LCS INC.
Environmental and Real Estate Consultants

CORPORATE OFFICES
232 DELAWARE AVENUE, SUITE 33
BUFFALO, NEW YORK 14202

PO BOX 406
BUFFALO, NEW YORK 14205

TEL: 800.474.6802
716.845.6145
FAX: 716.845.6164
www.lenderconsulting.com

OFFICES

BUFFALO
NEW YORK

ROCHESTER
NEW YORK

SYRACUSE
NEW YORK

ALBANY
NEW YORK

NEW YORK CITY
NEW YORK

VALLEY COTTAGE
NEW YORK

HARRISBURG
PENNSYLVANIA

PITTSBURGH
PENNSYLVANIA

ALLENTOWN
PENNSYLVANIA

BALTIMORE
MARYLAND

SALISBURY
MARYLAND

CLEVELAND
OHIO

BROWNFIELD CLEANUP PROGRAM
FINAL ENGINEERING REPORT
For
432 NORTH FRANKLIN STREET
SYRACUSE, NEW YORK

BCP AGREEMENT NO: B7-0615-02-06
SITE NO. C734089

Prepared for:

Franklin Properties, LLC and
432 North Franklin Properties, LLC
221 West Division Street.
Syracuse, New York 13204

Prepared by:

Lender Consulting Services, Inc.
PO Box 406
Buffalo, New York 14205

April 2006
Revised December 2006

FINAL ENGINEERING REPORT

432 NORTH FRANKLIN STREET, SYRACUSE, NEW YORK

Table of Contents

FINAL ENGINEERING REPORT
432 NORTH FRANKLIN STREET, SYRACUSE, NEW YORK

Table of Contents

FIGURES

APPENDICES

1.0 INTRODUCTION

1.1 Background

The 432 North Franklin Street property (subject property Site) is located within Franklin Square in the City of Syracuse (see Figure 1). The property is more specifically described as:

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Syracuse, County of Onondaga and State of New York and being part of Marsh Lot No. 40 in said city, bounded and described as follows: Beginning at a point in the easterly line of Franklin Street, said point being 206 feet north of Laurel Street, thence north 31º 9' 00" west a distance of 18.42 feet to an angle point, thence continuing north 28º 9' 10" west a distance of 361.22 feet to a point, thence north 61º 50' 50" east a distance of 146.82 feet to a point, thence south 28º 9' 10" east, a distance of 3 feet to a point, thence north 61º 50' 50" east a distance of 128 feet to a point, thence south 28º 9' 10" east, a distance of 73.67 feet to a point, thence southerly along the westerly line of lands owned by the People of the State of New York (formerly New York Central and Hudson River Railroad Company) a distance of 321.30 feet to a point, thence south 59º 25' 40" west, a distance of 151.10 feet to the point and place of beginning.

The subject property was formerly used as an industrial and manufacturing facility. Prior environmental investigations completed by Environmental Resources Management (ERM) identified areas of environmental impairment at the subject property.

Franklin Properties, LLC and 432 Franklin Properties, LLC (Volunteers) entered into a Brownfield Cleanup Agreement with the New York State Department of Environmental Conservation (NYSDEC) in 2004, to perform specific remedial action at the subject property as part of the Brownfield's Cleanup Program (BCP Agreement No. B7-0615-02-06).

Prior studies completed by ERM pursuant to the regulatory agreements identified four areas of concern (AOCs) as summarized below:

- Northeast Corner Area of Concern (NEAOC) – This is an area impacted by volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) associated with two closed-in-place 12,000 gallon underground storage tanks (USTs) and a former metal plating operation.
- Central East Area of Concern (CEAOC) – This is an area impacted by VOCs and SVOCs associated with an abandoned 550-gallon waste oil UST.
- Southeast Area of Concern (SEAOC) – This is an area of VOC, SVOC and lead impacted soil proximate to the historic foundry and a previously removed 2,000 gallon gasoline UST.
- Site Groundwater – Impacted groundwater has been identified localized to the specific AOCs at the Site.

AOCs are identified on Figure 2.

ERM was retained to prepare a Remedial Action Plan (RAP). That plan, dated August 2003, was subsequently approved by the NYSDEC following some modification. (The final RAP was dated October 2003.) The NYSDEC formally accepted the RAP in a letter dated October 28, 2003. A copy of that letter is located in Appendix A. ERM implemented certain aspects of the RAP prior to LCS' involvement (LCS was retained on May 20, 2004, by Volunteers to monitor completion). Paragon Environmental Construction, Inc. (Paragon) completed the actual construction portion of the RAP under direct contract to Franklin Properties and 432 Franklin Properties, LLC.

Construction activities related to these components began in the spring of 2004 and were substantially completed by fall of 2004.

1.2 Purpose and Scope

The purpose of this report is to document the implementation of the approved remedy pursuant to the BCA and to document activities warranting the issuance of the Certificate of Completion for the subject property.

2.0 REMEDIAL ACTION

2.1 General

The basis for the remedial approach and design are presented in detail in the August 2003 RAP prepared by ERM which was accepted by NYSDEC. This section briefly describes the objectives and remedial measures implemented at the Site:

2.1.1 Objectives

- Eliminate the potential for direct human contact with the VOC-, SVOC- and lead-contaminated soil.
- Prevent the downward and off-Site migration of existing contamination.
- To control soil vapor, if any, from entering the on-Site structure through the building slab.

2.1.2 Summary of Work Completed

In an effort to prevent the potential for human contact with Site contaminants, approved soil excavation was completed prior to installation of clay, asphalt or concrete capping at the Site. As an added measure, a sub-slab depressurization system was installed beneath a permanent vapor barrier constructed of polyethylene and concrete on the interior portion of the structure, for future use if warranted.

3.0 SITE PREPARATION

Prior to initiation of remedial action, various tasks were completed. These tasks are summarized below.

3.1 Utility Clearance

Prior to commencement of field activities, publicly and privately owned utilities at the subject property were marked and identified. Utility clearance was performed by Paragon.

3.2 Mobilization

Heavy equipment and materials, as required for soil removal and grading activities were transported to the Site by Paragon.

3.3 Clearing/Grubbing

Prior to performing remedial work at the exterior AOCs, the subject property was cleared of vegetation (i.e., trees, brush, etc.) that would interfere will the installation process and compromise the integrity of the designed and approved cap systems.

4.0 REMEDIAL ACTIONS IMPLEMENTED

The following remedial work was completed at the subject property.

4.1 Soil Excavation SEAOC

In an effort to remove previously identified VOC-, SVOC- and lead-impacted soils within the historical UST area (SEAOC/See Figure 2), limited soil excavation was completed by Paragon with oversight by LCS on May 27, 2004.

A track-mounted excavator was used to excavate an area measuring approximately 15 feet by 12 feet by 8 feet in depth. Soil was excavated and staged on-Site and covered with polyethylene sheeting prior to characterization, loading and off-Site disposal by Paragon.

During excavation, the physical characteristics of all soil/fill samples were classified using the Unified Soil Classification System (USCS) (Visual-Manual Method). To determine when the excavation was complete, soils/fill material from the excavation was placed into sealable PVC bags and allowed to equilibrate to approximate ambient temperature. The container was opened slightly and the photoionization detector (PID) sample inlet probe was placed within the headspace of the container to allow for a reading of the VOCs within the headspace. The PID measurements were recorded in the project field book.

Visual and olfactory observations, combined with PID measurements, were used to monitor the excavated soils for impact. Generally, the excavation was continued vertically until groundwater was encountered and horizontally until either PID measurements were less than 5 parts per million (ppm) or until further excavation was no longer practical [due to structure integrity (West Wall)]. A total of 78.39 tons of soil was excavated. The extent of the excavation is represented on Figure 2.

The following summarizes the final PID measurements and observations within the excavation at the completion of excavation.

Sample Location	PID Measurement (ppm)	Observations
West Wall	363	Moderate gasoline-type odor. Excavation limited by structure.
East Wall	0.0	No suspect odors.
South Wall	0.0	No suspect odors.
North Wall	3.7	Slight unidentified petroleum-type odor.
Bottom	0.0	No suspect odors

ppm = parts per million

Once the excavation was deemed complete, samples of the soil/fill from each of the sidewalls and bottom were sampled using the excavator bucket. Soil samples collected for analysis, with the exception of those for VOCs, were homogenized. The homogenization was completed by removing the soil from the middle of the excavator bucket and transferring it to a stainless steel bowl and mixed to provide a more homogeneous sample to the laboratory. The soil was scraped from the sides, corners, and bottom of the clean surface, rolled to the middle, and thoroughly mixed until the material appeared homogenous. An aliquot of this mound was then transferred to the required sample containers, slightly tamped-down, filled to near the top of the container and sealed with the appropriate cap. Soil/fill on the threads of the container, if any, was removed using a clean paper towel prior to placing the cap on the sample container.

Samples for VOCs were collected and transferred to sample containers immediately after collection. VOC soil samples were not mixed, but were placed directly from the excavator bucket and placed into the sample containers in a manner limiting headspace by compacting the soil into the container. Samples for VOC analysis were placed into the appropriate container prior to sample homogenization for the remaining analyses.

