUST 13, 2015	
SVOCs	
CHRYSENE	1300 J
VOCs	
P/M-XYLENE	1600

H-11 (8.0-10.0')/MW-4	
AUGUST 12, 2015	
SVOCs - NE	
VOCs	
ACETONE	400 J

H-22 (12.4-14.0')	
AUGUST 12, 2015	
SVOCs - NE	
VOCs	
VINYL CHLORIDE	120
CIS-1,2-DICHLOROETHENE	2300
ACETONE	190

H-7 (3.7-5.0')	
AUGUST 13, 2015	
SVOCs	
BENZO(A)ANTHRACENE	16000
BENZO(A)PYRENE	12000
BENZO(K)FLUORANTHENE	13000
BENZO(B)FLUORANTHENE	7900
CHRYSENE	14000
DIBENZO(A,H)ANTHRACENE	2300
INDENO(1,2,3-CD)PYRENE	7300
VOCs - NE	

MW-13 (8.5-10.0')	
DECEMBER 18, 2015	
SVOCs	
INDENO(1,2,3-CD)PYRENE	550
VOCs - NE	

H-28 (17.0-18.5')/MW-9	
AUGUST 12, 2015	
SVOCs - NE	
VOCs	
VINYL CHLORIDE	120
CIS-1,2-DICHLOROETHENE	590

MW-16 (10.5-12.0')	
DECEMBER 21, 2015	
SVOCs	
BENZO(A)ANTHRACENE	2900
BENZO(A)PYRENE	2700
BENZO(B)FLUORANTHENE	3400
BENZO(K)FLUORANTHENE	1300
CHRYSENE	2800
DIBENZO(A,H)ANTHRACENE	380
INDENO(1,2,3-CD)PYRENE	1800
VOCs - NE	

H-29 (9.2-10.0')	
AUGUST 12, 2015	
SVOCs	
BENZO(A)ANTHRACENE	1400
BENZO(A)PYRENE	2900
BENZO(B)FLUORANTHENE	1700
CHRYSENE	1800
DIBENZO(A,H)ANTHRACENE	1900
INDENO(1,2,3-CD)PYRENE	1100
VOCs - NE	

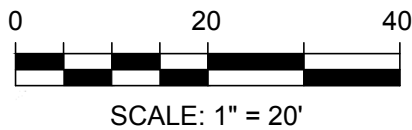
NOTES:

RESULTS EXCEEDING 6 N CRR PART 375 UNRESTRICTED USE SOIL CLEANUP OBJECTIVES ARE PROVIDED

ALL RESULTS ARE IN MICROGRAMS PER KILOGRAM / PARTS PER BILLION (PPB)

LEGEND:

- SOIL BORING/ MONITORING WELL LOCATION
- SOIL BORING LOCATION
- NS NOT SAMPLED
- NE NO EXCEEDANCES OF UNRESTRICTED USE SCOS
- CONCENTRATION SHOWN IS BELOW THE LABORATORY REPORTING LIMIT AND IS AN ESTIMATE



STERLING

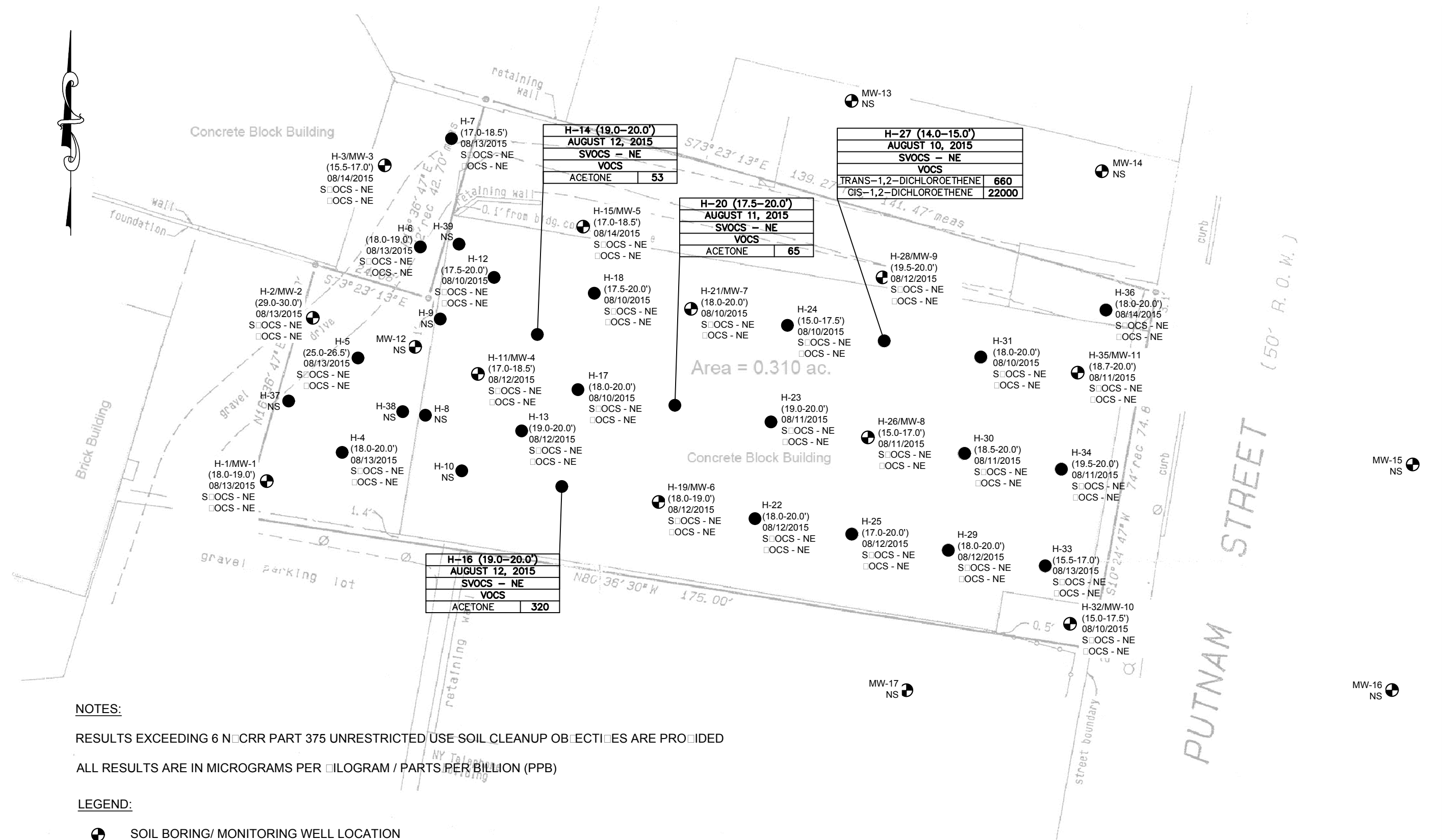
Sterling Environmental Engineering, P.C.

24 Wade Road • Latham, New York 12110

2015: EXCEEDANCE SUMMARY
VOCs AND SVOCs IN UPPER SOIL SAMPLES
YOUNG/SOMMER LLC
53 PUTNAM STREET

CITY OF SARATOGA SPRINGS SARATOGA CO., N.Y.

PROJ. No.: 2015-30 | DATE: 01/23/2016 | SCALE: 1" = 20' | DWG. NO. 2015-30030 | FIGURE 4



STERLING

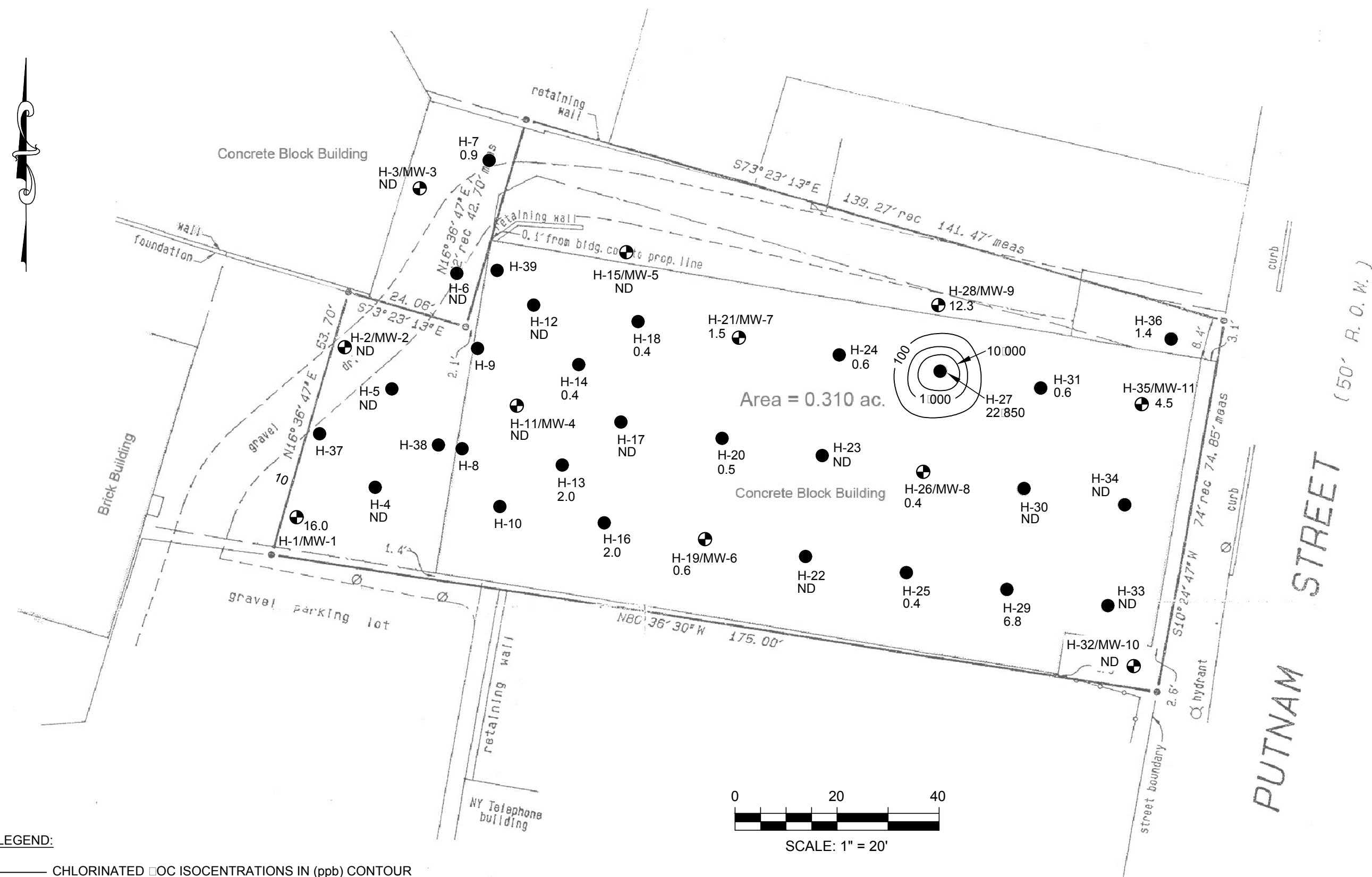
Sterling Environmental Engineering, P.C.

24 Wade Road • Latham, New York 12110

2015: EXCEEDANCE SUMMARY
VOCs AND SVOCs IN LOWER SOIL SAMPLES
YOUNG/SOMMER LLC
53 PUTNAM STREET

CITY OF SARATOGA SPRINGS SARATOGA CO., N.Y.

PROJ. No.: 2015-30 | DATE: 01/24/2016 | SCALE: 1" = 20' | DWG. NO. 2015-30031 | FIGURE 5



LEGEND:

- CHLORINATED VOC ISOCENTERS IN (ppb) CONTOUR
DASHED WHERE INFERRED
- SOIL BORING LOCATION
- ⊕ SOIL BORING WITH MONITORING WELL
- 12.3 CONCENTRATION OF CHLORINATED VOCs (ppb)

STERLING

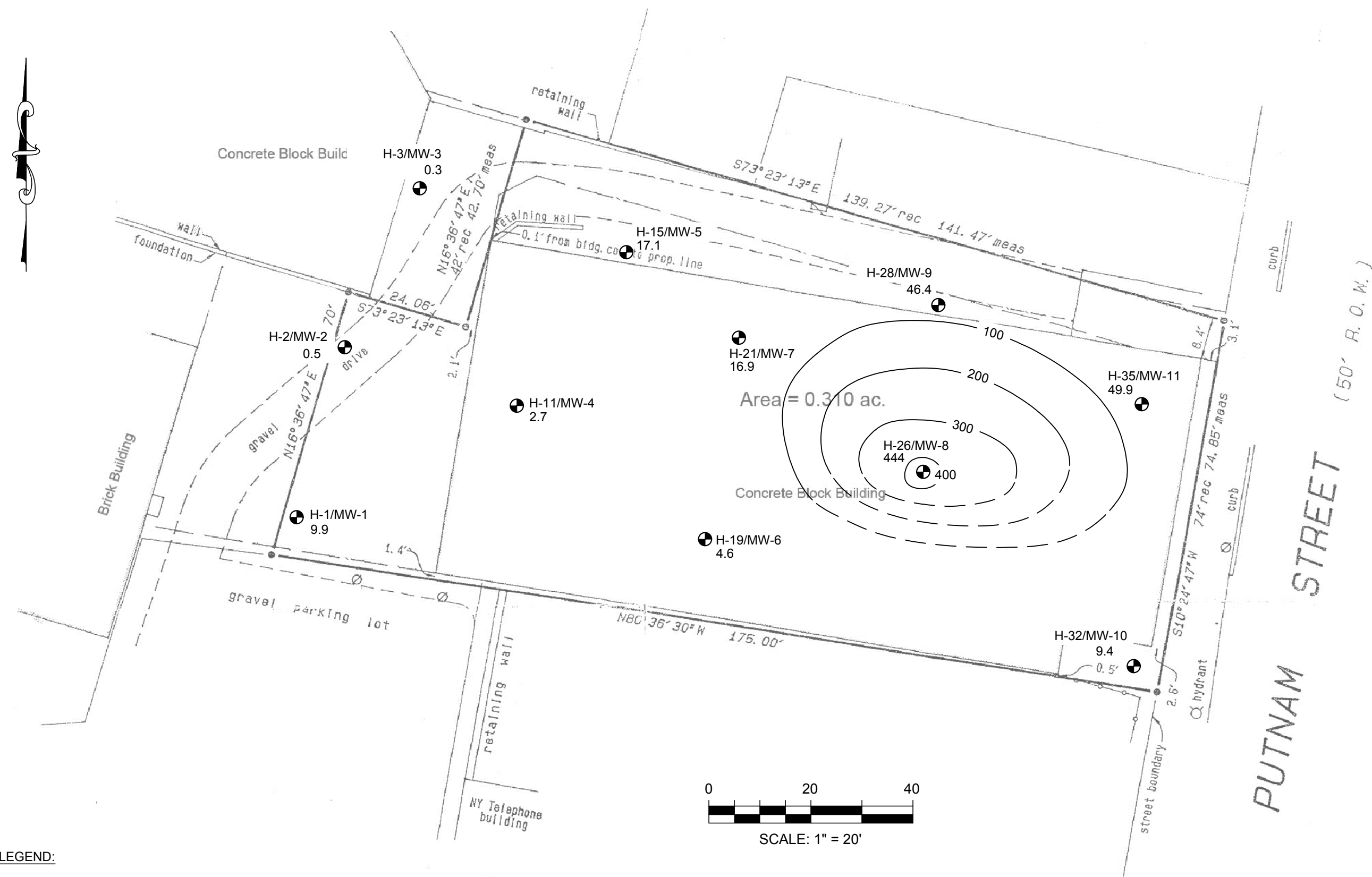
Sterling Environmental Engineering, P.C.

24 Wade Road • Latham, New York 12110

MAP OF CHLORINATED VOCs IN LOWER
SOIL SAMPLES: AUGUST 2015
YOUNG/SOMMER LLC
53 PUTNAM STREET

CITY OF SARATOGA SPRINGS SARATOGA CO., N.Y.

PROJ. No.: 2015-30 | DATE: 1/27/2017 | SCALE: 1" = 20' | DWG. NO. 2015-30007 | FIGURE 7



LEGEND:

- CHLORINATED VOC ISOCENTRATIONS CONTOURS IN (ppb)
DASHED WHERE INFERRED
- ⊕ SOIL BORING WITH MONITORING WELL
- 16.9 CONCENTRATION OF CHLORINATED VOC COMPOUNDS (ppb)

STERLING

Sterling Environmental Engineering, P.C.

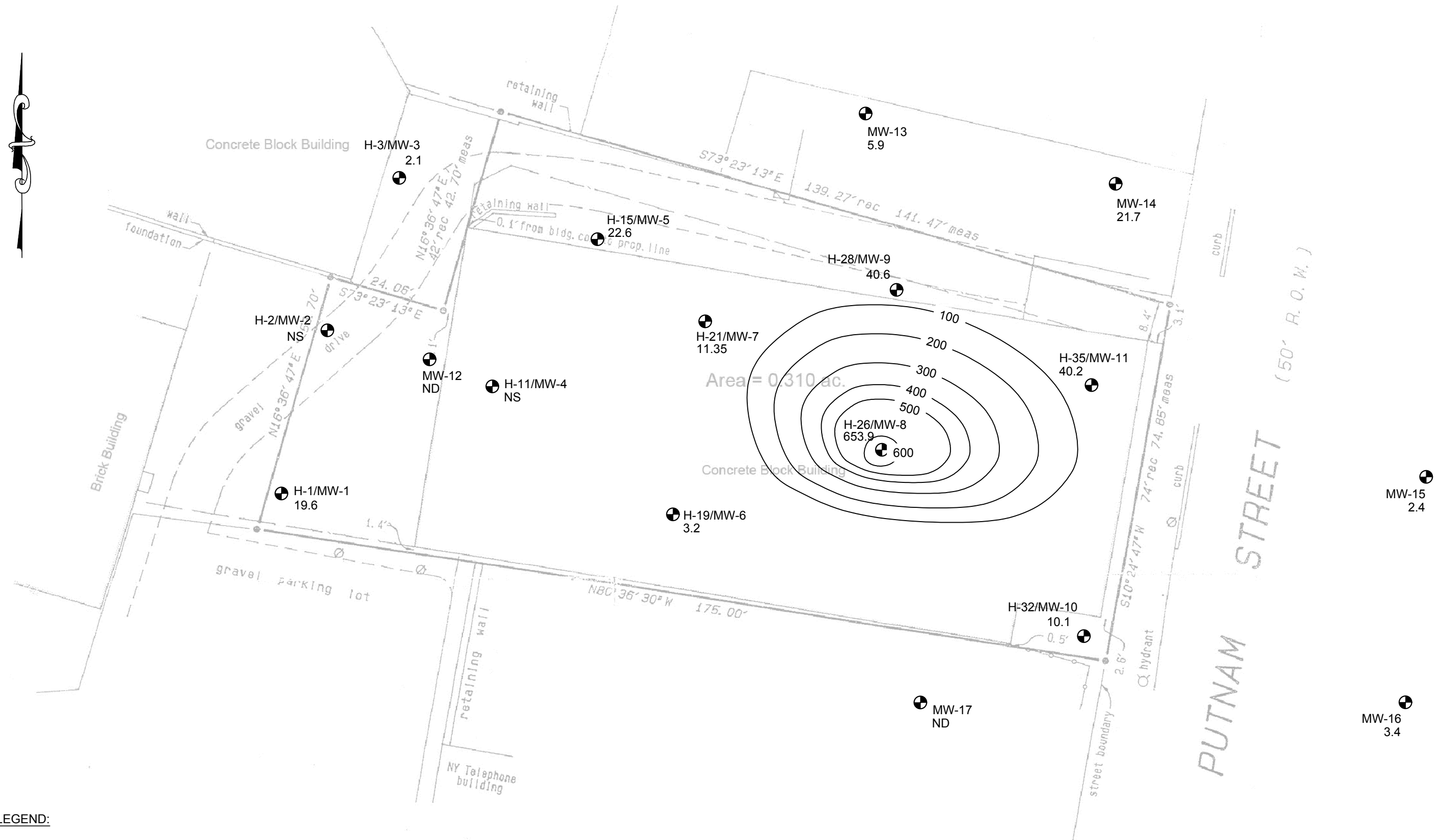
24 Wade Road • Latham, New York 12110

MAP OF TOTAL CHLORINATED VOCs
IN GROUNDWATER: AUGUST 2015
YOUNG/SOMMER LLC
53 PUTNAM STREET

CITY OF SARATOGA SPRINGS

SARATOGA CO., N.Y.

PROJ. No.: 2015-30 | DATE: 1/27/2017 | SCALE: 1" = 20' | DWG. NO. 2015-30008 | FIGURE 8



LEGEND:

- CHLORINATED VOC ISOCENTRATIONS CONTOURS IN (ppb)
DASHED WHERE INFERRED
- SOIL BORING WITH MONITORING WELL
- 16.9 CONCENTRATION OF CHLORINATED VOC COMPOUNDS (ppb) (ND = NON-DETECT)
- NS NOT SAMPLED

STERLING

Sterling Environmental Engineering, P.C.

24 Wade Road • Latham, New York 12110

MAP OF TOTAL CHLORINATED VOCS
IN GROUNDWATER: DECEMBER 2015
YOUNG/SOMMER LLC
53 PUTNAM STREET

CITY OF SARATOGA SPRINGS

SARATOGA CO., N.Y.

PROJ. No.: 2015-30

DATE: 01/18/2016

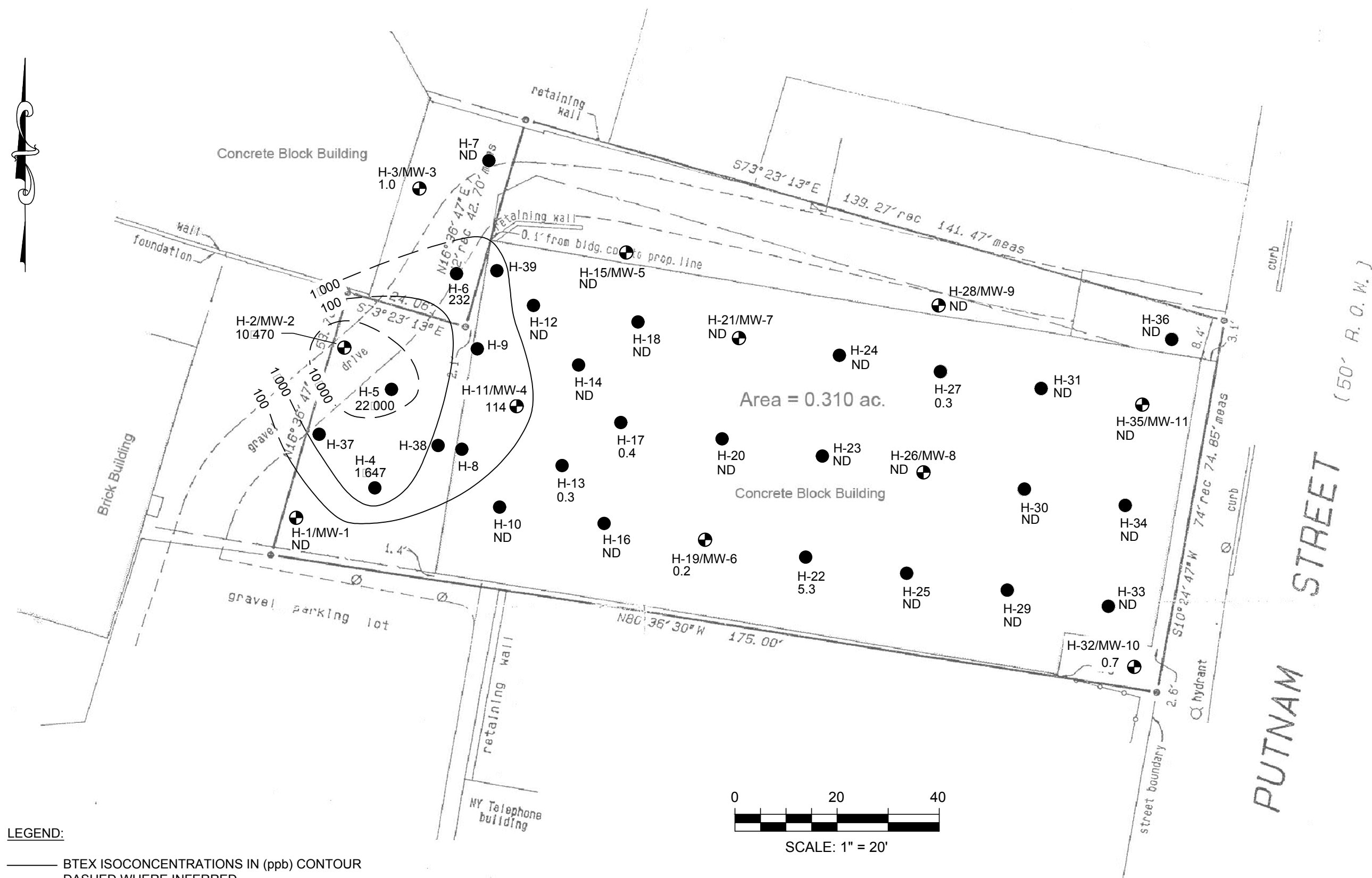
SCALE:

1" = 20'

DWG. NO. 2015-30013

FIGURE

9



LEGEND:

—— BTEX ISOCONCENTRATIONS IN (ppb) CONTOUR
DASHED WHERE INFERRED

● SOIL BORING LOCATION

⊕ SOIL BORING WITH MONITORING WELL

1647 CONCENTRATION OF BTEX COMPOUNDS (ppb)

STERLING

Sterling Environmental Engineering, P.C.

24 Wade Road • Latham, New York 12110

MAP OF BTEX IN UPPER SOIL SAMPLES
AUGUST 2015

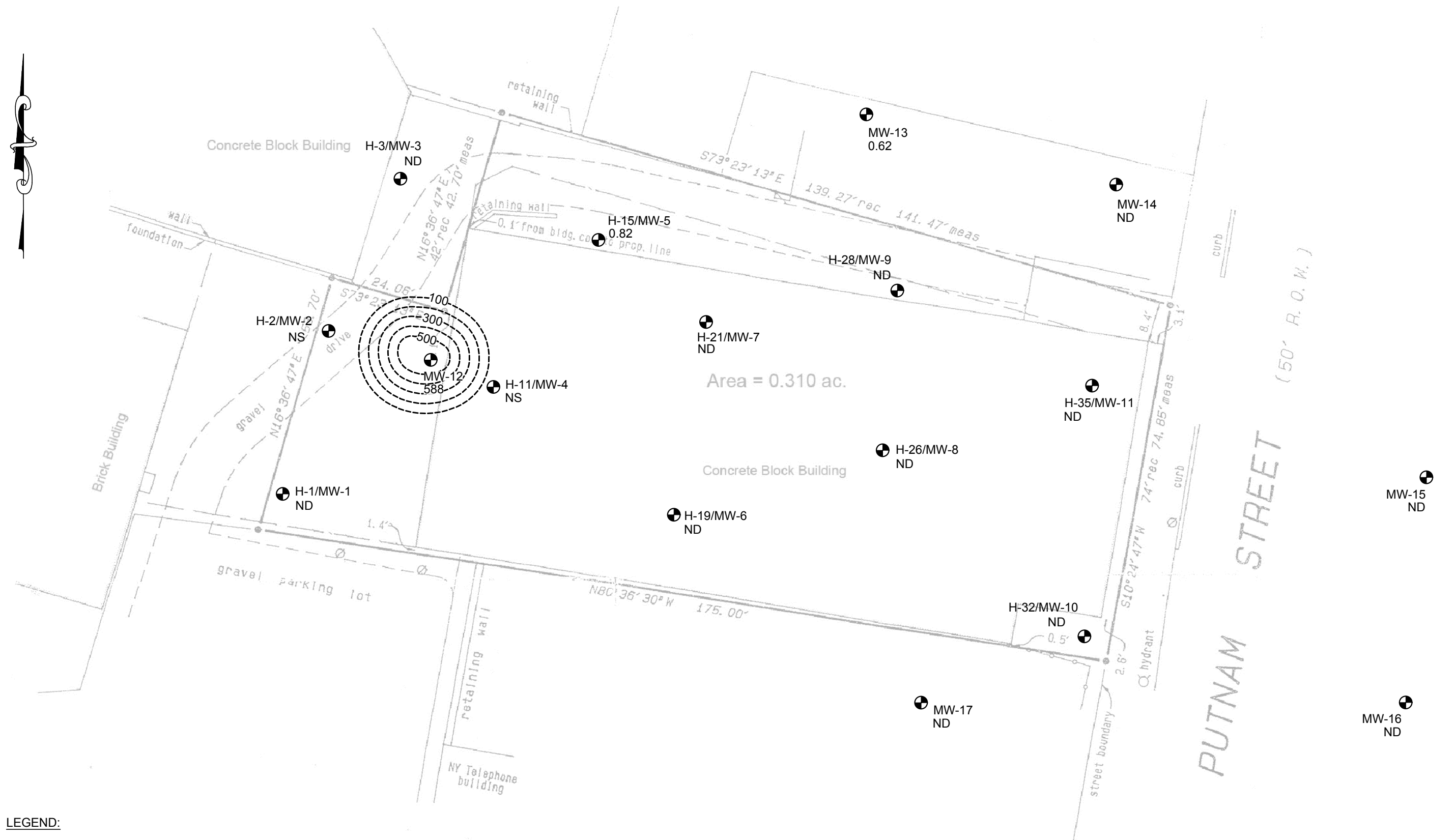
YOUNG/SOMMER LLC
53 PUTNAM STREET

CITY OF SARATOGA SPRINGS

SARATOGA CO., N.Y.

PROJ. No.: 2015-30 | DATE: 9/28/2015 | SCALE: 1" = 20' | DWG. NO. 2015-30005 | FIGURE 10

S:\Sterling\Projects\2015\Projects\First Fairfield - 2015-30\ACAD\2015-30014_BTEX Cont Map.dwg CAD 11/22/2016 1:01 PM



LEGEND:

- BTEX ISOCENTRATIONS IN (ppb) CONTOUR
DASHED WHERE INFERRED
- ⊕ SOIL BORING WITH MONITORING WELL
- 11.9 CONCENTRATION OF BTEX COMPOUNDS (ppb)
(ND = NON-DETECT)
- NS NOT SAMPLED



STERLING

Sterling Environmental Engineering, P.C.

24 Wade Road • Latham, New York 12110

MAP OF TOTAL BTEX IN GROUNDWATER:
DECEMBER 2015
YOUNG/SOMMER LLC
53 PUTNAM STREET

CITY OF SARATOGA SPRINGS

SARATOGA CO., N.Y.