Following labeling of the laboratory-supplied sample containers, samples from each of the sidewalls and bottom of the excavation were placed on ice. The samples were then submitted, under standard chain-of-custody, to Severn Trent Laboratories, a New York State Department of Health (NYSDOH) approved laboratory, for analysis in accordance with United States Environmental Protection Agency (USEAP) SW-846 methods 8260, 8270 and 6010 VOCs, SVOCs and lead, respectively, in accordance with the RAP.

See Section 9.0 regarding disposal of impacted soils.

4.2 Sub-Concrete Slab Depressurization System and Vapor Barrier

To prevent any upward migration of soil vapors into the building space, a sub-slab depressurization system was installed above the existing concrete slab by ERM. The sub-slab depressurization system was constructed of a polyvinyl chloride (PVC) header system set within a gravel layer, covered with a 9 mil thick polyethylene sheeting installed below a new nominal four inch thick concrete slab. Concrete perforations were sealed using an elasto-meric material.

The Volunteers installed an electric powered blower to facilitate the removal of soil vapors, as a precautionary measure. Volunteers also installed permanent vacuum monitoring points throughout the on-Site structure to confirm that a negative pressure was being applied by the sub-slab depressurization system.

On June 29, 2004, LCS installed six vacuum monitoring points within the on-Site structure as feasible as a result of the presence of radiant heating coils within a portion of the new concrete slab. The approximate locations of the monitoring points were approved by the NYSDEC during a Site meeting on May 27, 2004. The locations of these monitoring points are identified on Figure 4.

Between June 2004 and May 2005, the installation of three additional blowers resulted in negative pressure measurements at the vacuum monitoring points satisfactory to regulatory authorities. Below is a summary of the negative pressure measurements obtained by LCS on May 12, 2005.

Monitoring Point	Pressure Measurement* (Pascals)
MP-1	-1
MP-2	-9
MP-3	-21
MP-4	-31
MP-5	-39
MP-6	-28
MP-7	-39
MP-8	-18
MP-9	-46

* Minneapolis Pressure and Fan Flow gauge – Model DC-3, calibrated April 10, 2003

Construction details of the sub-slab depressurization and vapor barrier system is located within ERM's Summary of Oversight Activities Report, dated December 2, 2004, located in Appendix B. Construction details for the monitoring points are located in Appendix C. Blower specifications are listed in Appendix D. Please refer to the attached ERM "Summary of Oversight Activities" report dated December 2, 2004, for additional construction details. Please note that subsequent to the issuance of ERM's summary report, three additional electric blowers were added to the sub-slab depressurization system.

The sub-slab depressurization system will be operated continually and periodically monitored by to insure proper operation. Refer to the OM&M plan for specific monitoring details.

5.0 SAMPLE HANDLING

QC field duplicate samples were submitted blind to the laboratory; a fictitious sample ID was created. The sample identifications (of the original sample and its field duplicate) were marked in the field book and on the copy of the chain-of-custody kept by the sampler and copied to the project manager. To the extent possible, sample containers were labeled in the field prior to the collection of samples. Affixed to each sampling container was a non-removable label on which the following information was recorded with permanent waterproof ink.

- Site name, location, and job number;
- Sample identification code;
- Date and time;
- Sampler's name;
- Preservative;
- Type of sample (e.g., soil); and,
- Requested analyses.

5.1 Sample, Bottles, Preservation and Holding Time

5.1.1 Sample Bottles

The selection of sample containers used to collect samples was based on the criteria of sample matrix, analytical method, potential contaminants of concern, reactivity of container material with the sample, QA/QC requirements and regulatory protocol requirements. All sample containers were certified clean as provided by the analytical laboratory.

5.1.2 Sample Preservation

Samples were preserved as detailed below.

Soil Samples

Analytical (all analyses) - cooled to 4 ^{o}C with ice; no chemical preservatives added.

5.1.3 Holding Times

Holding times were judged from the verified time of sample receipt (VTSR) by the laboratory; samples were hand delivered from the field to the lab no later than 24 hours from the time of sample collection. Holding time requirements were those specified in the NYSDEC Analytical Services Protocol (ASP) (June 2000); it should be noted that for some analyses, these holding times were more stringent than the holding time for the corresponding analytical method.

Although trip blanks were prepared in the analytical laboratory and shipped to the Site prior to the collection of environmental samples, for the purposes of determining holding time conformance, trip blanks were considered to have been generated on the same day as the environmental samples with which they are shipped and delivered. Procurement of bottles and blanks was scheduled to prevent trip blanks from being stored for excessive periods prior to their return to the laboratory.

5.2 Chain-of-Custody and Shipping

Once the sample containers were filled, they were immediately placed in the cooler with ice (in sealable plastic bags to prevent leaking) to maintain the samples at approximately 4^{o}C. The chain of custody forms were signed and placed in a sealed plastic sealable bag in the cooler. The completed shipping container was closed for transport with shipping tape, and a paper seal was affixed to the lid. When the laboratory received the coolers, the custody seals were checked and lab personnel signed the chain-of-custody form and provided one copy to the Project Manager to verify receipt.

5.3 Quality Assurance Objectives

Data quality objectives (DQOs) for measurement data in terms of sensitivity and the PARCC parameters (precision, accuracy, representativeness, comparability, and completeness) were established so that the data collected would be sufficient and of adequate quality for their intended uses. Data collected and analyzed in conformance with the DQO process described in this document were used in assessing the uncertainty associated with decisions related to this Site.

5.4 Data Usability

A data usability summary was prepared by an independent validator. The DUSR report and comments by the testing laboratory in response to the DUSR are located in Appendix E.

5.5 Laboratory Quality Assurance

5.5.1 Method Blanks

Method blanks were analyzed by the laboratory to determine if laboratory contaminants had biased the sample results.

5.5.2 Laboratory Duplicates

Laboratory duplicates were performed on spiked samples as a Matrix Spike and a Matrix Spike Duplicate (MS/MSD) for volatile and semi-volatile organics, and as a matrix spike and matrix duplicate for inorganics.

5.5.3 Spiked Samples

Two types of spiked samples were prepared and analyzed as quality controls. Matrix Spikes and Matrix Spike Duplicates (MS/MSD) were analyzed to evaluate instrument and method performance and performance on samples of similar matrix. MS/MSD were analyzed for VOCs and SVOCs. In addition, matrix spike blanks (MSBs) were analyzed by the lab as part of the NYSDEC ASP.

6.0 DATA VALIDATION

Data was validated by Waste Stream Technologies, Inc. (WST), a NYSDEC-approved environmental laboratory. Data validation was performed by following guidelines established in the USEPA Region 2 SOP No. HW-6, "CLP Organics Data Review" (Revision No. 8, January 1992); and SOP No. HW-2, "Evaluation of Metals Data for the Contract Laboratory Program (CLP)" (based on SOW 3/90; January 1992). These documents are checklists that are designed to formally and rigorously assess the quality and completeness of CLP data packages. The use of these USEPA SOPs was adapted to conform to the specific requirements of the NYSDEC ASP (e.g., NYSDEC/ASP holding times, matrix spike blank requirements, etc.). Where necessary and appropriate, supplemental validation criteria were derived from the EPA Functional Guidelines (USEPA Contract Laboratory Program National Functional Guidelines for Organic Data Review, Publication 9240.1-05, EPA-540/R-94/012, February, 1993; and USEPA Contract Laboratory Program National Functional Guidelines for Inorganic Data Review, Publication 9240.1-05-01; EPA-540/R-94/013, PB94-963502, February, 1994).

The validation report consists of text results of the review. Validation consisted of target and non-target compounds with corresponding method blank data, spike and surrogate recoveries, sample data, and a final note of validation decision or qualification, along with any pertinent footnote references. Qualifiers applied to the data are documented in the report text.

6.1 Sample Results

Excavation confirmatory soil and quality assurance/quality control (QA/QC) sample results are located below. Only analytes detected are shown. Cleanup goals consisted of Recommended Soil Cleanup Objectives as set forth with the Technical and Administrative Guidance Memorandum (TAGM) 4046-94, where impacted soils were readily accessible proximate to the SEAOC.

Following receipt of the test results they were provided to the NYSDEC for review. Based on their review, no further work was required as the area was to be capped with asphalt and concrete. The entire analytical report is located in Appendix F. Maximum concentration of VOCs, SVOCs and metals detected on-site during ERM's studies are included within Appendix L.

VOC Analysis by SW-846 Method 8260

Compound	Base µg/kg	East Wall µg/kg	North Wall µg/kg	North Wall DL µg/kg	South Wall µg/kg	West Wall µg/kg	West Wall DL µg/kg	Duplicate 1 µg/kg	Duplicate DL µg/kg	Regulatory Criteria ug/kg
vinyl chloride	<11	<11	4 J	<57	<12	<110	<1,600	44	12 DJ	200
chloroethane	<11	<11	<12	<57	16	150	<1,600	16	<62	1,900
methylene chloride	22 B	19B	23 B	160 BD	<16	160 B	<1,600	19 B	99 BD	100
acetone	21 B	3BJ	20 B	26 BDJ	<12	<110	<1,600	9 BJ	15 BDJ	200
1,1-dichloroethene	<11	<11	<12	<57	<12	<110	<1,600	2J	<62	400
1,1-dichloroethane	<11	<11	18	6 DJ	<12	520	<1,600	72	52 DJ	NA
2-butanone	4 J	<11	270 E	250 D	<12	<110	<1,600	24	33 DJ	300
1,1,1-trichloroethane	<11	8 J	20	<57	5 J	5,200 E	770 DJ	87	56 DJ	800
trichloroethene	<11	15	120	77 D	5 J	620	1,000 DJ	180	230 D	700
1,1,2-trichloroethane	<11	<11	<12	<57	<12	<110	<1,600	2 J	<62	NA
tetrachloroethene	<11	<11	<12	<57	<12	26 J	<1,600	<11	<62	1,400
toluene	<11	<11	<12	<57	<12	22 J	<1,600	<11	<62	1,500
ethylbenzene	<11	<11	<12	<57	<12	83 J	<1,600	<11	<62	5,500
xylenes	<11	<11	<12	<57	<12	2,900	<1,600	<11	<62	1,200
cis-1,2-dichloroethene	<11	1 J	130	81 D	<12	440	<1,600	380 E	400 D	NA
trans-1,2-dichloroethene	<11	<11	2 J	<57	<12	<110	<1,600	6 J	<62	300
methylcyclohexane	<11	<11	3 J	<57	<12	<110	180 DJ	<11	<62	NA
isopropylbenzene	<11	<11	<12	<57	<12	46 J	<1,600	<11	<62	NA
TICs	26 BJN	10 BJN	290 J	0	17 BJN	22,210 J	35,000 J	10 BJN	50 BJN	10,000*

ug/kg = micrograms per kilogram

J = Indicates an estimated value

B = This analyte was also detected within the laboratory's method blank and may be the result of laboratory contamination.

N = Indicates presumptive evidence of a compound.

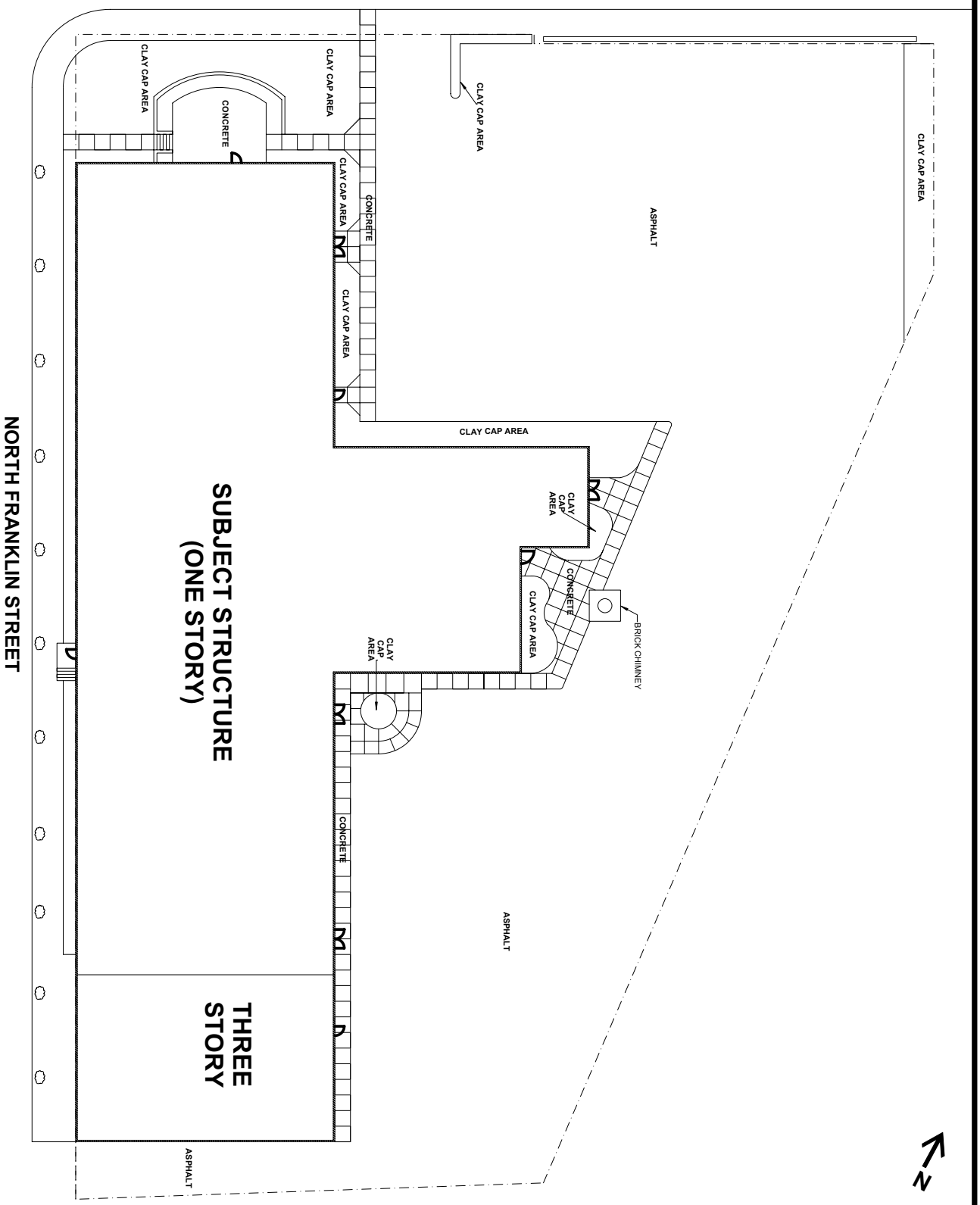
D = Analysis performed at a dilution

< = Analyte was not detected at or above the method detection limit listed

E = Identifies compounds whose concentrations exceed the calibration range of the instrument for that specific analysis.

* = Total VOCs must be less than or equal to 10,000 ug/kg

= Analyte detected above Regulatory Criteria



LCS INC.