PROJ. No.: 2015-30

DATE: 01/18/2016

SCALE:

1" = 20'

DWG. NO. 2015-30014

FIGURE

11

Table 3
Summary of Soil Analytical Data
53 Putnam Street
Saratoga Springs, NY

Analyte	NY-CP51	NY-P375	H-1		H-1		H-2A		H-2		H-3		H-3		H-4		H-4		H-5A		H-5		H-6		H-6	
Semivolatile Organics, µg/kg			(13.0-14.0')		(18.0-19.0')		(24.0-25.0')		(29.0-30.0')		(3.0-5.0')		(15.5-17.0')		(13.2-13.6')		(18.0-20.0')		(23.0-24.9')		(25.0-26.5')		(11.5-12.6')		(18.0-19.0')	
Acenaphthene	20,000	500,000	150	U	160	U	5700	U	160	U	60	J	170	U	2000	U	160	U	4300	U	170	U	240	J	170	U
Fluoranthene	100,000	500,000	170		37	J	4300	U	120	U	1200		130	U	1500	U	120	U	3200	U	130	U	230	U	120	U
Bis(2-ethylhexyl)phthalate			180	U	200	U	7100	U	210	U	180	U	220	U	2500	U	200	U	5300	U	210	U	380	U	210	U
Butyl benzyl phthalate			180	U	200	U	7100	U	210	U	180	U	220	U	2500	U	200	U	5300	U	210	U	380	U	210	U
Benzo(a)anthracene	1,000	5,600	89	J	120	U	2000	J	120	U	620		130	U	480	J	120	U	3600		130	U	85	J	120	U
Benzo(a)pyrene	1,000	1,000	78	J	160	U	5700	U	160	U	520		170	U	2000	U	160	U	1900	J	170	U	310	U	170	U
Benzo(b)fluoranthene	1,000	5,600	100	J	120	U	4300	U	120	U	640		130	U	1500	U	120	U	3200	U	130	U	230	U	120	U
Benzo(k)fluoranthene	800	56,000	110	U	120	U	4300	U	120	U	250		130	U	1500	U	120	U	3200	U	130	U	230	U	120	U
Chrysene	1,000	56,000	99	J	120	U	5300		120	U	640		130	U	1300	J	120	U	7400		130	U	280		120	U
Acenaphthylene	100,000	500,000	150	U	160	U	5700	U	160	U	84	J	170	U	2000	U	160	U	4300	U	170	U	310	U	170	U
Anthracene	100,000	500,000	110	U	120	U	2100	J	120	U	220		130	U	550	J	120	U	4800		130	U	130	J	120	U
Benzo(ghi)perylene	100,000	500,000	48	J	160	U	5700	U	160	U	260		170	U	2000	U	160	U	1200	J	170	U	310	U	170	U
Phenanthrene	100,000	500,000	74	J	120	U	29000		120	U	800		130	U	6800		120	U	46000		130	U	1300		120	U
Dibenzo(a,h)anthracene	330	560	110	U	120	U	4300	U	120	U	73	J	130	U	1500	U	120	U	3200	U	130	U	230	U	120	U
Indeno(1,2,3-cd)pyrene	500	5,600	53	J	160	U	5700	U	160	U	290		170	U	2000	U	160	U	4300	U	170	U	310	U	170	U
Pyrene	100,000	500,000	150		120	U	4300	U	120	U	1100		130	U	1500	U	120	U	3200	U	130	U	230	U	120	U
Carbazole			180	U	200	U	7100	U	210	U	45	J	220	U	2500	U	200	U	5300	U	210	U	380	U	210	U
Total SVOCs			1,041		37		38,400		ND		13,829		ND		9,130		ND		76,900		ND		2,035		ND	
Volatile Organics, µg/kg																										
Tetrachloroethene		150,000	18		16		550	U	1.3	U	5.9		1.3	U	75	U	5		550	U	1.3	U	58	U	1.2	U
Benzene	60	44,000	1.1	U	1.2	U	830		1.3	U	2.8	U	1.3	U	47	J	1.2	U	1200		1.3	U	12	J	1.2	U
Toluene	700	500,000	1.7	U	1.8	U	240	J	1.9	U	4.2	U	2	U	110	U	1.9	U	1800		2	U	87	U	1.9	U
Chloromethane			5.7	U	6	U	2700	U	6.4	U	14	U	6.5	U	22	J	6.2	U	2800	U	6.5	U	17	J	6.3	U
Vinyl chloride		13,000	2.3	U	2.4	U	1100	U	2.5	U	5.5	U	2.6	U	150	U	2.5	U	1100	U	2.6	U	120	U	2.5	U
trans-1,2-Dichloroethene		500,000	1.7	U	1.8	U	820	U	1.9	U	4.2	U	2	U	110	U	1.9	U	820	U	2	U	87	U	1.9	U
Trichloroethene		200,000	1.1	U	1.2	U	550	U	1.3	U	2.8	U	1.3	U	75	U	1.2	U	550	U	1.3	U	58	U	1.2	U
1,2-Dichlorobenzene		500,000	5.7	U	6	U	2700	U	6.4	U	14	U	6.5	U	380	U	6.2	U	2800	U	6.5	U	290	U	6.3	U
Methyl tert butyl ether	930	500,000	2.3	U	2.4	U	1100	U	2.5	U	5.5	U	2.6	U	150	U	2.5	U	1100	U	2.6	U	120	U	2.5	U
p/m-Xylene	260		2.3	U	2.4	U	9400		2.5	U	1	J	2.6	U	1600		2.5	U	19000		2.6	U	220		2.5	U
cis-1,2-Dichloroethene		500,000	1.1	U	1.2	U	550	U	1.3	U	2.8	U	1.3	U	75	U	1.2	U	550	U	1.3	U	58	U	1.2	U
Acetone		500,000	11	U	12	U	1500	J	11	J	5.6	J	13		750	U	12	U	1900	J	16		580	U	11	J
Carbon disulfide			11	U	12	U	5500	U	13	U	28	U	13	U	750	U	12	U	5500	U	13	U	580	U	12	U
2-Butanone		500,000	11	U	12	U	5500	U	13	U	28	U	13	U	750	U	12	U	5500	U	0.88	J	580	U	12	U
Total VOCs			18.0		16.0		11,970		11.0		12.5		13.0		1,669		5.0		23,900		16.9		249		11.0	

Notes:

All results are in micrograms per kilogram (ppb)

NY-CP51: NYSDEC Soil Cleanup Guidance Policy, October 21, 2010

NY-P375: 6NYCRR, Part 375 Soil Cleanup Objectives, Restricted Commerical Use

U: Not detected at the reported detection limit for the sample

J: The concentration shown is below the laboratory reporting limit, but above the method detection limit

Highlighted values exceed either the respective NYSDEC CP-51 Soil Cleanup Objective or the 6NYCRR Part 357 Soil Cleanup Objective for Restricted Commerical Use

Table 3 (cont'd)
Summary of Soil Analytical Data
53 Putnam Street
Saratoga Springs, NY

Analyte	NY-CP51	NY-P375	H-7 (3.7-5.0')	H-7 (17.0-18.5')	H-11 (8.0-10.0')	H-11 (17.0-18.5')	H-12 (8.0-10.0')	H-12 (17.5-20.0')	H-13 (3.5-5.0')	H-13 (19.0-20.0')	H-14 (8.0-9.0')	H-14 (19.0-20.0')	H-15 (8.5-9.5')	H-15 (17.0-18.5')
Semivolatile Organics, µg/kg														
Acenaphthene	20,000	500,000	3900	170 U	780 U	1200 U	150 U	160 U	150 U	170 U	160 U	160 U	150 U	170 U
Fluoranthene	100,000	500,000	40000	130 U	590 U	880 U	110 U	120 U	360	130 U	120 U	120 U	69 J	130 U
Bis(2-ethylhexyl)phthalate			360 U	220 U	980 U	1500 U	190 U	200 U	190 U	210 U	200 U	200 U	190 U	210 U
Butyl benzyl phthalate			360 U	220 U	980 U	1500 U	190 U	200 U	190 U	210 U	200 U	200 U	190 U	210 U
Benzo(a)anthracene	1,000	5,600	16000	130 U	590 U	880 U	110 U	120 U	160	130 U	120 U	120 U	40 J	130 U
Benzo(a)pyrene	1,000	1,000	12000	170 U	780 U	1200 U	150 U	160 U	140 J	170 U	160 U	160 U	150 U	170 U
Benzo(b)fluoranthene	1,000	5,600	13000	130 U	590 U	880 U	110 U	120 U	180	130 U	120 U	120 U	110 U	130 U
Benzo(k)fluoranthene	800	56,000	7900	130 U	590 U	880 U	110 U	120 U	60 J	130 U	120 U	120 U	110 U	130 U
Chrysene	1,000	56,000	14000	130 U	590 U	880 U	110 U	120 U	160	130 U	120 U	120 U	110 U	130 U
Acenaphthylene	100,000	500,000	290 U	170 U	780 U	1200 U	150 U	160 U	150 U	170 U	160 U	160 U	150 U	170 U
Anthracene	100,000	500,000	9200	130 U	590 U	880 U	110 U	120 U	84 J	130 U	120 U	120 U	110 U	130 U
Benzo(ghi)perylene	100,000	500,000	6600	170 U	780 U	1200 U	150 U	160 U	69 J	170 U	160 U	160 U	150 U	170 U
Phenanthrene	100,000	500,000	39000	130 U	590 U	880 U	110 U	120 U	290	130 U	120 U	120 U	74 J	130 U
Dibenzo(a,h)anthracene	330	560	2300	130 U	590 U	880 U	110 U	120 U	120 U	130 U	120 U	120 U	110 U	130 U
Indeno(1,2,3-cd)pyrene	500	5,600	7300	170 U	780 U	1200 U	150 U	160 U	76 J	170 U	160 U	160 U	150 U	170 U
Pyrene	100,000	500,000	33000	130 U	590 U	880 U	110 U	120 U	290	130 U	120 U	120 U	57 J	130 U
Carbazole			2500	220 U	980 U	1500 U	190 U	200 U	190 U	210 U	200 U	200 U	190 U	210 U
Total SVOCs			227,430	ND	ND	ND	ND	ND	2,059	ND	ND	ND	240	ND
Volatile Organics, µg/kg														
Tetrachloroethene		150,000	4.7	0.87 J	59 U	180 U	1.3	1.2 U	1.2	1.3 U	4	1.2 U	19	1.3 U
Benzene	60	44,000	1.1 U	1.3 U	30 J	180 U	1.1 U	1.2 U	1.2 U	1.3 U	1.2 U	1.2 U	1.2 U	0.3 J
Toluene	700	500,000	1.6 U	2 U	39 J	270 U	1.7 U	0.25 J	0.27 J	2 U	1.8 U	1.8 U	1.7 U	2 U
Chloromethane			5.5 U	6.6 U	300 U	900 U	5.7 U	6.1 U	5.9 U	6.5 U	6.1 U	6.1 U	5.8 U	6.6 U
Vinyl chloride		13,000	2.2 U	2.6 U	120 U	360 U	2.3 U	2.4 U	2.4 U	2.6 U	2.4 U	2.4 U	2.3 U	2.6 U
trans-1,2-Dichloroethene		500,000	1.6 U	2 U	89 U	270 U	1.7 U	1.8 U	1.8 U	2 U	1.8 U	1.8 U	1.7 U	2 U
Trichloroethene		200,000	1.1 U	1.3 U	59 U	180 U	1.1 U	1.2 U	1.2 U	1.3 U	1.2 U	1.2 U	1.2 U	1.3 U
1,2-Dichlorobenzene		500,000	5.5 U	6.6 U	300 U	900 U	5.7 U	6.1 U	5.9 U	6.5 U	6.1 U	6.1 U	5.8 U	6.6 U
Methyl tert butyl ether	930	500,000	2.2 U	2.6 U	120 U	360 U	2.3 U	2.4 U	2.4 U	2.6 U	2.4 U	2.4 U	2.3 U	2.6 U
p/m-Xylene	260		2.2 U	2.6 U	45 J	360 U	2.3 U	2.4 U	2.4 U	2.6 U	2.4 U	2.4 U	2.3 U	2.6 U
cis-1,2-Dichloroethene		500,000	1.1 U	1.3 U	59 U	180 U	1.1 U	1.2 U	1.2 U	2	1.2 U	0.36 J	1.2 U	1.3 U
Acetone		500,000	11 U	13 U	400 J	1800 U	2.2 J	28	12 U	13 U	2.6 J	53	12 U	13
Carbon disulfide			11 U	13 U	590 U	1800 U	11 U	12 U	12 U	13 U	12 U	12 U	12 U	13 U
2-Butanone		500,000	11 U	13 U	590 U	1800 U	11 U	1.5 J	12 U	13 U	12 U	7.4 J	12 U	13 U
Total VOCs			4.7	0.9	514	ND	3.5	29.8	1.5	2.0	6.6	75.2	19.0	13.3

Notes:
All results are in micrograms per kilogram (ppb)
NY-CP51: NYSDEC Soil Cleanup Guidance Policy, October 21, 2010
NY-P375: 6NYCRR, Part 375 Soil Cleanup Objectives, Restricted Commerical Use
U: Not detected at the reported detection limit for the sample
J: The concentration shown is below the laboratory reporting limit, but above the method detection limit
Highlighted values exceed either the respective NYSDEC CP-51 Soil Cleanup Objective or the 6NYCRR Part 357 Soil Cleanup Objective for Restricted Commerical Use

Table 3 (cont'd)
Summary of Soil Analytical Data
53 Putnam Street
Saratoga Springs, NY

Analyte	NY-CP51	NY-P375	H-16 (8.5-10.0')	H-16 (19.0-20.0')	H-17 (3.5-5.0')	H-17 (18.0-20.0')	H-18 (3.0-5.0')	H-18 (17.5-20.0')	H-19 (3.3-5.0')	H-19 (18.0-19.0')	H-20 (7.5-8.0')	H-20 (17.5-20.0')	H-21 (8.5-10.0')	H-21 (18.0-20.0')
Semivolatile Organics, µg/kg														
Acenaphthene	20,000	500,000	150 U	190 U	140 U	160 U	55 J	170 U	150 U	170 U	160 U	180 U	150 U	160 U
Fluoranthene	100,000	500,000	120 U	140 U	120	120 U	870	130 U	360	120 U	120 U	130 U	110 U	120 U
Bis(2-ethylhexyl)phthalate			190 U	240 U	14000	200 U	180 U	220 U	110 J	210 U	200 U	220 U	190 U	200 U
Butyl benzyl phthalate			190 U	240 U	1600	200 U	180 U	220 U	180 U	210 U	200 U	220 U	190 U	200 U
Benzo(a)anthracene	1,000	5,600	120 U	140 U	76 J	120 U	430	130 U	170	120 U	120 U	130 U	110 U	120 U
Benzo(a)pyrene	1,000	1,000	150 U	190 U	75 J	160 U	370	170 U	150	170 U	160 U	180 U	150 U	160 U
Benzo(b)fluoranthene	1,000	5,600	120 U	140 U	63 J	120 U	310	130 U	190	120 U	120 U	130 U	110 U	120 U
Benzo(k)fluoranthene	800	56,000	120 U	140 U	69 J	120 U	310	130 U	79 J	120 U	120 U	130 U	110 U	120 U
Chrysene	1,000	56,000	120 U	140 U	92 J	120 U	440	130 U	170	120 U	120 U	130 U	110 U	120 U
Acenaphthylene	100,000	500,000	150 U	190 U	140 U	160 U	44 J	170 U	150 U	170 U	160 U	180 U	150 U	160 U
Anthracene	100,000	500,000	120 U	140 U	110 U	120 U	150	130 U	51 J	120 U	120 U	130 U	110 U	120 U
Benzo(ghi)perylene	100,000	500,000	150 U	190 U	70 J	160 U	190	170 U	82 J	170 U	160 U	180 U	150 U	160 U
Phenanthrene	100,000	500,000	120 U	140 U	56 J	120 U	650	130 U	200	120 U	120 U	130 U	110 U	120 U
Dibenzo(a,h)anthracene	330	560	120 U	140 U	110 U	120 U	62 J	130 U	110 U	120 U	120 U	130 U	110 U	120 U
Indeno(1,2,3-cd)pyrene	500	5,600	150 U	190 U	52 J	160 U	200	170 U	100 J	170 U	160 U	180 U	150 U	160 U
Pyrene	100,000	500,000	120 U	140 U	130	120 U	760	130 U	300	120 U	120 U	130 U	110 U	120 U
Carbazole			190 U	240 U	180 U	200 U	52 J	220 U	180 U	210 U	200 U	220 U	190 U	200 U
Total SVOCs			ND	ND	19,713	ND	11,783	ND	4602	ND	ND	ND	ND	ND
Volatile Organics, µg/kg														
Tetrachloroethene		150,000	0.42 J	1.5 U	10	1.2 U	16	1.3 U	1.1	0.36 J	1.5	1.3 U	1.2 U	1.5
Benzene	60	44,000	1.2 U	0.61 J	1.1 U	1.2 U	1.1 U	1.3 U	1.1 U	1.3 U	1.2 U	1.3 U	1.2 U	1.3 U
Toluene	700	500,000	1.8 U	0.39 J	0.35 J	1.9 U	1.7 U	0.32 J	0.24 J	1.9 U	1.8 U	0.45 J	1.7 U	1.9 U
Chloromethane			6 U	7.4 U	5.4 U	6.2 U	5.6 U	6.6 U	5.5 U	6.3 U	6.1 U	6.7 U	5.8 U	6.4 U
Vinyl chloride		13,000	2.4 U	3 U	2.2 U	2.5 U	2.2 U	2.6 U	2.2 U	2.5 U	2.4 U	2.7 U	2.3 U	2.5 U
trans-1,2-Dichloroethene		500,000	1.8 U	2.2 U	1.6 U	1.9 U	1.7 U	2 U	1.6 U	1.9 U	1.8 U	2 U	1.7 U	1.9 U
Trichloroethene		200,000	1.2 U	1.5 U	1.1 U	1.2 U	0.34 J	1.3 U	1.1 U	1.3 U	1.2 U	1.3 U	1.2 U	1.3 U
1,2-Dichlorobenzene		500,000	6 U	7.4 U	5.4 U	6.2 U	5.6 U	6.6 U	5.5 U	6.3 U	6.1 U	6.7 U	5.8 U	6.4 U
Methyl tert butyl ether	930	500,000	2.4 U	1.1 J	2.2 U	0.54 J	2.2 U	2.6 U	2.2 U	2.5 U	2.4 U	0.33 J	2.3 U	2.5 U
p/m-Xylene	260		2.4 U	3 U	2.2 U	2.5 U	2.2 U	2.6 U	2.2 U	2.5 U	2.4 U	2.7 U	2.3 U	2.5 U
cis-1,2-Dichloroethene		500,000	0.87 J	1.5	1.1 U	1.2 U	1.1 U	0.36 J	1.1 U	0.27 J	1.2 U	0.54 J	1.2 U	1.3 U
Acetone		500,000	4.8 J	320	1.8 J	35	9.3 J	10 J	31	2.8 J	15	63	2.2 J	3.2 J
Carbon disulfide			12 U	15 U	11 U	1.6 J	11 U	13 U	11 U	13 U	12 U	13 U	12 U	13 U
2-Butanone		500,000	12 U	65	11 U	5.2 J	1.1 J	1.9 J	2.8 J	13 U	1.4 J	12 J	12 U	13 U
Total VOCs			20.5	407	12.2	42.3	26.7	28.2	35.1	18.9	17.9	92.0	2.2	4.7

Notes:

All results are in micrograms per kilogram (ppb)

NY-CP51: NYSDEC Soil Cleanup Guidance Policy, October 21, 2010

NY-P375: 6NYCRR, Part 375 Soil Cleanup Objectives, Restricted Commerical Use

U: Not detected at the reported detection limit for the sample

J: The concentration shown is below the laboratory reporting limit, but above the method detection limit

Highlighted values exceed either the respective NYSDEC CP-51 Soil Cleanup Objective or the 6NYCRR Part 357 Soil Cleanup Objective for Restricted Commerical Use

Table 3 (cont'd)
Summary of Soil Analytical Data
53 Putnam Street
Saratoga Springs, NY

Analyte	NY-CP51	NY-P375	H-22 (12.4-14.0')	H-22 (18.0-20.0')	H-23 (3.0-5.0')	H-23 (19.0-20.0')	H-24 (7.5-8.5')	H-24 (15.0-17.5')	H-25 (8.8-9.5')	H-25 (17.0-20.0')	H-26 (3.0-5.0')	H-26 (15.0-17.0')	H-27 (8.8-10.0')	H-27 (14.0-15.0')
Semivolatile Organics, µg/kg														
Acenaphthene	20,000	500,000	170 U	170 U	150 U	150 U	150 U	160 U	150 U	160 U	43 J	150 U	150 U	330 U
Fluoranthene	100,000	500,000	130 U	120 U	150	110 U	120 U	120 U	52 J	120 U	660	120 U	110 U	240 U
Bis(2-ethylhexyl)phthalate			220 U	210 U	190 U	190 U	190 U	200 U	190 U	200 U	180 U	190 U	190 U	410 U
Butyl benzyl phthalate			220 U	210 U	190 U	190 U	190 U	200 U	190 U	200 U	180 U	190 U	190 U	410 U
Benzo(a)anthracene	1,000	5,600	130 U	120 U	79 J	110 U	120 U	120 U	110 U	120 U	330	120 U	110 U	240 U
Benzo(a)pyrene	1,000	1,000	170 U	170 U	77 J	150 U	150 U	160 U	150 U	160 U	280	150 U	150 U	330 U
Benzo(b)fluoranthene	1,000	5,600	130 U	120 U	100 J	110 U	120 U	120 U	110 U	120 U	340	120 U	110 U	240 U
Benzo(k)fluoranthene	800	56,000	130 U	120 U	37 J	110 U	120 U	120 U	110 U	120 U	140	120 U	110 U	240 U
Chrysene	1,000	56,000	130 U	120 U	91 J	110 U	120 U	120 U	110 U	120 U	330	120 U	110 U	240 U
Acenaphthylene	100,000	500,000	170 U	170 U	150 U	150 U	150 U	160 U	150 U	160 U	41 J	150 U	150 U	330 U
Anthracene	100,000	500,000	130 U	120 U	110 U	110 U	120 U	120 U	110 U	120 U	110	120 U	110 U	240 U
Benzo(ghi)perylene	100,000	500,000	170 U	170 U	70 J	150 U	150 U	160 U	150 U	160 U	170	150 U	150 U	330 U
Phenanthrene	100,000	500,000	130 U	120 U	69 J	110 U	120 U	120 U	43 J	120 U	430	120 U	110 U	240 U
Dibenzo(a,h)anthracene	330	560	130 U	120 U	110 U	110 U	120 U	120 U	110 U	120 U	44 J	120 U	110 U	240 U
Indeno(1,2,3-cd)pyrene	500	5,600	170 U	170 U	66 J	150 U	150 U	160 U	150 U	160 U	170	150 U	150 U	330 U
Pyrene	100,000	500,000	130 U	120 U	140	110 U	120 U	120 U	46 J	120 U	590	120 U	110 U	240 U
Carbazole			220 U	210 U	190 U	190 U	190 U	200 U	190 U	200 U	180 U	190 U	190 U	410 U
Total SVOCs			ND	ND	1,069	ND	ND	ND	141	ND	4,848	ND	ND	ND
Volatile Organics, µg/kg														
Tetrachloroethene		150,000	520	1.3 U	24	1.2 U	46	1.2 U	4.8	1.2 U	2.5	1.2 U	3.2	130 U
Benzene	60	44,000	3.4 J	1.3 U	1.1 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.1 U	1.2 U	1.2 U	130 U
Toluene	700	500,000	1.9 J	0.27 J	1.7 U	1.7 U	1.8 U	1.9 U	1.7 U	0.26 J	1.7 U	1.8 U	0.28 J	190 U
Chloromethane			33 U	6.4 U	5.6 U	5.8 U	5.9 U	6.3 U	5.8 U	6.3 U	5.6 U	5.9 U	5.8 U	45 J
Vinyl chloride		13,000	120	2.6 U	2.3 U	2.3 U	2.4 U	2.5 U	2.3 U	2.5 U	2.2 U	2.4 U	2.3 U	250 U
trans-1,2-Dichloroethene		500,000	25	1.9 U	1.7 U	1.7 U	1.8 U	1.9 U	1.7 U	1.9 U	1.7 U	1.8 U	1.7 U	660
Trichloroethene		200,000	180	1.3 U	1.2	1.2 U	3.8	1.2 U	1	1.2 U	0.46 J	1.2 U	2.4	130 U
1,2-Dichlorobenzene		500,000	1.6 J	6.4 U	5.6 U	5.8 U	5.9 U	6.3 U	5.8 U	6.3 U	5.6 U	5.9 U	5.8 U	190 J
Methyl tert butyl ether	930	500,000	13 U	2.6 U	2.3 U	2.3 U	2.4 U	2.5 U	2.3 U	2.5 U	2.2 U	2.4 U	2.3 U	250 U
p/m-Xylene	260		13 U	2.6 U	2.3 U	2.3 U	2.4 U	2.5 U	2.3 U	2.5 U	2.2 U	2.4 U	2.3 U	39 J
cis-1,2-Dichloroethene		500,000	2300	1.3 U	1.1 U	1.2 U	3.7	0.59 J	0.53 J	0.43 J	0.25 J	0.42 J	15	22000
Acetone		500,000	190	15	11 U	24	2.3 J	7.9 J	12 U	21	3.7 J	16	2.8 J	1300 U
Carbon disulfide			67 U	13 U	11 U	12 U	12 U	12 U	12 U	12 U	11 U	12 U	12 U	1300 U
2-Butanone		500,000	36 J	13 U	11 U	3.8 J	12 U	12 U	12 U	3.3 J	11 U	1.8 J	12 U	1300 U
Total VOCs			3,592	15.3	25.2	27.8	70.2	23.0	6.3	39.5	20.1	32.6	38.0	23,184

Notes:

All results are in micrograms per kilogram (ppb)

NY-CP51: NYSDEC Soil Cleanup Guidance Policy, October 21, 2010

NY-P375: 6NYCRR, Part 375 Soil Cleanup Objectives, Restricted Commerical Use

U: Not detected at the reported detection limit for the sample

J: The concentration shown is below the laboratory reporting limit, but above the method detection limit

Highlighted values exceed either the respective NYSDEC CP-51 Soil Cleanup Objective or the 6NYCRR Part 357 Soil Cleanup Objective for Restricted Commerical Use

Table 3 (cont'd)
Summary of Soil Analytical Data
53 Putnam Street
Saratoga Springs, NY

Analyte	NY-CP51	NY-P375	H-28 (17.0-18.5')		H-28 (19.5-20.0')		H-29 (9.2-10.0')		H-29 (18.0-20.0')		H-30 (8.0-9.4')		H-30 (18.5-20.0')		H-31 (7.0-9.0')		H-31 (18.0-20.0')		H-32 (8.5-10.0')		H-32 (15.0-17.5')		H-33 (8.8-9.4')		H-33 (15.5-17.0')	
Semivolatile Organics, µg/kg																										
Acenaphthene	20,000	500,000	160	U	160	U	160	U	180	U	180	U	280	U	160	U	180	U	150	U	170	U	48	J	170	U
Fluoranthene	100,000	500,000	120	U	120	U	140		130	U	140	U	210	U	120	U	140	U	120	U	130	U	540		130	U
Bis(2-ethylhexyl)phthalate			200	U	200	U	200	U	220	U	230	U	350	U	200	U	230	U	190	U	210	U	180	U	210	U
Butyl benzyl phthalate			200	U	200	U	200	U	220	U	230	U	350	U	200	U	230	U	190	U	210	U	180	U	210	U
Benzo(a)anthracene	1,000	5,600	120	U	120	U	1400		44	J	140	U	210	U	120	U	140	U	120	U	130	U	270		130	U
Benzo(a)pyrene	1,000	1,000	160	U	160	U	2900		96	J	180	U	280	U	160	U	180	U	150	U	170	U	200		170	U
Benzo(b)fluoranthene	1,000	5,600	120	U	120	U	1700		57	J	140	U	210	U	120	U	140	U	120	U	130	U	240		130	U
Benzo(k)fluoranthene	800	56,000	120	U	120	U	300		130	U	140	U	210	U	120	U	140	U	120	U	130	U	110		130	U
Chrysene	1,000	56,000	120	U	120	U	1800		55	J	140	U	210	U	120	U	140	U	120	U	130	U	270		130	U
Acenaphthylene	100,000	500,000	160	U	160	U	160	U	180	U	180	U	280	U	160	U	180	U	150	U	170	U	150	U	170	U
Anthracene	100,000	500,000	120	U	120	U	120	U	130	U	140	U	210	U	120	U	140	U	120	U	130	U	120		130	U
Benzo(ghi)perylene	100,000	500,000	160	U	160	U	3100		110	J	180	U	280	U	160	U	180	U	150	U	170	U	92	J	170	U
Phenanthrene	100,000	500,000	120	U	120	U	120	U	130	U	140	U	210	U	120	U	140	U	120	U	130	U	480		130	U
Dibenzo(a,h)anthracene	330	560	120	U	120	U	1900		68	J	140	U	210	U	120	U	140	U	120	U	130	U	110	U	130	U
Indeno(1,2,3-cd)pyrene	500	5,600	160	U	160	U	1100		180	U	180	U	280	U	160	U	180	U	150	U	170	U	110	J	170	U
Pyrene	100,000	500,000	120	U	120	U	360		130	U	140	U	210	U	120	U	140	U	120	U	130	U	430		130	U
Carbazole			200	U	200	U	200	U	220	U	230	U	350	U	200	U	230	U	190	U	210	U	59	J	210	U
Total SVOCs			ND		ND		14,700		430		ND		ND		ND		ND		ND		ND		9,819		ND	
Volatile Organics, µg/kg																										
Tetrachloroethene		150,000	550		6.7		8.2		1.8		3.5		2.2	U	23		0.59	J	0.36	J	1.3	U	2.6		1.3	U
Benzene	60	44,000	3.1	U	1.2	U	1.2	U	1.4	U	1.4	U	2.2	U	1.2	U	1.4	U	0.27	J	1.3	U	1.1	U	1.3	U
Toluene	700	500,000	4.7	U	0.4	J	1.8	U	2.1	U	2.1	U	3.3	U	1.8	U	2.1	U	0.4	J	0.41	J	1.7	U	0.38	J
Chloromethane			16	U	6	U	6	U	6.9	U	7	U	11	U	6.1	U	6.9	U	5.9	U	6.4	U	5.6	U	6.4	U
Vinyl chloride		13,000	120		2.4	U	1.6	J	1.8	J	2.8	U	4.4	U	2.4	U	2.8	U	2.3	U	2.6	U	2.2	U	2.6	U
trans-1,2-Dichloroethene		500,000	5		1.8	U	1.8	U	2.1	U	2.1	U	3.3	U	1.8	U	2.1	U	1.8	U	1.9	U	1.7	U	1.9	U
Trichloroethene		200,000	210		3		2.3		0.62	J	3.1		2.2	U	13		1.4	U	0.39	J	1.3	U	1.1	U	1.3	U
1,2-Dichlorobenzene		500,000	16	U	6	U	6	U	6.9	U	7	U	11	U	6.1	U	6.9	U	5.9	U	6.4	U	5.6	U	6.4	U
Methyl tert butyl ether	930	500,000	6.2	U	2.4	U	2.4	U	2.8	U	2.8	U	4.4	U	2.4	U	2.8	U	2.3	U	2.6	U	2.2	U	2.6	U
p/m-Xylene	260		6.2	U	0.43	J	2.4	U	2.8	U	2.8	U	4.4	U	2.4	U	2.8	U	2.3	U	2.6	U	2.2	U	2.6	U
cis-1,2-Dichloroethene		500,000	590		2.6		7.4		2.6		13		2.2	U	15		1.4	U	2.3		1.3	U	1.1	U	1.3	U
Acetone		500,000	34		34		2.6	J	21		2.1	J	5.6	J	12	U	14	U	8.8	J	17		11	U	13	U
Carbon disulfide			31	U	12	U	12	U	14	U	14	U	22	U	12	U	14	U	12	U	13	U	11	U	13	U
2-Butanone		500,000	6.4	J	5.8	J	12	U	4.2	J	14	U	22	U	12	U	14	U	1.1	J	1.8	J	11	U	13	U
Total VOCs			1,574		69.7		36.5		48.8		38.5		5.6		51.0		0.6		46.9		19.2		2.6		0.4	

Notes:

All results are in micrograms per kilogram (ppb)

NY-CP51: NYSDEC Soil Cleanup Guidance Policy, October 21, 2010

NY-P375: 6NYCRR, Part 375 Soil Cleanup Objectives, Restricted Commerical Use

U: Not detected at the reported detection limit for the sample

J: The concentration shown is below the laboratory reporting limit, but above the method detection limit

Highlighted values exceed either the respective NYSDEC CP-51 Soil Cleanup Objective or the 6NYCRR Part 357 Soil Cleanup Objective for Restricted Commerical Use

Table 3 (cont'd)
Summary of Soil Analytical Data
53 Putnam Street
Saratoga Springs, NY

Analyte	NY-CP51	NY-P375	H-34 (8.0-9.5')		H-34 (19.5-20.0')		H-35 (4.0-5.0')		H-35 (18.7-20.0')		H-36 (5.5-7.0')		H-36 (18.0-20.0')	
Semivolatile Organics, µg/kg														
Acenaphthene	20,000	500,000	180	U	160	U	140	U	170	U	160	U	180	U
Fluoranthene	100,000	500,000	45	J	120	U	87	J	130	U	80	J	130	U
Bis(2-ethylhexyl)phthalate			220	U	200	U	170	U	210	U	190	U	220	U
Butyl benzyl phthalate			220	U	200	U	170	U	210	U	190	U	220	U
Benzo(a)anthracene	1,000	5,600	130	U	120	U	46	J	130	U	60	J	130	U
Benzo(a)pyrene	1,000	1,000	180	U	160	U	46	J	170	U	72	J	180	U
Benzo(b)fluoranthene	1,000	5,600	130	U	120	U	61	J	130	U	72	J	48	J
Benzo(k)fluoranthene	800	56,000	130	U	120	U	100	U	130	U	120	U	130	U
Chrysene	1,000	56,000	130	U	120	U	50	J	130	U	68	J	130	U
Acenaphthylene	100,000	500,000	180	U	160	U	140	U	170	U	160	U	180	U
Anthracene	100,000	500,000	130	U	120	U	100	U	130	U	120	U	130	U
Benzo(ghi)perylene	100,000	500,000	180	U	160	U	140	U	170	U	54	J	180	U
Phenanthrene	100,000	500,000	130	U	120	U	40	J	130	U	40	J	130	U
Dibenzo(a,h)anthracene	330	560	130	U	120	U	100	U	130	U	120	U	130	U
Indeno(1,2,3-cd)pyrene	500	5,600	180	U	160	U	140	U	170	U	160	U	180	U
Pyrene	100,000	500,000	130	U	120	U	83	J	130	U	73	J	130	U
Carbazole			220	U	200	U	170	U	210	U	190	U	220	U
Total SVOCs			45.0		ND		413		ND		709		48.0	
Volatile Organics, µg/kg														
Tetrachloroethene		150,000	1.1	J	1.2	U	0.87	J	3		15		1.4	
Benzene	60	44,000	1.3	U	1.2	U	1	U	1.3	U	1.2	U	1.3	U
Toluene	700	500,000	2	U	0.3	J	1.6	U	2	U	1.7	U	2	U
Chloromethane			6.7	U	6.2	U	5.3	U	6.5	U	5.8	U	6.7	U
Vinyl chloride		13,000	7.5		2.5	U	2.1	U	2.6	U	2.3	U	2.7	U
trans-1,2-Dichloroethene		500,000	1	J	1.9	U	1.6	U	2	U	1.7	U	2	U
Trichloroethene		200,000	1	J	1.2	U	1	U	0.63	J	1.6		1.3	U
1,2-Dichlorobenzene		500,000	6.7	U	6.2	U	5.3	U	6.5	U	5.8	U	6.7	U
Methyl tert butyl ether	930	500,000	2.7	U	2.5	U	2.1	U	2.6	U	2.3	U	1.2	J
p/m-Xylene	260		2.7	U	2.5	U	2.1	U	2.6	U	2.3	U	2.7	U
cis-1,2-Dichloroethene		500,000	55		1.2	U	1	U	0.9	J	1.2		1.3	U
Acetone		500,000	4.9	J	3.4	J	1.8	J	1.7	J	7.8	J	20	
Carbon disulfide			13	U	12	U	10	U	13	U	12	U	13	U
2-Butanone		500,000	1	J	12	U	10	U	13	U	12	U	13	U
Total VOCs			91.2		3.7		2.7		21.8		39.9		22.6	