BROWNFIELD CLEANUP PROGRAM
FIGURE 3- BARRIER CAP LOCATIONS

432 FRANKLIN STREET
SYRACUSE, NEW YORK

SITE#C734089
BCP#B7-0615-02-06

Drawn by: DPS

Checked by: DBR

0 30 60
Approximate Scale in Feet

LCS Project # 04S854.26

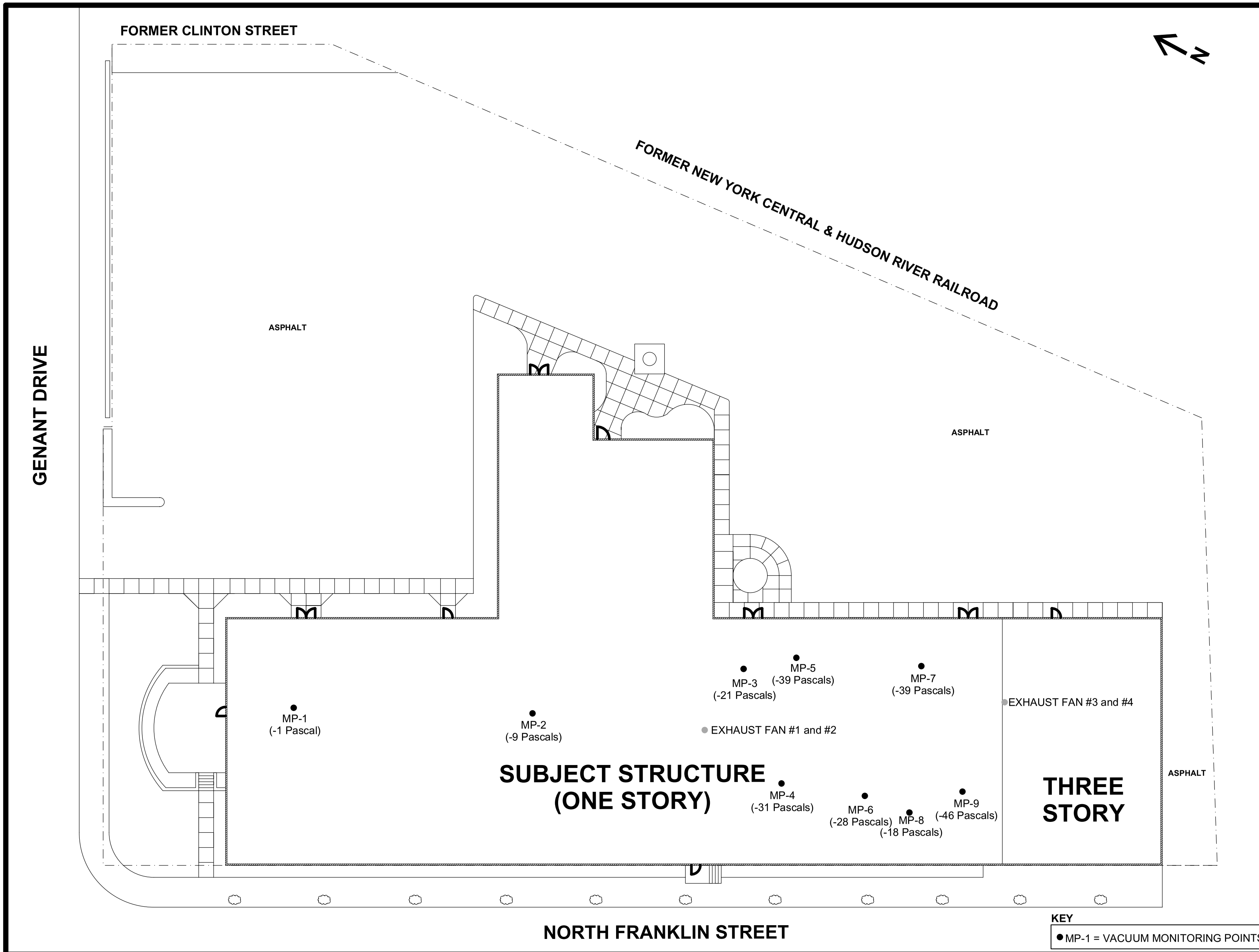


FIGURE 4- BLOWER LOCATIONS & VACUUM MONITORING POINTS

432 FRANKLIN STREET
SYRACUSE, NEW YORK

LCS INC.

Drawn by: DPS

Checked by: DBR

0 30 60
Approximate Scale in Feet

LCS Project # 04S854.26

SVOC Analysis by SW-846 Method 8270

Compound	Base µg/kg	East Wall µg/kg	North Wall µg/kg	South Wall µg/kg	West Wall µg/kg	Duplicate 1 µg/kg	Regulatory Criteria ug/kg
4-methyl phenol	<360	<1,900	<3,900	<380	<4,300	57 J	100 or MDL
naphthalene	28 J	76 J	<3,900	15 J	140 J	55 J	13,000
2-methylnaphthalene	12 J	<1,900	<3,900	<380	130 J	<2,000	36,400
acenaphthylene	31 J	58 J	<3,900	<380	<4,300	<2,000	50,000*
acenaphthene	19 J	87 J	<3,900	30 J	130 J	110 J	50,000*
dibenzofuran	28 J	74 J	<3,900	15 J	<4,300	73 J	6,200
fluorene	43 J	82 J	<3,900	22 J	150 J	140 J	50,000*
phenanthrene	340 J	1,400 J	400 J	320 J	1,500 J	1,800 J	50,000*
anthracene	95 J	330 J	<3,900	92 J	320 J	460 J	50,000*
carbazole	15 J	72 J	<3,900	33 J	160 J	63 J	NA
fluoranthene	490	2,400	600 J	570	1,800 J	<2,600	50,000*
pyrene	460	2,300	530 J	490	1,500 J	<2,000	50,000*
butyl benzyl phthalate	<360	1,900	<3,900	12 J	<4,300	<2,000	50,000*
benzo(a)anthracene	310 J	1,500 J	360 J	510	1,100 J	1,400 J	224 or MDL
chrysene	290 J	1,500 J	350 J	460	1,000 J	1,300 J	400
bis(2-ethylhexyl)phthalate	<360	<1,900	110 J	14 J	<4,300	200 J	50,000*
benzo(b)fluoranthene	220 J	1,300 J	320 J	620	1,100 J	1,200 J	220 or MDL
benzo(k)fluoranthene	200 J	1,200 J	330 J	440	790 J	1,200 J	220 or MDL
benzo(a)pyrene	280 J	1,800 J	410 J	740	1,100 J	1,300 J	61 or MDL
indeno(1,2,3-cd)pyrene	170 J	1,100 J	250 J	380	530 J	480 J	3,200
dibenzo(a,h)anthracene	80 J	470 J	<3,900	180 J	230 J	210 J	14 or MDL
benzo(ghi)perylene	170 J	1,200 J	260 J	360 J	500 J	460 J	50,000*
TICs	1,499 JN	1,850 J	13,500 J	1,323 J	970 J	1,421 JN	500,000**

ug/kg = micrograms per kilogram

J = Indicates an estimated value

N = Indicates presumptive evidence of a compound.

< = Analyte was not detected at or above the method detection limit listed

* = Individual SVOCs must be less than 50,000 ug/kg

** = Total SVOCs must be list than 500,000 ug/kg

= Analyte detected above Regulatory Criteria

LEAD Analysis by SW-846 Method 6010

Compound	Base mg/kg	East Wall mg/kg	North Wall mg/kg	South Wall mg/kg	West Wall mg/kg	Duplicate 1 mg/kg	Regulatory Criteria ug/kg
Lead	27.5	420	124	28.2	156	122	500*

mg/kg = micrograms per kilogram

* = Average concentrations in metropolitan or suburban areas or near highways typically range up to 500 ppm

7.0 SITE CAPPING

To eliminate the potential for direct human contact with the VOC-, SVOC- and lead-contaminated soil and to prevent the downward and off-Site migration of existing contaminants into the currently uncontaminated soils, a clay, concrete or asphalt cap was installed on-Site consistent with approved remedy. This work was initiated in late June 2004 and substantially completed in July 2004.

7.1 Barrier Layer Construction

Barrier material was brought on-Site by dump truck and/or cement truck. The clay cap material was obtained from Jack Brown and Sons, a NYSDEC acceptable barrier soil source located in West Monroe, New York.

Material testing was performed ahead of the construction to verify the suitability of the borrow pit soils for barrier layer construction. The testing indicated that the clay cap material had an average hydraulic conductivity of 1.1×10^{-8} cm/sec. The laboratory report is located in Appendix G.

The barrier soil material was either stockpiled for later use or spread as it was brought on-Site. Barrier material was placed in approximately 8-inch lifts. Following placement, the material was compacted. The final cap thickness measured at least 6 inches in thickness. No compaction testing was required by the RAP or completed.

7.1.1 Warning Barrier

Orange construction fencing was installed on top of the clay barrier as a warning indicator prior to application of topsoil as discussed below. This would prevent future accidental excavation into the clay cap.

7.1.2 Topsoil Placement

Topsoil was brought on-Site by dump truck and spread over the orange warning barrier and clay cap. Topsoil used for this project originated from an off-Site source.

7.1.3 Seeding and Planting

Seeding was initiated following placing of the topsoil. Seed was spread on all areas of the subject property where topsoil was placed, as well as perimeter areas disturbed by remedial construction activities.

Refer to Figure 3 for identification of clay-capped areas.

7.1.4 Barrier Layer Construction – Asphalt and Concrete

Asphalt and concrete were applied to all exterior areas not caped with clay. Approximately 12 inches of imported gravel fill material was placed and compacted on the areas to be paved with asphalt. Following compaction of the gravel base a 3 inch thick layer of New York State Department of Transportation (NYSDOT) Type 3 Asphalt Binder Coarse was installed. A NYSDOT Type 1 Asphalt Top Coarse was installed above the Binder Coarse.

In areas not covered by asphalt or clay capping, a concrete cap was installed. Generally, the cap consisted of a minimum four inch thick layer of concrete with a tensile strength of 4,000 pound per square inch (PSI) concrete.

Refer to Figure 3 for identification of asphalt and concrete capped areas.

8.0 STORMWATER RUNOFF CONTROL

New storm water interceptors were installed within the parking lot areas in 2004. It is LCS' understanding that the storm water is collected and discharged directly to the City of Syracuse storm water sewer system. Refer to Figure 3 for locations of the storm water interceptors.

9.0 DISPOSAL

Trees, brush and other general debris cleared from the subject property were disposed of by Paragon as general debris. Soils generated (78.39 tons) from the SEAOC were characterized in accordance with the requirements of the City of Auburn landfill, a Part 360, Subtitle D Solid Waste Landfill. The soil was disposed of at the City of Auburn landfill. Waste Characterization analytical testing is located in Appendix H. Disposal documentation is included within Appendix I.

10.0 GROUNDWATER MONITORING

Two monitoring wells were installed on the down-gradient side of the subject property on September 12, 2005, as requested by the NYSDEC. These wells replaced wells destroyed during Site redevelopment. These wells were installed by Parrat-Wolf, Inc. Refer to Figure 3 for monitoring well locations. Both monitoring wells were constructed using two inch-diameter Schedule 40 PVC screen and riser. Screens measuring 10 feet were installed at both locations. The well screen and attached riser were placed approximately 6 inches above the bottom of the borehole (between 14 and 15.5 ft. bgs) and backfilled with No. 1 silica sand. A bentonite chip seal approximately 1.5 feet thick was placed at the surface and hydrated at each monitoring well. Each monitoring well was then fitted with a lockable j-plug and an 8 inch diameter steel man way installed in a concrete pad to complete installation. Well construction diagrams are located in Appendix J.