Notes:
All results are in micrograms per kilogram (ppb)
NY-CP51: NYSDEC Soil Cleanup Guidance Policy, October 21, 2010
NY-P375: 6NYCRR, Part 375 Soil Cleanup Objectives, Restricted Commerical Use
U: Not detected at the reported detection limit for the sample
J: The concentration shown is below the laboratory reporting limit, but above the method detection limit
Highlighted values exceed either the respective NYSDEC CP-51 Soil Cleanup Objective or the 6NYCRR Part 357 Soil Cleanup Objective for Restricted Commerical Use

Table 2

Summary of Soil Analytical Results
December 21 & 22, 2015
53 Putnam Street, Saratoga Springs, NY

Analyte	NY-CP51	NY-P375	MW-12 (14.0-15.0')	MW-13 (8.5-10.0')	MW-14 (8.0-10.0')	MW-15 (8.4-10.0')	MW-16 (10.5-12.0')	MW-17 (8.5-10.0')
Semivolatile Organics, ug/kg								
2-Methylnaphthalene	---	---	92000	420 U	230 U	240 U	200 J	240 U
3-Methylphenol/4-Methylphenol	---	500000	7700 U	500 U	280 U	290 U	230 J	280 U
Acenaphthene	20000	500000	3400 J	49 J	150 U	160 U	460	160 U
Acenaphthylene	100000	500000	4300 U	320	150 U	160 U	340	160 U
Anthracene	100000	500000	2700 J	340	120 U	120 U	1100	120 U
Benzo(a)anthracene	1000	5600	2100 J	470	120 U	120 U	2900	31 J
Benzo(a)pyrene	1000	1000	4300 U	570	150 U	160 U	2700	160 U
Benzo(b)fluoranthene	1000	5600	3200 U	660	120 U	120 U	3400	38 J
Benzo(ghi)perylene	100000	500000	4300 U	660	150 U	160 U	1600	160 U
Benzo(k)fluoranthene	800	56000	3200 U	280	120 U	120 U	1300	120 U
Biphenyl	---	---	3700 J	790 U	440 U	460 U	51 J	450 U
Carbazole	---	---	5400 U	170 J	190 U	200 U	590	200 U
Chrysene	1000	56000	3600	520	120 U	120 U	2800	33 J
Dibenzo(a,h)anthracene	330	560	3200 U	99 J	120 U	120 U	380	120 U
Dibenzofuran	---	350000	2200 J	34 J	190 U	200 U	320	200 U
Fluoranthene	100000	500000	3200 U	1300	120 U	120 U	6100	56 J
Fluorene	30000	500000	7500	72 J	190 U	200 U	550	200 U
Indeno(1,2,3-cd)pyrene	500	5600	4300 U	550	150 U	160 U	1800	160 U
Naphthalene	12000	500000	23000	350 U	190 U	200 U	640	200 U
Phenanthrene	100000	500000	25000	640	120 U	120 U	4200	120 U
Pyrene	100000	500000	5400	980	120 U	120 U	5400	50 J
Total SVOCs			156500	7290	ND	ND	36580	ND
Volatile Organics, ug/kg								
Acetone	---	500000	5000 U	11 U	12 U	9.9 J	13	28
Benzene	60	44000	700	1.1 U	1.2 U	1.2 U	1.3 U	1.2 U
Cyclohexane	---	---	1800 J	21 U	23 U	25 U	27 U	24 U
Ethylbenzene	1000	390000	4400	1.1 U	1.2 U	1.2 U	1.3 U	1.2 U
Isopropylbenzene	2300	---	1600	1.1 U	1.2 U	1.2 U	1.3 U	1.2 U
Methyl cyclohexane	---	---	5300	4.3 U	4.7 U	4.9 U	5.4 U	4.8 U
o-Xylene	260	---	9000	2.1 U	2.3 U	2.5 U	2.7 U	2.4 U
p/m-Xylene	260	---	21000	2.1 U	2.3 U	2.5 U	2.7 U	2.4 U
Tetrachloroethene	---	150000	500 U	1.1 U	1.2 U	1.2 U	1.3 U	0.71 J
Toluene	700	500000	3600	1.6 U	1.8 U	1.8 U	2 U	1.8 U
Total VOCs			45600	ND	ND	ND	13	28

Notes:

Only the compounds detected in one or more samples, at or above the method detection limit, are shown on the table.

All results are in micrograms per kilogram (ppb).

NY-CP51: NYSDEC Soil Cleanup Guidance Policy, October 21, 2010.

NY-P375: 6NYCRR, Part 375 Soil Cleanup Objectives, Restricted Commercial Use.

U: Not detected at the reported detection limit for the sample.

J: The concentration shown is below the laboratory reporting limit, but above the method detection limit.

ND: Not detected.

--- : No regulatory limit.

Highlighted values exceed either the respective NYSDEC CP-51 Soil Cleanup Objective or the 6NYCRR Part 357 Soil Cleanup Objective for Restricted Commercial Use.

TABLE 1
Summary of Groundwater Analytical Results
October 17 & 18, 2015
53 Putnam Street, Saratoga Springs, NY

Analyte	NY-AWQS	MW-1		MW-2		MW-3		MW-4		MW-5		MW-6		MW-7		MW-8		MW-9		MW-10		MW-11		TRIP BLANK	
Semivolatile Organics, ug/l																									
Biphenyl	5	2	U	3.5	J	2	U	10	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U	-	-
Dibenzofuran		2	U	2	J	2	U	10	U	2	U	2	U	2	U	2	U	2	U	2	U	2	U	-	-
Carbazole		2	U	3.3	J	2	U	2.1	J	2	U	2	U	2	U	2	U	2	U	2	U	2	U	-	-
Caprolactam		32		98		56		50	U	13		8.1	J	37		39		4.5	J	24		30		-	-
Acenaphthene	20	0.2	U	2.3		0.2	U	2.4		0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	-	-
Fluoranthene	50	0.2	U	0.47	J	0.2	U	0.61	J	0.18	J	0.2	U	0.2	U	0.17	J	0.2	U	0.2	U	0.2	U	-	-
Naphthalene	10	0.2	U	32		0.36		0.8	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	-	-
Benzo(a)anthracene	0.002	0.2	U	0.71	J	0.2	U	1		0.1	J	0.2	U	0.2	U	0.05	J	0.2	U	0.2	U	0.2	U	-	-
Benzo(a)pyrene	0	0.2	U	0.3	J	0.2	U	0.8	U	0.06	J	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	-	-
Benzo(b)fluoranthene	0.002	0.2	U	0.32	J	0.2	U	0.8	U	0.07	J	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	-	-
Chrysene	0.002	0.2	U	1.1		0.2	U	2.1		0.1	J	0.2	U	0.2	U	0.05	J	0.2	U	0.2	U	0.2	U	-	-
Acenaphthylene		0.2	U	1	U	0.2	U	1.5		0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	-	-
Anthracene	50	0.2	U	0.59	J	0.2	U	1.1		0.14	J	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	-	-
Benzo(ghi)perylene		0.2	U	0.35	J	0.2	U	0.8	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	-	-
Fluorene	50	0.2	U	3.2		0.2	U	0.8	U	0.15	J	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	-	-
Phenanthrene	50	0.2	U	7.6		0.2	U	12		0.72		0.2	U	0.2	U	0.2	U	0.07	J	0.2	U	0.2	U	-	-
Indeno(1,2,3-cd)pyrene	0.002	0.2	U	0.22	J	0.2	U	0.8	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	-	-
Pyrene	50	0.2	U	1.1		0.2	U	2.2		0.28		0.2	U	0.2	U	0.25		0.2	U	0.2	U	0.2	U	-	-
2-Methylnaphthalene		0.2	U	65		0.18	J	74		0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	-	-
TOTAL SVOCs		32.0		883		56.5		99.0		14.8		8.1		37.0		39.5		4.6		24.0		30.0		-	
Volatile Organics, ug/l																									
Tetrachloroethene	5.0	9.9		0.46	J	0.31	J	1.2	U	7.2		0.56		7.8		1.2		42		6.6		20		0.5	U
1,1,1-Trichloroethane	5.0	2.5	U	6.2	U	2.5	U	6.2	U	2.5	U	2.5	U	2.5	U	6.2	U	2.5	U	2.5	U	0.72	J	2.5	U
Benzene	1.0	0.5	U	21		0.5	U	2.2		0.5	U	0.5	U	0.5	U	1.2	U	0.5	U	0.5	U	0.5	U	0.5	U
Ethylbenzene	5.0	2.5	U	19		2.5	U	9.7		2.5	U	2.5	U	2.5	U	6.2	U	2.5	U	2.5	U	2.5	U	2.5	U
Vinyl chloride	2.0	1	U	2.5	U	1	U	0.37	J	0.17	J	1	U	0.9	J	2.5	U	0.27	J	0.13	J	2.1		1	U
1,1-Dichloroethene	5.0	0.5	U	1.2	U	0.5	U	1.2	U	0.5	U	0.5	U	0.5	U	1.2		0.5	U	0.5	U	0.5	U	0.5	U
Trichloroethene	5.0	0.5	U	1.2	U	0.5	U	0.52	J	1.5		0.25	J	1.1		0.81	J	2.2		1.3		5.1		0.5	U
p/m-Xylene	5.0	2.5	U	33		2.5	U	6.2	U	2.5	U	2.5	U	2.5	U	6.2	U	2.5	U	2.5	U	2.5	U	2.5	U
o-Xylene	5.0	2.5	U	6.6		2.5	U	6.2	U	2.5	U	2.5	U	2.5	U	6.2	U	2.5	U	2.5	U	2.5	U	2.5	U
cis-1,2-Dichloroethene	5.0	2.5	U	6.2	U	2.5	U	1.8	J	8.2		3.8		7.1		400		1.9	J	1.4	J	22		2.5	U
2-Butanone	50	5	U	12	U	5	U	12	U	5	U	5	U	5	U	7.7	J	5	U	5	U	5	U	5	U
Isopropylbenzene	5.0	2.5	U	4.9	J	2.5	U	6.5		2.5	U	2.5	U	2.5	U	6.2	U	2.5	U	2.5	U	2.5	U	2.5	U
Cyclohexane		10	U	4	J	10	U	5.4	J	10	U	10	U	10	U	25	U	10	U	10	U	10	U	10	U
Methyl cyclohexane		10	U	3.9	J	10	U	5.2	J	10	U	10	U	10	U	25	U	10	U	10	U	10	U	10	U
TOTAL VOCs		9.9		92.9		0.3		31.7		17.1		4.6		16.9		461		46.4		9.4		55.4		ND	

NOTES:
NY-AWQS: New York Ambient Water Quality Standards per 6 NYCRR, Part 703
All results are in micrograms per liter (ppb)
U: Not detected at the reported detection limit for the sample
J: The concentration shown is below the laboratory reporting limit, but above the method detection limit
Highlighted values exceed the corresponding groundwater standard

Table 3

**Summary of Groundwater Analytical Results
December 21 & 22, 2015
53 Putnam Street, Saratoga Springs, NY**

Analyte	NY-AWQS	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7	MW-8	MW-9	MW-10	MW-11	MW-12	MW-13	MW-14	MW-15	MW-16	MW-17	TRIP BLANK
Semivolatile Organics, ug/l																			
2-Methylnaphthalene		0.2 U	NA - FP	0.2 U	NA - FP	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	380	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	- -
Acenaphthene	20	0.2 U	NA - FP	0.2 U	NA - FP	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	17	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	- -
Anthracene	50	0.2 U	NA - FP	0.2 U	NA - FP	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	9.9 J	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	- -
Benzo(a)anthracene	0.002	0.2 U	NA - FP	0.2 U	NA - FP	0.2 U	0.2 U	0.2 U	0.07 J	0.06 J	0.2 U	0.2 U	8 J	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	- -
Benzo(a)pyrene	0.0	0.2 U	NA - FP	0.2 U	NA - FP	0.2 U	0.2 U	0.2 U	0.06 J	0.2 U	0.2 U	0.2 U	10 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	- -
Benzo(b)fluoranthene	0.002	0.2 U	NA - FP	0.2 U	NA - FP	0.2 U	0.2 U	0.2 U	0.1 J	0.1 J	0.2 U	0.2 U	10 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	- -
Benzo(ghi)perylene		0.2 U	NA - FP	0.2 U	NA - FP	0.2 U	0.2 U	0.2 U	0.05 J	0.2 U	0.2 U	0.2 U	10 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	- -
Benzo(k)fluoranthene	0.002	0.2 U	NA - FP	0.2 U	NA - FP	0.2 U	0.2 U	0.2 U	0.2 U	0.05 J	0.2 U	0.2 U	10 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	- -
Chrysene	0.002	0.2 U	NA - FP	0.2 U	NA - FP	0.2 U	0.2 U	0.2 U	0.08 J	0.06 J	0.2 U	0.2 U	12	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	- -
Fluoranthene	50	0.2 U	NA - FP	0.2 U	NA - FP	0.2 U	0.2 U	0.2 U	0.19 J	0.11 J	0.2 U	0.2 U	10 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	- -
Indeno(1,2,3-cd)pyrene	0.002	0.2 U	NA - FP	0.2 U	NA - FP	0.2 U	0.2 U	0.2 U	0.05 J	0.2 U	0.2 U	0.2 U	10 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	- -
Naphthalene	10	0.2 U	NA - FP	0.2 U	NA - FP	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	130	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	- -
Phenanthrene	50	0.2 U	NA - FP	0.2 U	NA - FP	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	85	0.2 U	0.12 J	0.2 U	0.2 U	0.2 U	- -
Pyrene	50	0.2 U	NA - FP	0.2 U	NA - FP	0.2 U	0.2 U	0.2 U	0.28	0.11 J	0.2 U	0.2 U	22	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	- -
2,4-Dimethylphenol	2.0	5 U	NA - FP	5 U	NA - FP	5 U	5 U	5 U	5 U	5 U	5 U	5 U	410	5 U	5 U	5 U	5 U	5 U	- -
Bis(2-ethylhexyl)phthalate	5.0	3 U	NA - FP	3 U	NA - FP	3 U	3 U	3 U	3 U	3 U	1.1 J	3 U	60 U	3 U	3 U	3 U	3 U	3 U	- -
Carbazole		2 U	NA - FP	2 U	NA - FP	2 U	2 U	2 U	2 U	2 U	2 U	2 U	20 J	2 U	2 U	2 U	2 U	2 U	- -
TOTAL SVOCs		ND		ND		ND	ND	ND	0.28	ND	ND	ND	1056	ND	ND	ND	ND	ND	
Volatile Organics, ug/l																			
1,1-Dichloroethene	5.0	0.5 U	NA - FP	0.5 U	NA - FP	0.5 U	0.5 U	0.5 U	1.4	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
1,4-Dioxane		250 U	NA - FP	250 U	NA - FP	250 U	250 U	250 U	250 U	250 U	250 U	250 U	250 U	87 J	250 U	250 U	250 U	250 U	250 U
Acetone	50	1.7 J	NA - FP	5 U	NA - FP	5 U	3.3 J	1.6 J	2.6 J	5.9	5 U	5 U	26	1.5 J	1.9 J	3.9 J	2.9 J	2 J	1.9 J
Benzene	1.0	0.16 J	NA - FP	0.5 U	NA - FP	0.82	0.5 U	0.5 U	0.26 J	0.43 J	0.5 U	0.5 U	72	0.62	0.16 J	0.5 U	0.5 U	0.2 J	0.5 U
Bromodichloromethane	50	2.2	NA - FP	0.5 U	NA - FP	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Chloroform	7.0	13	NA - FP	2.5 U	NA - FP	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	3.4	2.5 U	2.5 U
cis-1,2-Dichloroethene	5.0	2.5 U	NA - FP	2.5 U	NA - FP	8.2	3.2	5.8	460	2 J	2.9	13	2.5 U	1.1 J	13	2.5 U	2.5 U	2.5 U	2.5 U
Cyclohexane		10 U	NA - FP	10 U	NA - FP	10 U	10 U	10 U	10 U	10 U	10 U	10 U	11	10 U	10 U	10 U	10 U	10 U	10 U
Ethylbenzene	5.0	2.5 U	NA - FP	2.5 U	NA - FP	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	46	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U
Isopropylbenzene	5.0	2.5 U	NA - FP	2.5 U	NA - FP	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	8.6	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U
Methyl cyclohexane		10 U	NA - FP	10 U	NA - FP	10 U	10 U	10 U	10 U	10 U	10 U	10 U	19	10 U	10 U	10 U	10 U	10 U	10 U
Methyl tert butyl ether	10	2.5 U	NA - FP	2.5 U	NA - FP	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	0.93 J	2.5 U	2.5 U	2.5 U
o-Xylene	5.0	2.5 U	NA - FP	2.5 U	NA - FP	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	100	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U
p/m-Xylene	5.0	2.5 U	NA - FP	2.5 U	NA - FP	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	190	2.5 U	2 J	2.5 U	2.5 U	2.5 U	2.5 U
Styrene	930	2.5 U	NA - FP	2.5 U	NA - FP	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	1.8 J	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U
Tetrachloroethene	5.0	6.6	NA - FP	2.1	NA - FP	12	0.26 J	3.5	1.7	38	3.4	15	0.5 U	5.1	2.2	0.5 U	0.5 U	0.5 U	0.5 U
Toluene	5.0	2.5 U	NA - FP	2.5 U	NA - FP	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	180	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U
trans-1,2-Dichloroethene	5.0	2.5 U	NA - FP	2.5 U	NA - FP	2.5 U	2.5 U	2.5 U	0.98 J	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U
Trichloroethene	5.0	0.5 U	NA - FP	0.5 U	NA - FP	2.4	0.2 J	0.65	0.81	2.6	1.1	4.3	0.19 J	0.81	0.53	0.5 U	0.5 U	0.5 U	0.5 U
Vinyl chloride	2.0	1.0 U	NA - FP	1.0 U	NA - FP	1.0 U	1.0 U	1.4	190	1.0 U	2.7	7.9	1.0 U	0.13 J	6	2.4	1.0 U	1.0 U	1.0 U
TOTAL VOCs		21.8		2.1		23.4	3.2	11.4	654	46.5	10.1	40.2	652.6	6.53	21.7	2.4	3.4	ND	ND