The initial groundwater monitoring report is located in Appendix M.

11.0 COMMUNITY AIR MONITORING

Air monitoring was required under the RAP during excavation activities. LCS personnel performed community air monitoring of airborne particulates, and organic vapors daily with the use of two MIE Personal DataRAM MiniRae 2000 instruments, respectively. No exceedances of action levels were observed during construction activities. In addition, no visible dust was observed leaving the working area during the excavation work. LCS is not aware of any complaints from neighboring residents during construction activities. Community air monitoring results are presented in Appendix K.

12.0 OPERATION, MAINTENANCE AND MONITORING PLAN

The Operation, Maintenance and Monitoring Plan is being submitted simultaneously under separate cover.

CERTIFICATION STATEMENT

I certify that the Remedial Work Plan was implemented and that all construction activities were completed in substantial conformance with the Department-approved Remedial Work Plan.

Dated: 12/7/06

Report Preparer

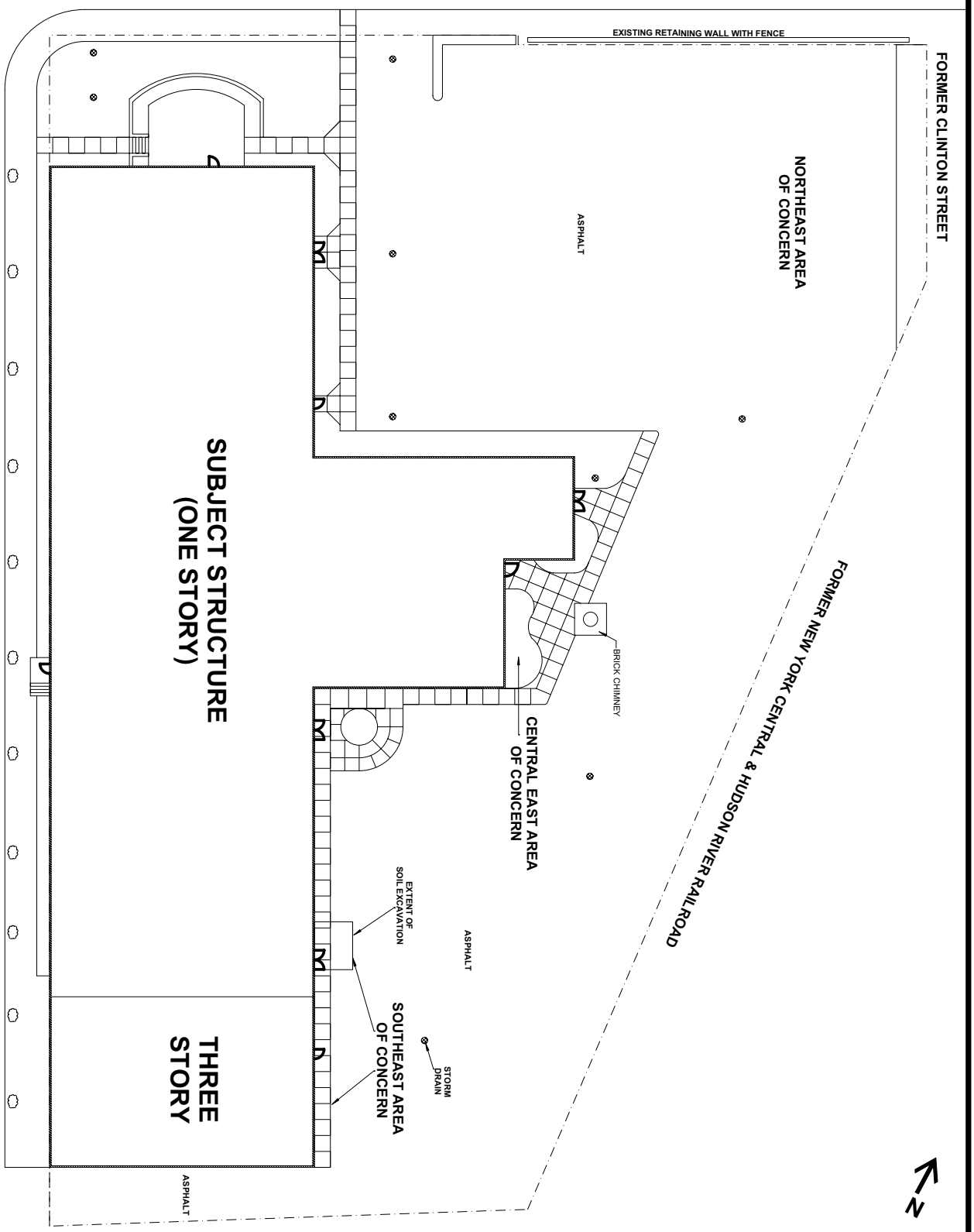
Peter M McKee, PE

Peter McKee, P.E.
New York State Professional Engineer

FIGURES

LCS INC.
Environmental and Real Estate Consultants

Figure 1- Site Location Map
432 Franklin Street
Syracuse, New York



LCS INC.

BROWNFIELD CLEANUP PROGRAM
FIGURE 2- AREAS OF CONCERN

432 FRANKLIN STREET
SYRACUSE, NEW YORK

SITE#3C734089
BCP#B7-0615-02-06

Drawn by: DPS

Checked by: DBR

0 30 60
Approximate Scale in Feet

LCS Project # 04S854.26

APPENDIX A

New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 7
615 Erie Boulevard West, Syracuse, New York 13204-2400
Phone: (315) 426-7519 • **FAX:** (315) 426-7499
Website: www.dec.state.ny.us

Erin M. Crotty
Commissioner

October 28, 2003

Mr. Douglas Sutherland
Franklin Properties, LLC
221 West Division Street
Syracuse, New York 13204

Re: Remedial Action Work Plan
432 North Franklin Street, Syracuse, NY
VCP #V005887

Dear Mr. Sutherland:

The New York State Department of Environmental Conservation and the New York State Department of Health have reviewed the 2003 Remedial Action Work Plan and addendums of October 6, 9, 15, & 28 as well as the revised HASP dated September 2003 and received by the Department October 20, 2003 and the subsequent revision dated October 24, 2003. Upon our review we find the proposed work plan to be protective of human health and the environment and approve of its implementation.

Please contact me at your convenience to schedule Department observation of the field work. It has been a pleasure to work with you and I am looking forward to the successful completion of this project.

Sincerely,

Carl S. Cuipylo
Engineering Geologist

cc: Gary Litwin
Mary Jane Peachy
David Smith
Maura Desmond
Doreen Simmons
Ed Hinchey

APPENDIX B

Environmental Resources Management

5788 Widewaters Parkway
Dewitt, NY 13214
(315) 445-2554
(315) 445-2543 (fax)

2 December 2004

Mr. Doug Sutherland
Vice President
Franklin Properties, Inc.
221 West Division Street
Syracuse, NY 13204

RE: Summary of Oversight Activities
Franklin Properties, Inc.
432 North Franklin Street
VCP Agreement: B7-0615-02-06
ERM Project No. 0001298

Dear Mr. Sutherland:

As requested, Environmental Resources Management (ERM) has prepared a summary of oversight activities at the Franklin Square property during construction activities in March and April 2004. The property is located at 432 North Franklin Street (Attachment A; Figure 1) in the Franklin Square section of the city of Syracuse, New York. This report contains a chronological summary of ERM's oversight activity and onsite inspection services.

Beginning in February 2004, ERM worked closely with Franklin Properties as they developed construction schedules and began building demolition and site work. During this time ERM met with Franklin Properties project mangers regularly to discuss construction schedules, waste management issues, provide information regarding known site conditions, and to assist with the final development of remedial construction material specifications. ERM also visited the site to monitor activities.

In April 2004, ERM provided oversight and inspection of the installation of the sub-slab ventilation system in the main building at the property. A chronological summary of ERM's activity is presented in Table 1 below. Field notes from each site visit are located in Attachment B of this letter.

Table 1
Summary of ERM Site Activity

Date	Activity	Problems Encountered
12 April 2004	Met with Franklin onsite managers and inspected ongoing sub-slab ventilation system installation activities. Activities included, grading, vent-pipe trench excavation and pipe installation.	None
13 April 2004	Met with Franklin onsite managers and inspected ongoing sub-slab ventilation system installation. Ongoing activities included completion of vent-pipe installation and compaction of sub-base.	None
15 April 2004	Met with Franklin onsite managers and inspected ongoing sub-slab ventilation system installation activities. Activities included, emplacement and sealing of the vapor barrier and the pouring of the concrete floor in the southern section of the main Building.	None
19 April 2004	Met with Franklin onsite managers to setup air-monitoring program and calibrated equipment.	None
20 April 2004	Met with Franklin onsite managers and discussed staging, sampling and disposal of soil from the Southeast Area of Concern (SEOC); discussed location and installation methodology of sub-slab sampling points; collected background air monitoring data and inspected the excavation of pipes along the north wall of the East Wing.	None

ERM conducted onsite inspection of the sub-slab depressurization system installation. It is ERM's technical opinion that the sub-slab system in the Main Building was installed according to design specifications. Photographic documentation of the installation of the sub-slab venting system and the emplacement of the 9-mil vapor barrier are attached to this report (Attachment C). Franklin onsite managers agreed to collect "as built" measurements and "mark-up" a site drawing for ERM to use in its

final report. While onsite, ERM confirmed the appropriate distribution of the sub-slab venting system as shown in Figure 2 (Attachment A).