NOTES:

Only the compounds detected in one or more samples, at or above the method detection limit, are shown on the table.

NA - FP - Not Analyzed - Free Product. Wells MW-2 and MW-4 could not be sampled due to viscosity of free product in the wells.

NY-AWQS: New York Ambient Water Quality Standards per 6 NYCRR, Part 703

All results are in micrograms per liter (ppb)

U: Not detected at the reported detection limit for the sample

J: The concentration shown is below the laboratory reporting limit, but above the method detection limit

E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

Highlighted values exceed the corresponding groundwater standard

TABLE 2
Summary of Groundwater Analytical Results
May 4, 2016
53 Putnam Street, Saratoga Springs, NY

Analyte	NY-AWQS	MW-5	MW-7	MW-8	MW-9	MW-10	MW-11	MW-12	MW-14	MW-15	MW-16	MW-17	TRIP BLANK
Semivolatile Organics, µg/L													
Benzo(a)anthracene	---	0.2 U	0.2 U	0.18 J	0.2 U	0.2 U	0.2 U	---	0.2 U	0.2 U	0.2 U	0.2 U	---
Benzo(a)pyrene	0	0.2 U	0.2 U	0.12 J	0.2 U	0.2 U	0.2 U	---	0.2 U	0.2 U	0.2 U	0.2 U	---
Benzo(b)fluoranthene	0.002	0.2 U	0.2 U	0.21	0.2 U	0.2 U	0.2 U	---	0.2 U	0.2 U	0.2 U	0.2 U	---
Benzo(ghi)perylene	---	0.2 U	0.2 U	0.19 J	0.2 U	0.2 U	0.2 U	---	0.2 U	0.2 U	0.2 U	0.2 U	---
Benzo(k)fluoranthene	0.002	0.2 U	0.2 U	0.18 J	0.2 U	0.2 U	0.2 U	---	0.2 U	0.2 U	0.2 U	0.2 U	---
Chrysene	0.002	0.2 U	0.2 U	0.22	0.2 U	0.2 U	0.2 U	---	0.2 U	0.2 U	0.2 U	0.2 U	---
Diethyl phthalate	50	5 U	6.6	5 U	5 U	5 U	5 U	---	5 U	5 U	5 U	5 U	---
Fluoranthene	50	0.2 U	0.2 U	0.14 J	0.2 U	0.2 U	0.2 U	---	0.2 U	0.2 U	0.2 U	0.2 U	---
Indeno(1,2,3-cd)pyrene	0.002	0.2 U	0.2 U	0.18 J	0.2 U	0.2 U	0.2 U	---	0.2 U	0.2 U	0.2 U	0.2 U	---
Pyrene	50	0.2 U	0.2 U	0.16 J	0.2 U	0.2 U	0.2 U	---	0.2 U	0.2 U	0.2 U	0.2 U	---
TOTAL SVOCs		ND	6.6	1.58	ND	ND	ND	---	ND	ND	ND	ND	---
Volatile Organics, µg/L													
1,1-Dichloroethane	5	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U	0.26 J	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U
1,1-Dichloroethene	5	0.5 U	0.5 U	0.34 J	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
1,2-Dichloroethane	0.6	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.51	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
2-Butanone	50	5 U	5 U	5 U	5 U	5 U	5 U	4.6 J	5 U	5 U	5 U	5 U	5 U
Acetone	50	5 U	5 U	2.8 J	5 U	5 U	2.8 J	4.3 J	5 U	1.5 J	5 U	5 U	2.9 J
Benzene	1	1.1	0.5 U	0.5 U	0.16 J	0.5 U	0.5 U	18	0.5 U	0.5 U	0.5 U	0.23 J	0.5 U
Carbon disulfide	60	0.46 J	0.36 J	5 U	5 U	5 U	5 U	5 U	5 U	5 U	0.5 J	5 U	5 U
Chloroform	7	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U	1.8	0.75 U	0.75 U
Chloromethane	---	2.5 U	0.19 J	0.3 J	0.18 J	2.5 U	0.26 J	2.5 U	0.19 J	0.2 J	0.18 J	2.5 U	0.18 J
cis-1,2-Dichloroethene	5	5	5.3	77	1.3	1.5	10	0.5 U	15	0.5 U	0.5 U	0.5 U	0.5 U
Cyclohexane	---	10 U	10 U	10 U	10 U	10 U	10 U	3.5 J	10 U	10 U	10 U	10 U	10 U
Ethylbenzene	5	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	20	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Isopropylbenzene	5	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	2.5	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
Methyl cyclohexane	---	10 U	10 U	10 U	10 U	10 U	10 U	3.3 J	10 U	10 U	10 U	10 U	10 U
Methyl tert butyl ether	10	1 U	1 U	1 U	1 U	1 U	1 U	1 U	0.37 J	1.5	1 U	1 U	1 U
o-Xylene	5	1 U	1 U	1 U	1 U	1 U	1 U	26	1 U	1 U	1 U	1 U	1 U
p/m-Xylene	5	1 U	1 U	1 U	1 U	1 U	1 U	28	1 U	1 U	1 U	1 U	1 U
Tetrachloroethene	5	9.6	6.1	1.7	30	4.5	13	0.5 U	1.1	0.5 U	0.5 U	0.5 U	0.5 U
Toluene	5	0.75 U	0.75 U	0.75 U	0.26 J	0.75 U	0.75 U	2.9	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U
trans-1,2-Dichloroethene	5	0.75 U	0.75 U	0.22 J	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U
Trichloroethene	5	1.6	1.4	0.88	1.8	0.85	3.5	0.5 U	0.26 J	0.5 U	0.5 U	0.5 U	0.5 U
Vinyl chloride	2	0.12 J	1.2	61	1 U	0.81 J	5.2	1 U	2.4	1 U	1 U	0.09 J	1 U
TOTAL VOCs		17.88	14.55	144.24	33.7	7.66	35.02	113.61	19.32	3.2	2.48	0.32	3.08

Table 4

**Summary of Total VOCs and Total SVOCs in Groundwater
August, 17 & 18 and December, 21 & 22, 2015
53 Putnam Street, Saratoga Springs, NY**

Well No.	Total Volatile Organics (µg/L)		Total Semivolatile Organics (µg/L)	
	August	December	August	December
MW-1	9.9	21.8	32.0	ND
MW-2	92.9	NS	883.0	NS
MW-3	0.3	2.1	56.5	ND
MW-4	31.7	NS	99.0	NS
MW-5	17.1	23.4	14.8	ND
MW-6	4.6	3.2	8.1	ND
MW-7	16.9	11.4	37.0	ND
MW-8	461.0	654.00	39.5	0.28
MW-9	46.4	46.5	4.6	ND
MW-10	9.4	10.1	24.0	ND
MW-11	55.4	40.2	30.0	ND
MW-12	NI	653	NI	1056.0
MW-13	NI	6.53	NI	ND
MW-14	NI	21.7	NI	ND
MW-15	NI	2.4	NI	ND
MW-16	NI	3.4	NI	ND
MW-17	NI	ND	NI	ND

Notes:

All results are in micrograms per liter (ppb).

ND: Not detected at the reported detection limit for the sample.

NI: Monitoring well not installed.

NS: Not sampled.

TABLE 2
Groundwater Elevations
53 Putnam Street, Saratoga Springs, NY

Well No.	Meas. Pt. Elev. (ft.)	Sept. 9, 2015		Sept. 17, 2015	
		Depth to Water (ft.)	Water Level Elev. (ft.)	Depth to Water (ft.)	Water Level Elev. (ft.)
MW-1	102.59	13.18	89.41	12.85	89.74
MW-2**	101.34	11.98	89.36	11.30	90.04
MW-3	100.50	11.11	89.39	10.75	89.75
MW-4**	92.53	7.10	85.43	5.80	86.73
MW-5	99.71	8.43	91.28	7.91	91.80
MW-6	92.91	6.24	86.67	5.58	87.33
MW-7	93.40	7.03	86.37	6.35	87.05
MW-8	93.01	6.37	86.64	5.74	87.27
MW-9	98.42	7.44	90.98	6.82	91.60
MW-10	92.65	6.15	86.50	5.45	87.20
MW-11	93.10	7.76	85.34	6.00	87.10

** - "depth to water" measurement is top of free product. Calculated groundwater elevation does not represent the ground water table elevation.

TABLE 1
Summary of Groundwater Elevations
December 21 and 22, 2015
53 Putnam Street, Saratoga Springs, NY

Well No.	Meas. Pt. Elev. (ft.)	Date	Depth to Water (ft.)	Water Level Elev. (ft.)
MW-1	102.59	12/22/2015	13.22	87.37
MW-2	101.34	12/22/2015	NM	NM
MW-3	100.50	12/22/2015	11.21	89.29
MW-4	92.53	12/22/2015	NM	NM
MW-5	99.71	12/22/2015	9.06	90.65
MW-6	92.91	12/22/2015	5.69	87.22
MW-7	93.40	12/22/2015	7.96	85.44
MW-8	93.01	12/22/2015	5.76	87.25
MW-9	98.42	12/22/2015	6.16	92.26
MW-10	92.65	12/22/2015	6.84	85.81
MW-11	93.10	12/22/2015	6.26	86.84
MW-12	99.48	12/21/2015	8.39	91.09
MW-13	100.37	12/22/2015	10.51	89.86
MW-14	98.74	12/22/2015	9.00	89.74
MW-15	94.53	12/22/2015	8.20	86.33
MW-16	93.63	12/22/2015	7.42	86.21
MW-17	92.91	12/21/2015	7.07	85.84

NM - Water level not measured due to viscosity of free product in well.

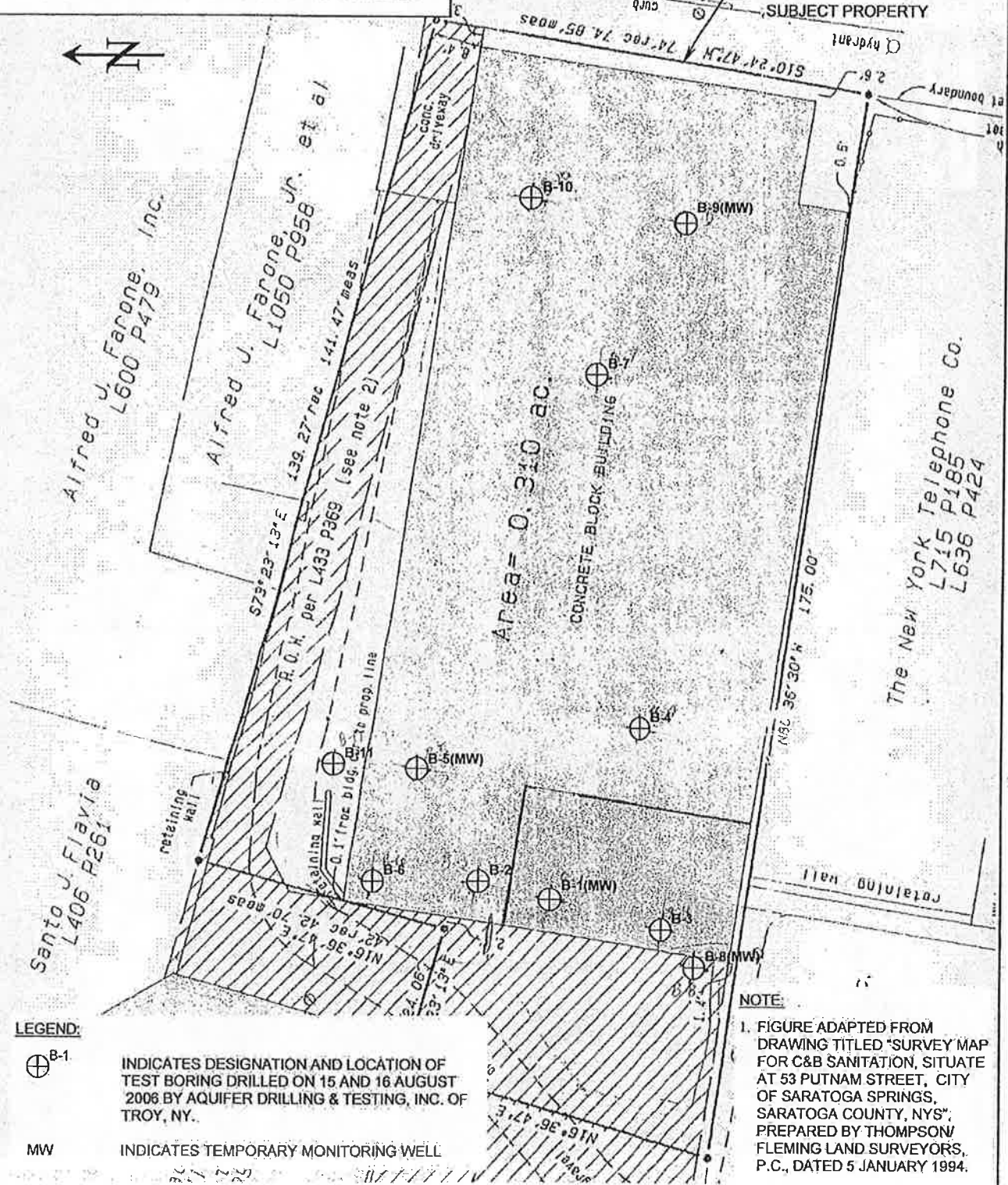
TABLE 3
Summary of Groundwater Elevations
May 4, 2016
53 Putnam Street, Saratoga Springs, NY

Well No.	Meas. Pt. Elev. (ft.)	Date	Depth to Water (ft.)	Water Level Elev. (ft.)
MW-1	102.59	5/4/2016	13.05	89.54
MW-2	101.34	5/4/2016	NM	NM
MW-3	100.50	5/4/2016	11.12	89.38
MW-4	92.53	5/4/2016	NM	NM
MW-5	99.71	5/4/2016	8.02	91.69
MW-6	92.91	5/4/2016	5.74	87.17
MW-7	93.40	5/4/2016	6.41	86.99
MW-8	93.01	5/4/2016	5.86	87.15
MW-9	98.42	5/4/2016	6.96	91.46
MW-10	92.65	5/4/2016	5.67	86.98
MW-11	93.10	5/4/2016	6.37	86.73
MW-12	99.48	5/4/2016	NM	NM
MW-13	100.37	5/4/2016	10.51	89.86
MW-14	98.74	5/4/2016	8.87	89.87
MW-15	94.53	5/4/2016	8.04	86.49
MW-16	93.63	5/4/2016	7.43	86.20
MW-17	92.91	5/4/2016	6.65	86.26

Note:

NM - Water level not measured due to viscosity of free product in well.