ERM also conducted the background air-monitoring program on 20 April 2004 prior to the beginning of soil excavation activities at the SEAOC. Mr. Dave Myers calibrated the equipment on 19 April 2004 and visited the site and installed digital data loggers at upgradient and downgradient locations. The data from the background air-monitoring sampling event are located in Attachment D of this report.

Please call me if you have any questions or comments.

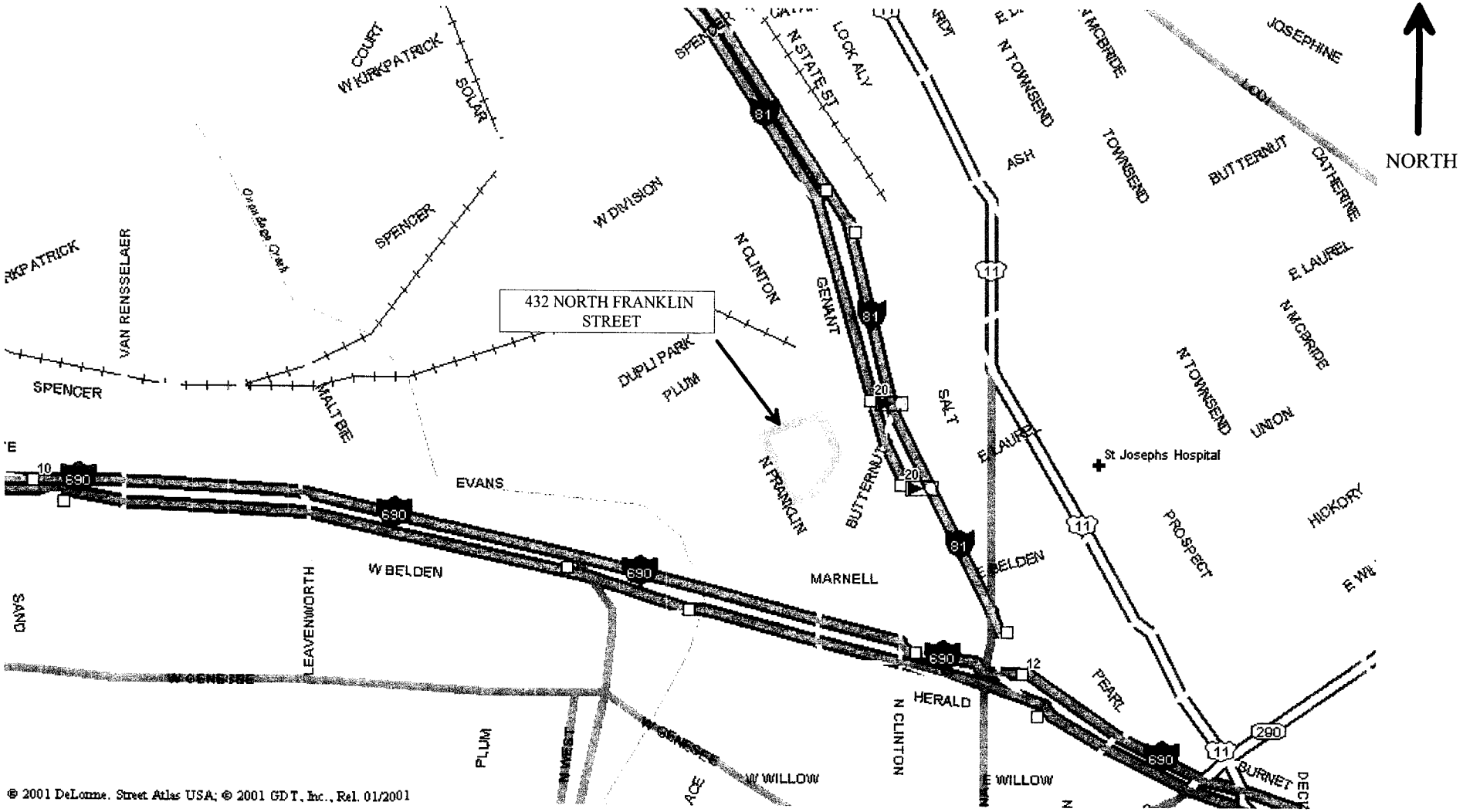
Sincerely,

Edward Hinchey, P.G.
Partner In Charge

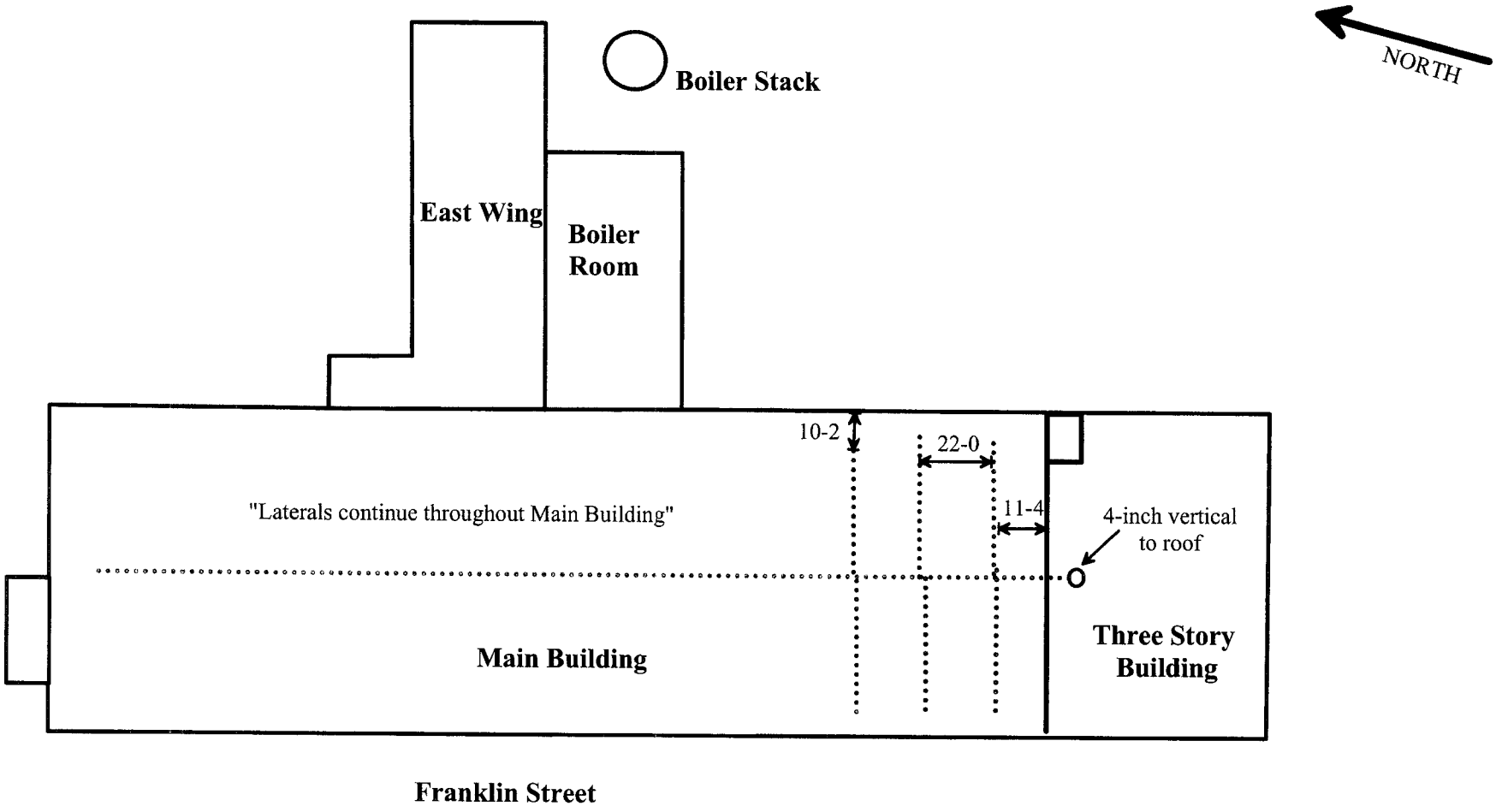
C: Dave Myers – ERM

ATTACHMENTS

ATTACHMENT A
(Site Figures)



432 NORTH FRANKLIN STREET SITE LOCATION MAP	
PREPARED FOR: **FRANKLIN PROPERTIES**	
ERM	SCALE: NTS DATE: NOV 2004 FIGURE: 1