TESTING BORING LOCATION PLAN



CASMITH_{INC}

49 Front Street
Ballston Spa, NY 12020

PO Box 41-10916 Rte 9N
Keene, NY 12942

518-885-1045 ph
518-885-1047 fax

Project # 0490606

Drawn By: msg

Date: September 2006

Scale: none

TEST BORING LOCATION PLAN

Project Name: Balsamo Property

Address: 53-57 Putnam Street, Saratoga Springs, New York

Prepared for: Lawrence LaBelle, Esq.

FIGURE 5

TABLE I - SUMMARY OF PID READINGS
 PHASE II SUBSURFACE INVESTIGATION
 FORMER THOMPSON'S LAUNDRY
 53-57 PUTNAM STREET
 SARATOGA SPRINGS, NEW YORK

TEST BORING	DEPTH (FT)	PID READING ⁽¹⁾ (PPM)
B-1 (MW)	2 - 4	4.2
	6 - 8	220
	10	8.0
	12 - 16	19.1
	18 - 20	51.0
	at top of hole	16.2 - 22.5
B-2	2 - 4	1251
	5 - 6	110
	8 - 10	40.1
	14 - 16	19.6
	18 - 20	35.7
B-3	2 - 4	13.2
	6 - 8	15.6
	10 - 12	34.9
	14 - 16	15.0
	18 - 20	11.5
B-4	2 - 4	37.9
	5 - 6	6.3
	8 - 10	17.9
	12 - 14	12.9
	16 - 18	6.0
B-5 (MW)	2 - 4	10.3
	5 - 7	27.4
	10 - 12	12.0
	14 - 16	10.0
	18 - 20	25.5

TEST BORING	DEPTH (FT)	PID READING ⁽¹⁾ (PPM)
B-6	2 - 4	36.7
	6 - 8	86.7
	12 - 14	16.9
	15 - 16	37.9
	18 - 20	48.3
B-7	2 - 4	83.2
	6 - 8	44
	8 - 10	22.4
	12 - 14	16.0
	16 - 18	7.9
B-8 (MW)	4 - 6	7.5
	10 - 12	8.2
	14 - 16	3.6
	18 - 20	NR
B-9 (MW)	2 - 4	5.8
	5 - 7	1.3
	13 - 15	22.4
B-10	2 - 4	62.3
	4 - 6	14.8
	10 - 12	21.4
B-11	2 - 4	21.3
	6 - 8	11.2
	10 - 12	12.6
	13 - 15	6.4
	18 - 20	10.6

LEGEND:

NR - INDICATES NO READING DETECTABLE FROM PID INSTRUMENT

NOTE:

1. AIR MONITORING PERFORMED WITH A MINIRAE 2000 PGM-7600 PROFESSIONAL PID MONITOR WITH 10.6 eV LAMP.

TABLE II - SUMMARY OF GROUNDWATER LEVEL READINGS
 PHASE II SUBSURFACE INVESTIGATION
 FORMER THOMPSON'S LAUNDRY
 53-57 PUTNAM STREET
 SARATOGA SPRINGS, NEW YORK

WELL DESIGNATION	GROUND ELEVATION ⁽¹⁾	GROUNDWATER LEVEL READINGS					
		16-Aug-06		6-Sep-06		1-Dec-06	
		Depth (ft)	Elevation ⁽¹⁾	Depth (ft)	Elevation ⁽¹⁾	Depth (ft)	Elevation ⁽¹⁾
B-1(MW)	100.26	7.3	92.96	7.72	92.54	7.65	92.61
B-5(MW)	100	7.2	92.8	7.4	92.6	7.63	92.37
B-8(MW)	102.99	NR	NR	9.24	93.75	9.89	93.1
B-9(MW)	99.84	NR	NR	5.94	93.9	6.02	93.82

NOTE:

1. ELEVATIONS ARE IN FEET AND REFERENCED TO PROJECT DATUM.

TABLE III
SUMMARY OF SOIL ANALYTICAL RESULTS
PHASE II SUBSURFACE INVESTIGATION
FORMER THOMPSON'S LAUNDRY BUILDING
53 - 57 PUTNAM STREET
SARATOGA SPRINGS, NEW YORK

SAMPLE DESIGNATION		B-1, S-3	B-1, S-5	B-2, S-2	B-2, S-5	B-3, S-3	B-4, S-1	B-4, S-3	B-5, S-2	B-5, S-5
SAMPLING DATE	RECOMMENDED	15-Aug-06	15-Aug-06	15-Aug-06	15-Aug-06	15-Aug-06	15-Aug-06	15-Aug-06	15-Aug-06	15-Aug-06
SAMPLE DEPTH (feet)	CLEANUP	10 - 11	18 - 20	6 - 7	18 - 20	10 - 11	2 - 2.5	13 - 13.5	6 - 6.5	18 - 18.5
SAMPLE TYPE	OBJECTIVE ⁽¹⁾	Fill	Nat. Sand	Fill	Nat. Sand	Nat. Sand	Fill	Nat. Sand	Fill	Nat. Sand
VOLATILE ORGANIC COMPOUNDS (µg/kg)										
1,2,4 - Trimethylbenzene	10,000	20,400	ND	3,600	4.61	ND	ND	ND	ND	ND
1,3,5 - Trimethylbenzene	3,300	7,320	ND	2,930	ND	ND	ND	ND	ND	ND
4-Isopropyltoluene	10,000	5,430	ND	3,640	ND	ND	ND	ND	ND	ND
Acetone	200	ND	ND	ND	30.1	100	ND	ND	ND	30.3
Benzene	60	144	ND	215	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	10,000	ND	ND	ND	ND	7.29	ND	ND	ND	ND
Ethylbenzene	5,500	2,290	ND	439	ND	ND	ND	ND	ND	ND
Isopropylbenzene	2,300	1,910	ND	465	ND	ND	ND	ND	ND	ND
m&p - Xylene	1,200	8,030	ND	1,680	ND	ND	ND	ND	ND	ND
Methylene Chloride	100	132	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	3,700	3,520	ND	432	ND	ND	ND	ND	ND	ND
Napthalene	13,000	8,730	ND	1,580	8.03	ND	ND	ND	ND	ND
o-Xylene	10,000	4,560	ND	296	ND	ND	ND	ND	ND	ND
sec-Butylbenzene	10,000	1,820	ND	708	ND	ND	ND	ND	ND	ND
Tetrachloroethene	1,400	ND	6.15 *	ND	ND	ND	11.8 *	ND	8.18 *	8.05 *
Trichloroethene	700	ND	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	1,500	165	ND	276	ND	ND	ND	ND	ND	ND
total VOCs	10,000	65,451	6.15	16,261	43	107	11.8	ND	8.18	38.4
SEMI-VOLATILE ORGANIC COMPOUNDS (µg/kg)										
Fluoranthene	50,000	ND	ND	ND	ND	ND	ND	ND	ND	ND
Napthalene	13,000	55,200	ND	ND	ND	ND	ND	ND	ND	ND
Phenanthrene	50,000	63,900	ND	48,400	ND	ND	ND	ND	ND	ND
Pyrene	50,000	ND	ND	ND	ND	ND	ND	ND	ND	ND
total VOCs	50,000	119,100	ND	48,400	ND	ND	ND	ND	ND	ND
PCBs (µg/g)										
Aroclor 1221	10	ND	ND	ND	ND	ND	ND	ND	ND	0.109
Aroclor 1242	10	ND	ND	ND	ND	ND	0.387	ND	ND	ND
Aroclor 1254	10	ND	ND	ND	ND	ND	0.387	ND	ND	ND

LEGEND:

ND - Indicates compound not detected above quantitation limit.

NOTES:

1. Recommended Cleanup Objective referenced from NYSEDEC TAGM #4046.
2. This table includes only those compounds detected.
3. (µg/kg) equivalent to ppb; (mg/kg) equivalent to ppm.

TABLE III
SUMMARY OF SOIL ANALYTICAL RESULTS
PHASE II SUBSURFACE INVESTIGATION
FORMER THOMPSON'S LAUNDRY BUILDING
53 - 57 PUTNAM STREET
SARATOGA SPRINGS, NEW YORK

SAMPLE DESIGNATION		B-6, S-2	B-6, S-5	B-7, S-1	B-8, S-3	B-8, S-5	B-9, S-2	B-10, S-1	B-11, S-2	B-11, S-5
SAMPLING DATE	RECOMMENDED	16-Aug-06	16-Aug-06	16-Aug-06	16-Aug-06	16-Aug-06	16-Aug-06	16-Aug-06	16-Aug-06	16-Aug-06
SAMPLE DEPTH (feet)	CLEANUP	7 - 8	19 - 19.5	3 - 3.5	10 - 10.5	19 - 19.5	5 - 6	3 - 3.5	5 - 6	18 - 19
SAMPLE TYPE	OBJECTIVE ⁽¹⁾	Fill	Nat. Sand	Fill	Nat. Sand	Nat. Sand	Fill	Fill	Fill	Nat. Soil
VOLATILE ORGANIC COMPOUNDS (µg/kg)										
1,2,4 - Trimethylbenzene	10,000	19,900	10.5	ND	ND	ND	ND	ND	ND	ND
1,3,5 - Trimethylbenzene	3,300	5,540	ND	ND	ND	ND	ND	ND	ND	ND
4-Isopropyltoluene	10,000	4,190	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	200	ND	ND	ND	ND	18.7	ND	ND	57.7	ND
Benzene	60	ND	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	10,000	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	5,500	1,230	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	2,300	1,510	ND	ND	ND	ND	ND	ND	ND	ND
m&p - Xylene	1,200	2,000	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride	100	ND	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	3,700	2,680	ND	ND	ND	ND	ND	ND	ND	ND
Napthalene	13,000	5,160	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	10,000	562	ND	ND	ND	ND	ND	ND	ND	ND
sec-Butylbenzene	10,000	1,730	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	1,400	ND	ND	2,380	28.3	ND	42.4	35	74.2	2.42
Trichloroethene	700	ND	ND	28.7	ND	ND	5.75	ND	ND	ND
Toluene	1,500	ND	ND	ND	ND	ND	ND	ND	ND	ND
total VOCs	10,000	44,502	10.5	2,409	28.3	18.7	48.2	35	131.9	2.42
SEMI-VOLATILE ORGANIC COMPOUNDS (µg/kg)										
Fluoranthene	50,000	ND	ND	ND	ND	ND	ND	ND	507	ND
Napthalene	13,000	ND	ND	ND	ND	ND	ND	ND	ND	ND
Phenanthrene	50,000	57,500	ND	ND	ND	ND	ND	ND	ND	ND
Pyrene	50,000	ND	ND	ND	ND	ND	ND	ND	425	ND
total VOCs	50,000	57,500	ND	ND	ND	ND	ND	ND	932	ND
PCBs (µg/g)										
Aroclor 1221	10	ND	ND	ND	ND	ND	ND	ND	ND	ND
Aroclor 1242	10	ND	ND	ND	ND	ND	ND	ND	ND	ND
Aroclor 1254	10	ND	ND	0.167	ND	ND	ND	ND	ND	ND

LEGEND:

ND - indicates compound not detected above quantitation limit.

NOTES:

1. Recommended Cleanup Objective referenced from NYSDEC TAGM #4046.
2. This table includes only those compounds detected.
3. (µg/kg) equivalent to ppb; (mg/kg) equivalent to ppm.

TABLE IV
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
PHASE II SUBSURFACE INVESTIGATION
FORMER THOMPSON'S LAUNDRY BUILDING
53 - 57 PUTNAM STREET
SARATOGA SPRINGS, NEW YORK

SAMPLE DESIGNATION	WATER QUALITY	MW-1-1	MW-5-1	MW-8-1	MW-9-1
WELL DESIGNATION	STANDARD OR	B-1 (MW)	B-5(MW)	B-8(MW)	B-9(MW)
SAMPLING DATE	GUIDANCE VALUE ⁽¹⁾	6-Sep-06	6-Sep-06	6-Sep-06	6-Sep-06
VOLATILE ORGANIC COMPOUNDS (µg/L)					
1,1 - Dichloroethane	5	ND	ND	ND	1.47
1,2,4 - Trimethylbenzene	5	109	ND	ND	ND
1,3,5 - Trimethylbenzene	5	25.6	ND	ND	ND
4-Isopropyltoluene	5	9.79	ND	ND	ND
Benzene	1	28.1	1.28	ND	ND
cis-1,2-Dichloroethene	5	ND	1.17	3.74	46
Ethylbenzene	5	31.9	ND	ND	ND
Isopropylbenzene	5	9.03	ND	ND	ND
m&p - Xylene	5	99.4	ND	ND	ND
n-Propylbenzene	5	12.4	ND	ND	ND
Napthalene	10	66.9	ND	ND	ND
o-Xylene	5	51.8	ND	ND	ND
Tetrachloroethene	5	ND	1.85 x	23.7 λ	1.58
Toluene	5	7.41	ND	ND	ND
trans-1,2-Dichloroethene	5	ND	ND	ND	1.82
Trichloroethene	5	ND	ND	5.19 λ	1.18 λ
Vinyl Chloride	2	ND	ND	ND	17.3 λ
total VOCs	---	451	4	33	69
SEMI-VOLATILE ORGANIC COMPOUNDS (µg/L)					
Acenaphthene	20	134	ND	ND	ND
Anthracene	50	97.9	ND	ND	ND
Fluorene	50	63.1	ND	ND	ND
Napthalene	10	197	ND	ND	ND
Phenanthrene	50	214	ND	ND	ND
Pyrene	50	65.9	ND	ND	ND
total VOCs	---	772	0	0	0
PCBs (µg/L)					
Aroclor 1254	---	0.107	ND	0.155	ND
total PCBs	0.09	0.107	0	0.155	0

LEGEND:

'---' - indicates no recommended cleanup objective.

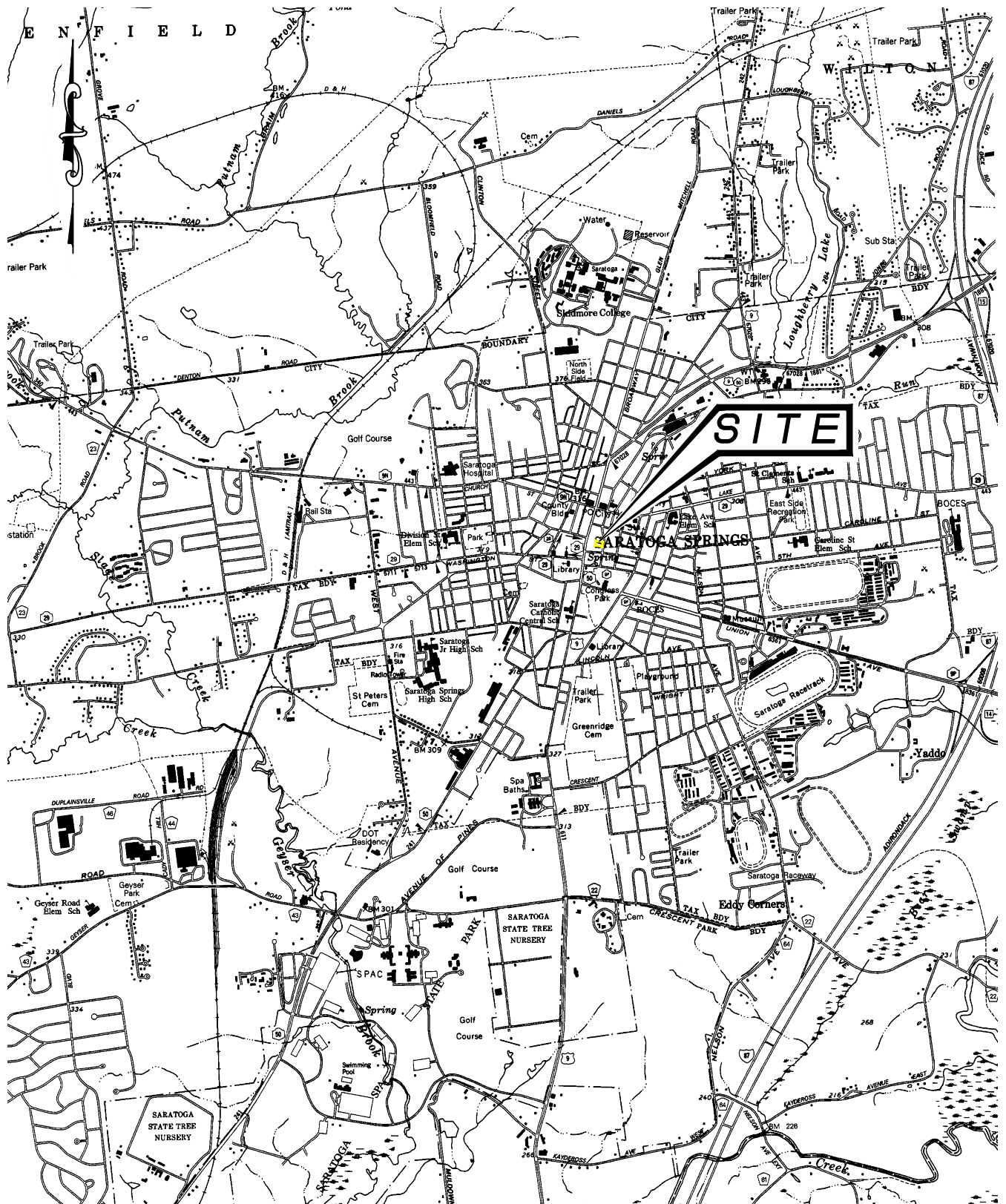
ND - indicates compound not detected above quantitation limit.