All Measurements are in standard units (10-2 = 10-feet - 2-inches)

432 NORTH FRANKLIN STREET Typical Vent Pipe Distribution		
PREPARED FOR: **FRANKLIN PROPERTIES**		
ERM	SCALE NTS DATE NOV 2004	FIGURE 2

ATTACHEMNT B
(Field Notes)

Daily Project Activity Form

Client:	Franklin Associates	Activity Date:	4-12-04
Project Name:	The Foundry	ERM Project Number:	0001208

ATTACHED TO THIS REPORT:

- ☐ Chain of Custody
- ☐ Field Sampling Reports
- ☐ Subcontractor Invoice
- ☐ Shipping Manifest
- ☒ Equipment Charge
- ☐ Injury Report
- ☐ Site Photographs
- ☐ Inspection Report
- ☐ Site Drawings

ERM®

Significant Work Accomplished Today
→ Met w/ Rich Napierkowski and Ron (?) at Foundry;
→ inspected crushed stone fill, vent pipe trenching and vent pipe installation; checked for pea-gravel, tightness of all fittings; presence of filter wrap
→ measured approximate location of manifold and laterals; all within 10' of as specified in drawing; Rich an Ron assured ERM that Franklin will collect "As built" dimensions and provide marked up drawing
→ We discussed adding a second 6-inch vertical through floor to dead head in a wall for potential future system modification; Rich agreed to place in wall @ North end.
→ photographic documentation collected

Upcoming Activity	Expected Completion Date
→ Site meeting to kickoff soil excavation	4-13-04
→ start soil excavation	4-14-04

Personnel	Description of Activity	Hours
E. Hinchey	Site inspection - work coordination	2.0

Client:	Franklin Associates	Activity Date:	
Project Name:	The Foundry	ERM Project Number:	0001248

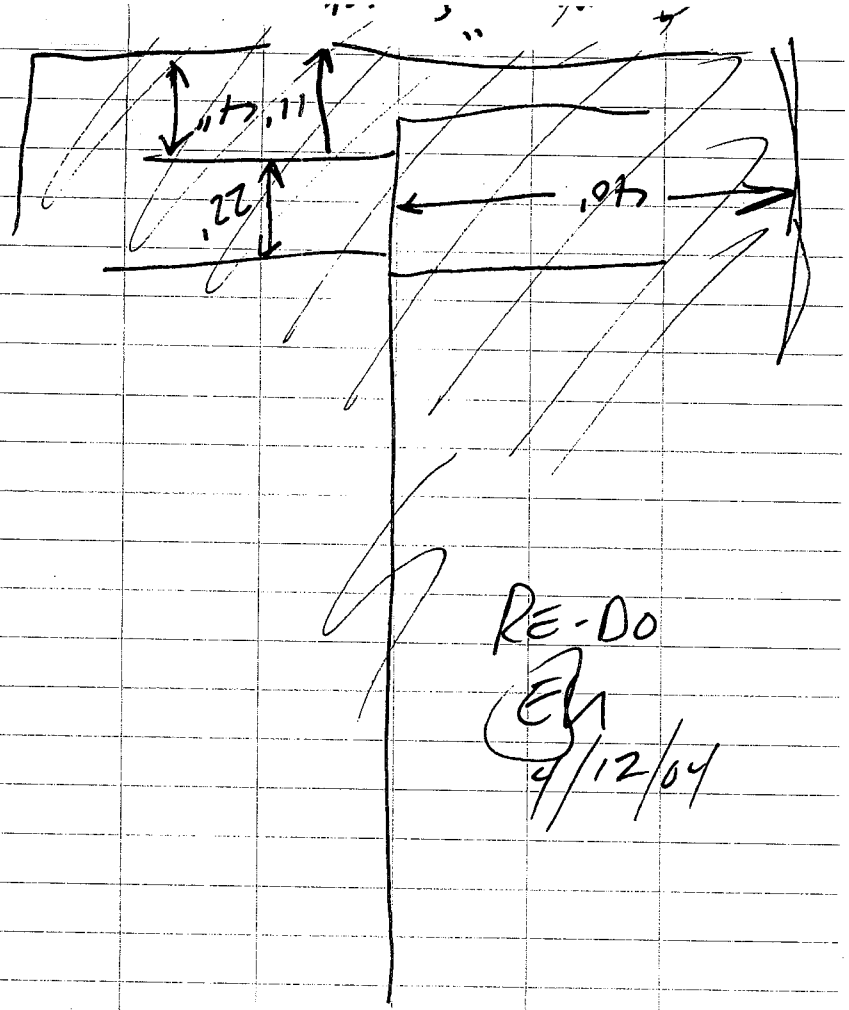
Problems Encountered	Description of Solution
None	

Additional Comments
-D EH determined that concrete sub floor was not pressure washed as recommended by ERM
-D the final floor plan has been determined: the boiler room and old scale room, as well as east wing will remain in place and under roof; ERM to discuss need for ~~EH~~ sub-slab collection system below finished grade
-D Rich asked ERM to verify how we want the vapor barrier sealed - EH to check w/ engineer
-D Noted two areas where vent pipe would not lay down flat because trenching did not line up w/ vent pipe and fittings; Rich to make sure corrected and pea gravel is placed under vent pipe where under gravel is uneven.

LOCATION: Foundry / Syracuse ACTIVITY: Site Meeting / inspection

FILED BY: E. Hinchey SIGNATURE: EH

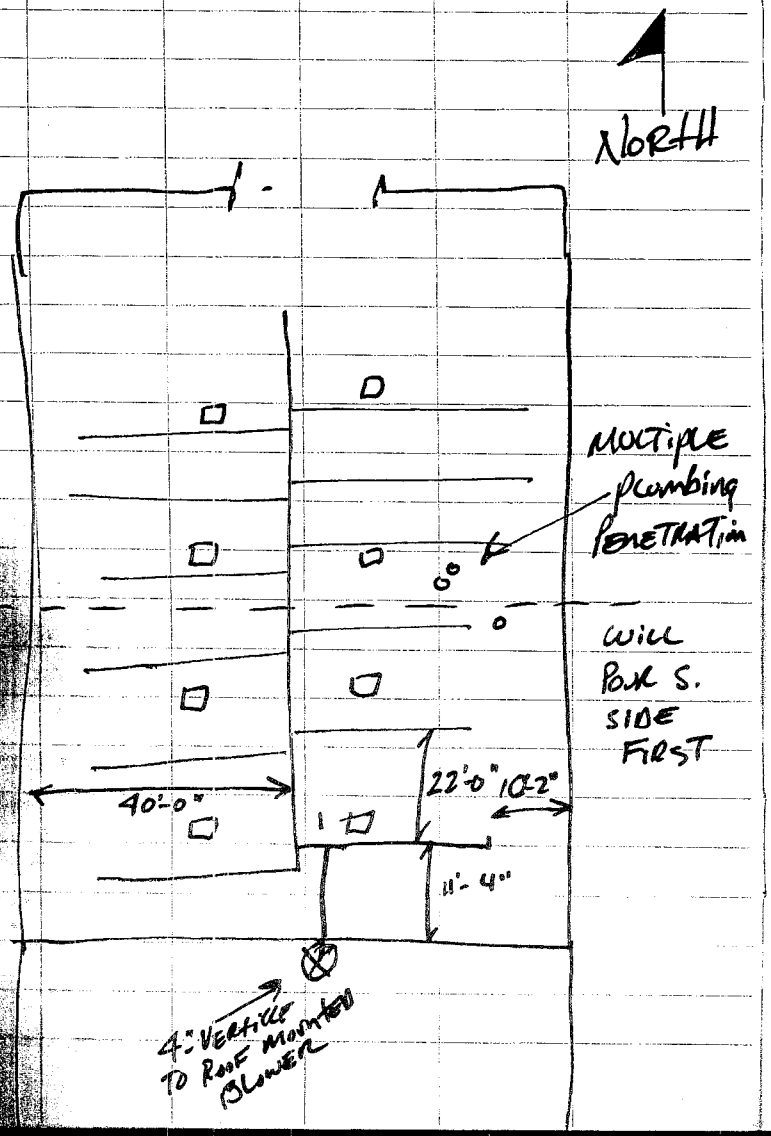
Attach additional pages as necessary and fax to Mr. Doug Sutherland (315) 471-8028 copy to file.