NOTES:

1. Water Quality Standard referenced from NYSDEC June 1998 Ambient Water Quality Standards and Guidance Values for Groundwater Class GA and April 2000 Addendum.
2. This table includes only those compounds detected.
3. Values in bold indicated levels exceed Water Quality Standard.
4. (µg/L) equivalent to ppb; (mg/L) equivalent to ppm.

ATTACHMENT 4

Site Maps – Property Information



MAP REFERENCE: NYSDOT SARATOGA SPRINGS QUADRANGLE

STERLING

Sterling Environmental Engineering, P.C.

24 Wade Road ♦ Latham, New York 12110

SITE LOCATION MAP
YOUNG/SOMMER LLC
53 PUTNAM STREET

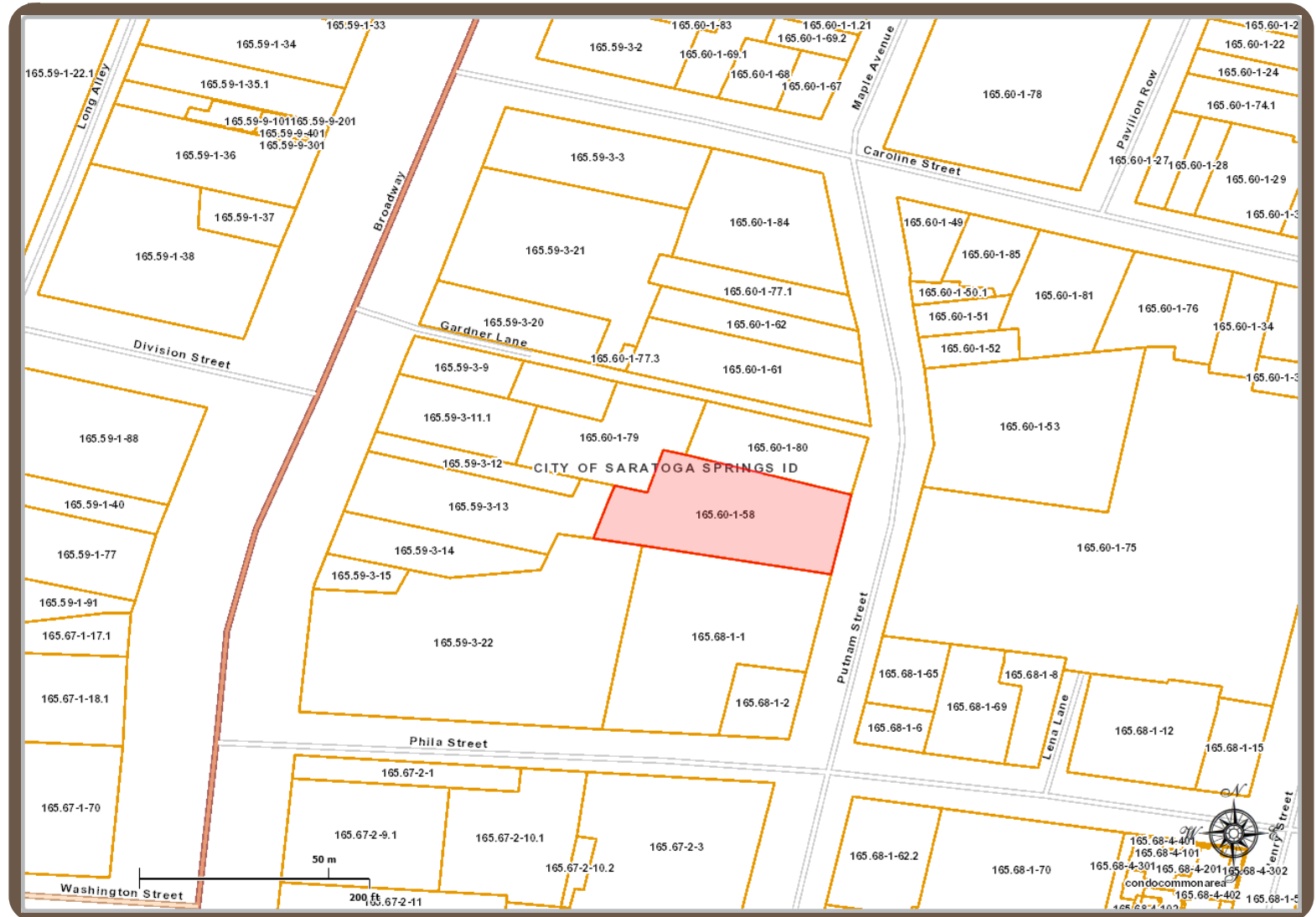
CITY OF SARATOGA SPRINGS SARATOGA COUNTY, N.Y.

PROJ. No.: 2015-30 | DATE: 01/18/2016 | SCALE: 1" = 1000' | DWG. NO. 2015-30016 | FIGURE 1

County Tax Map

Legend

-  County
-  Municipal Boundaries
-  Lc Local Roads
-  Parcels



Disclaimer: This map was prepared by the Saratoga County Internet Geographic Information System (GIS). The map was compiled using the most current GIS data available. The aerial photography (orthoimagery) was prepared by the N.Y.S. Office of Cyber Security and Critical Infrastructure Coordination during the year 2004-2011. Parcel and municipal boundaries are derived from tax maps and do not represent a land survey.

ATTACHMENT 5

Agreement for Site Access

COMMERCIAL LEASE WITH OPTION

Between

53 Putnam Street, Inc.

and

Putnam Resources, LLC

JD


Section 10: Tenant's Participation In the Cleanup Program.

- (a) Tenant's intent is to investigate and remediate the contamination on the Real Property in accordance with the ECL and the regulations promulgated thereunder" based on its expectation of acquiring fee title ownership of the Premises in accordance with the terms of this Lease
- (b) Upon its acceptance into a Cleanup Program, Tenant, acting independently or through its contractors, shall (i) develop and implement NYSDEC-approved investigation and remediation programs to address the contamination on the Premises; (ii) execute and record, if applicable and with Landlord's approval and/or execution, which shall not be unreasonably withheld, NYSDEC-approved declarations and restrictions ("Deed Restrictions") and/or environmental easements meeting the requirements of Article 71, Title 36 of the ECL ("Environmental Easements") so as to make any institutional or engineering controls that NYSDEC requires binding upon lessees and future owners of the Premises; and (iii) perform, or cause to be performed, such ongoing operations, monitoring and maintenance as may be required by NYSDEC following implementation of the NYSDEC-approved remediation program(s).
- (c) The parties acknowledge and agree that, Tenant may be eligible for and entitled to certain tax credits and/or benefits as provided in ECL §27-1419 and 6 NYCRR 375-3.9(e). Landlord shall not make a claim for any tax credits and/or benefits based on any work performed under the Cleanup Program at Tenant's cost and expense.



- (d) Landlord shall have no obligation to contribute to or reimburse any costs and/or expenses incurred by Tenant in connection with the investigation and/or remediation of the Premises under the Cleanup Program. Landlord consents to Tenant retaining CA Smith LLC as an environmental consultant at Tenant's expense to assist in the investigation and remediation of the Premises (the "Tenant/CA Smith LLC Contract") and consents to CA Smith LLC sharing with Tenant such information about the Premises as is necessary to conduct the investigation and/or remediation of the Premises. Tenant acknowledges that CA Smith LLC has worked for Landlord with respect to this Premises and consents to CA Smith LLC sharing with Landlord any and all information developed under the Tenant/CA Smith LLC Contract as is necessary for Landlord to protect its fee interest in the Premises.
- (e) Landlord will reasonably cooperate with Tenant and/or NYSDEC to assist and further Tenant's efforts to (i) qualify in a Cleanup Program; and (ii) investigate and remediate the Premises as required and/or directed by NYSDEC. Landlord's obligation to cooperate with Tenant and/or NYSDEC includes, without limitation, an obligation to (i) execute any documents as may reasonably be requested or required to facilitate Tenant's participation in the Cleanup Program and/or Tenant's investigation and remediation of the Real Property under that program; (ii) to approve and/or consent to any reasonable Deed Restrictions and Environmental Easements required by NYSDEC under the Cleanup Program; (iii) to approve and/or consent to any institutional controls required by NYSDEC, such as a Site Management Plan, at the Premises.

It is also expressly understood and agreed that in order for Tenant to investigate and remediate the real property under the Cleanup Program and/or to fund redevelopment, Tenant may have to secure financing ("Leasehold Mortgage"). Landlord agrees that as an accommodation to Tenant and upon request of Tenant it will either (i) consent to the subordination of its fee title to the Leasehold Mortgage or (ii) will grant to Tenant's lender a lien on the landlord's fee estate, conditioned however upon the following:

- 1) The Leasehold Mortgage will be in an amount not to exceed 60% of the appraised market value of the Building and the improvements to be made thereon as determined by a qualified appraiser with an MAI designation.
- 2) The Tenant's lender is an institution regulated by the federal or state government.
- 3) Tenant pays all costs and expenses incurred by Landlord in connection therewith, which expenses shall include Landlord's reasonable legal fees and all recordation fees, mortgage taxes and other charges.
- 4) All such loan documentation shall be acceptable to Landlord in its reasonable determination.
- 5) The loan documents shall expressly provide that none of the Landlord Parties shall have any personal responsibility or liability whatsoever.

for the indebtedness secured by such loan documentation or for the performance or observance of any of the terms, covenants, or conditions of such loan documents.

- 6) Tenant shall indemnify, defend, protect and hold Landlord harmless from and against any and all Liabilities arising from or related to Landlord's execution of such loan documentation, including loss of the Premises by reason of Tenant's default under the Leasehold Mortgage.

Landlord agrees to execute any documents as may be reasonably requested or required to facilitate the above.

- (f) Tenant agrees that primary contractor it retains to perform remedial and/or redevelopment work at the Real Property will be required to obtain a payment bond to protect laborers, material suppliers, and subcontractors against non-payment and to insure that no liens be filed against the Premises.
- (g) Tenant's acts, omissions and participation in the Cleanup Program, including (without limitation) its investigation and/or remediation of contamination at or from the Real Property, shall not constitute an admission of any fact, fault or liability of any kind concerning the Premises and/or any related contamination. Nor shall Tenant's acts or omissions be construed as or be deemed a waiver or relinquishment of any rights, claims or defenses of any kind whatsoever. Tenant expressly denies any liability or responsibility for the contamination at and/or related to the Premises under the applicable law, both common and statutory, and has only contractually committed to address that contamination pursuant to the specific terms and conditions of this Lease.
- (h) Tenant may terminate its participation in the Cleanup Program at any time and for any reason. Upon Tenant's termination of its participation in the Cleanup Program in accordance with this paragraph, any obligation of the Tenant to investigate and/or remediate the contamination at and/or related to the Premises shall also terminate. Tenant acknowledges that it is responsible for all costs and expenses incurred in the implementation of the Cleanup Program up to the date of termination, and is responsible for removing any and all equipment and materials that were placed on the property as part of the implementation of the Cleanup Program.

The parties have executed this Lease as of the date first set forth above.

Landlord: 53 Putnam Street, Inc.

Tenant: Putnam Resources, LLC

Joseph Balsamo
By: Joseph Balsamo
Name: Joseph Balsamo
Its: PRESIDENT

Jordan R. Dann
By: First Fairfield Associates, LLC
Jordan R. Dann, as Member/Manager

Escrow Agent:

By:
Name:
Its:

Guarantor: The obligations of Tenant under this Commercial Lease with Option are guaranteed by First Fairfield Associates, LLC. The obligations of Guarantor to assume the obligations of the Tenant are triggered only after a Notice of an Event of Default for non-payment of rent hereunder has been served in accordance with Paragraph 22 hereof on both Tenant and Guarantor and Guarantor is provided thirty (30) days to cure the default.

Jordan R. Dann
By: First Fairfield Associates, LLC
Jordan R. Dann, as Member/Manager

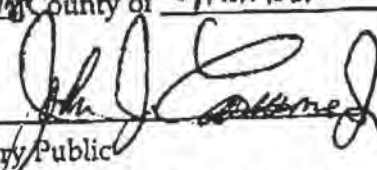


STATE OF NEW YORK)

COUNTY OF SARATOGA)

SS.:

On the 19th day of MAY, 2015 before me, the undersigned, personally appeared JOSEPH BANSANG who is the PRESIDENT of 53 Putnam Street, Inc., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the CLT of SARATOGA SPRING County of SARATOGA State of New York.


 Notary Public

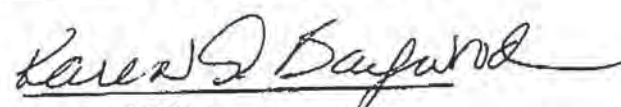
JOHN J. CARLUSONE, JR.
 Notary Public, State of New York
 Qualified in Saratoga County
 No. 02CA5637170
 Commission Expires April 30, 2018

STATE OF CONNECTICUT)

COUNTY OF FAIRFIELD)

SS.:

On the 13th day of MAY, 2015 before me, the undersigned, personally appeared Jordan R. Dann who is the managing member of Putnam Resources, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the Town of Bristol County of Fairfield, State of Connecticut.


 Notary Public

19




Exhibit A**DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND, located in the City of Saratoga Springs, County of Saratoga, State of New York, bounded and described as follows:

BEGINNING at a point in the west line of Putnam Street in the City of Saratoga springs, being the division line between Lots 136 and 137 as laid out on a map of Henry Walton dated January, 1839 and filed in the Saratoga County Clerk's Office in Pocket 1, card 2, folder 3, running thence westerly along the southerly line of Lot 137, 139.27 feet; thence southerly at right angles to said last mentioned line 42 feet; thence westerly at right angles to said last mentioned line 24.06 feet; thence southerly at right angles to said last mentioned line 53.7 feet to the southerly line of the premises formerly owned by Hale J. Berlin and wife; and thence easterly along said southerly line of said property formerly owned by said Hale J. Berlin and wife 175 feet to the westerly line of Putnam Street and thence northerly along said westerly line of Putnam Street 74 feet to the place of beginning.

The above described property is known as 53 Putnam Street, Saratoga Springs, New York.

ATTACHMENT 6

**Repository Agreement Letter
Saratoga Spring Public Library**



SARATOGA SPRINGS PUBLIC LIBRARY

49 Henry Street, Saratoga Springs, NY, 12866-3271
(518) 584-7860 • Fax: (518) 584-7866 • www.sspl.org

Mr. Thomas M. Johnson, CPG
Senior Hydrogeologist
Sterling Environmental Engineering, P.C.
24 Wade Road
Latham, New York 12110

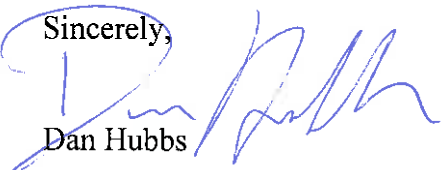
December 22, 2016

Dear Mr. Johnson:

This letter is to confirm that the Saratoga Springs Public Library agrees to act as a document repository for the proposed Brownfield Cleanup Program, Site I.D. 53, Putnam Street project being undertaken by Putnam Resources, LLC in the City of Saratoga Springs, NY.

As per previous correspondence, there will be a total of 5 to 10 reports, of 10 to 30 pages each, and the library will maintain these document for approximately two years.

Sincerely,


Dan Hubbs

President PLS
Head of Adult Services
Saratoga Springs Public Library