RE-DO
EH
4/12/04

07:35: M/W RON PARMERI
- SUNNY - 32°F
- FLOOR 80% COVERED W/ CRUSHER stone
- VENT PIPE EVIDENT
- RON WANTS to POUR CONCRETE on SOUTH END this week
- Schedule for poly - TOMORROW
- RON will ADD EXTRA VENT on NORTH SIDE OF BLDG. TO USE IN THE EVENT WE CAN
- EH TOOK SOME MEASUREMENTS, INSPECTED ALL JOINTS FOR TIGHTNESS
- RICH AND RON will PROVIDE AS BUILT DIMENSIONS OF ALL VENT PIPE
- The system is DESIGNED to RECEIVE A 6-inch Vertical DISCHARGE pipe to ROOF AT SOUTH END OF BLDG.
- RICH will DECIDE which SIDE OF THE BUILDING

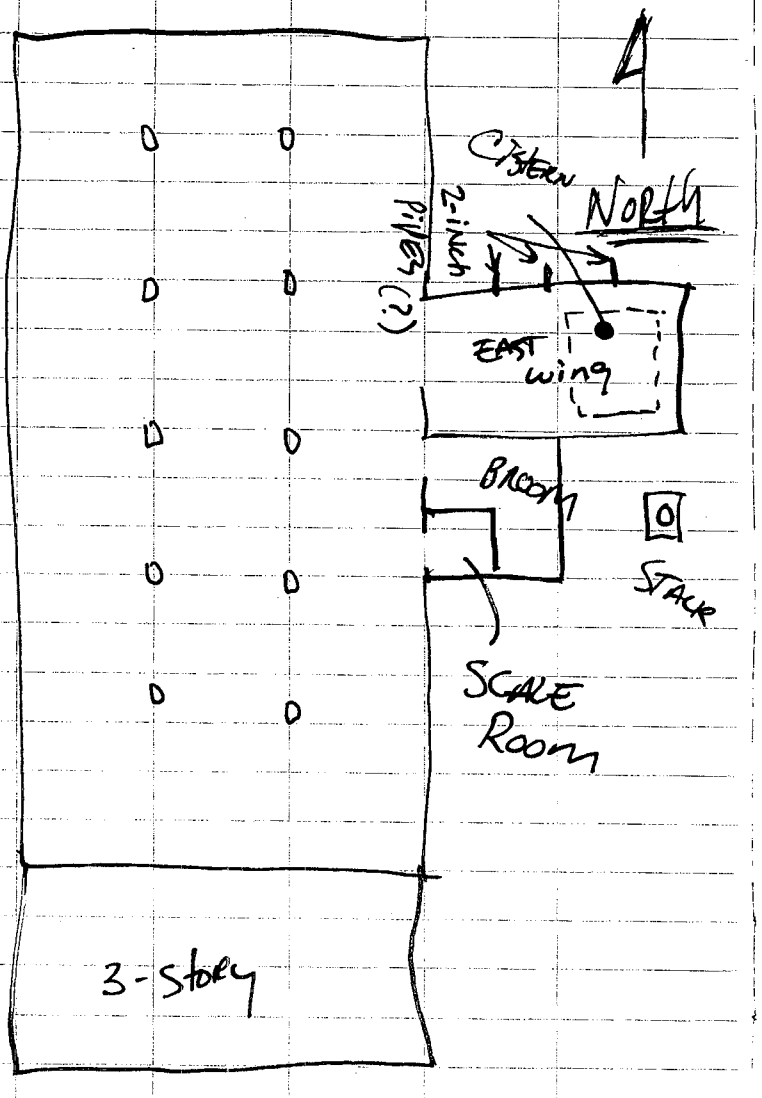
* All Measurements to Brick



- To place the Additional Vent Access
- Rich wants a Site Meeting w/ Paragon on Tues at 1:00 pm - will start site work @ AM on Thursday - wants to meet to discuss Excavation @ Former Gasoline UST
- Rooms on East Side have been saved and will be re-used; Elan to Rec. Sub-Slab Verification in this area
- EH discussed "As Builts" of the Venting System - Rich and Ron agreed to provide same to me.

left site at 9:15am

EH



1400 - on-@ site
- on/cost -40°F
- m/w Ron. Most of Sub-base is Complete; Pea-gravel is down on top of Vent pipe;
- Ron acknowledged that she took "as built" measurements yesterday "they are on the prints"
- getting ready to pour 100 yds on Thursday.
- Crushed stone is being hand tamped - by Ron
- m/w Craig Standish and Nick
- Erin to Do the following:
  - mark out area to be excavated
  - direct excavation
  - Collect Confirmation samples
  - Conduct perimeter monitoring
  - Conduct Vapor monitoring
  - arrange for waste management

Daily Project Activity Form

Client:	Franklin Associates	Activity Date:	4-13-04
Project Name:	The Foundry	ERM Project Number:	0001298

ATTACHED TO THIS REPORT:

- ☐ Chain of Custody
- ☐ Field Sampling Reports
- ☐ Subcontractor Invoice
- ☐ Shipping Manifest
- ☒ Equipment Charge
- ☐ Injury Report
- ☐ Site Photographs
- ☐ Inspection Report
- ☐ Site Drawings

ERM®

Significant Work Accomplished Today
→ MET W/ RICH, RON (MCK/FRANKLIN) AND PARAGON REPRESENTATIVE CRAIG STANDISH TO SET-UP SOIL EXCAVATION PROGRAM
→ INSPECTED FINISHED COMPACTED SUBBASE AND VENT TRENCHES W/ PEA-GRAVEL BACKFILL IN-PLACE

Upcoming Activity	Expected Completion Date
• INSPECTION OF VAPOR BARRIER IN PLACE AND SEALED PRIOR TO EMPLACEMENT OF CONCRETE	4-15-04
• ERM TO CONDUCT ALL SOIL EXCAVATION PRE-CONSTRUCTION AND SOIL MANAGEMENT ACTIVITY	4-14 → 4-20

Personnel	Description of Activity	Hours
E. HINCHEY	MEETINGS W/ PEL; VENT INSPECTION	2.0

Client:	Franklin Associates	Activity Date:	4-13-04
Project Name:	The Foundry	ERM Project Number:	0001298

Problems Encountered	Description of Solution
None	

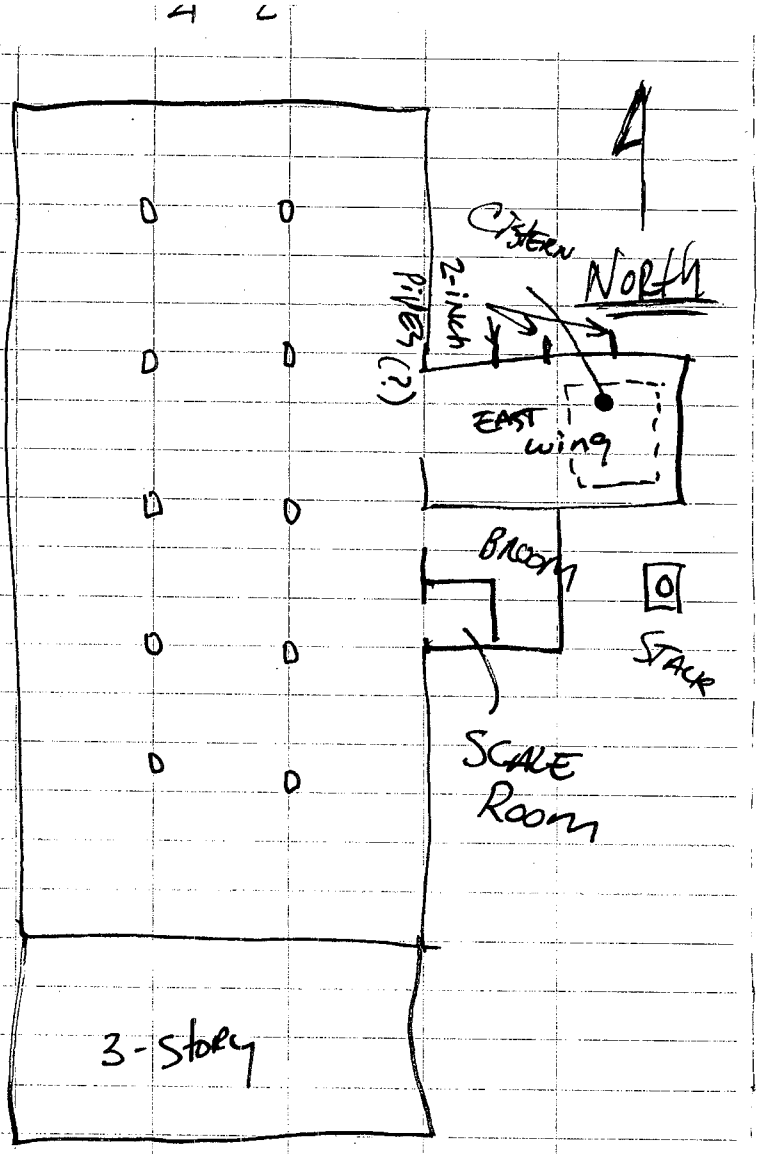
Additional Comments

- PEC had not reviewed the workplan, did not prepare a Health and Safety plan and had made no arrangements for equipment needs, soil management and disposal or ground water management, if encountered
- ERM informed PEC that they are responsible for their own H&S; ERM prepared a HASP in the workplan which they can get from Franklin; Rich said he would provide it.
- Rich and PEC requested that ERM mark the area to be excavated; direct excavation; collect confirmation samples; conduct perimeter dust monitoring as well as work zone vapor monitoring; Arrange for waste testing, management and disposal; Collect characterization samples; review relevant data and get disposal approvals.

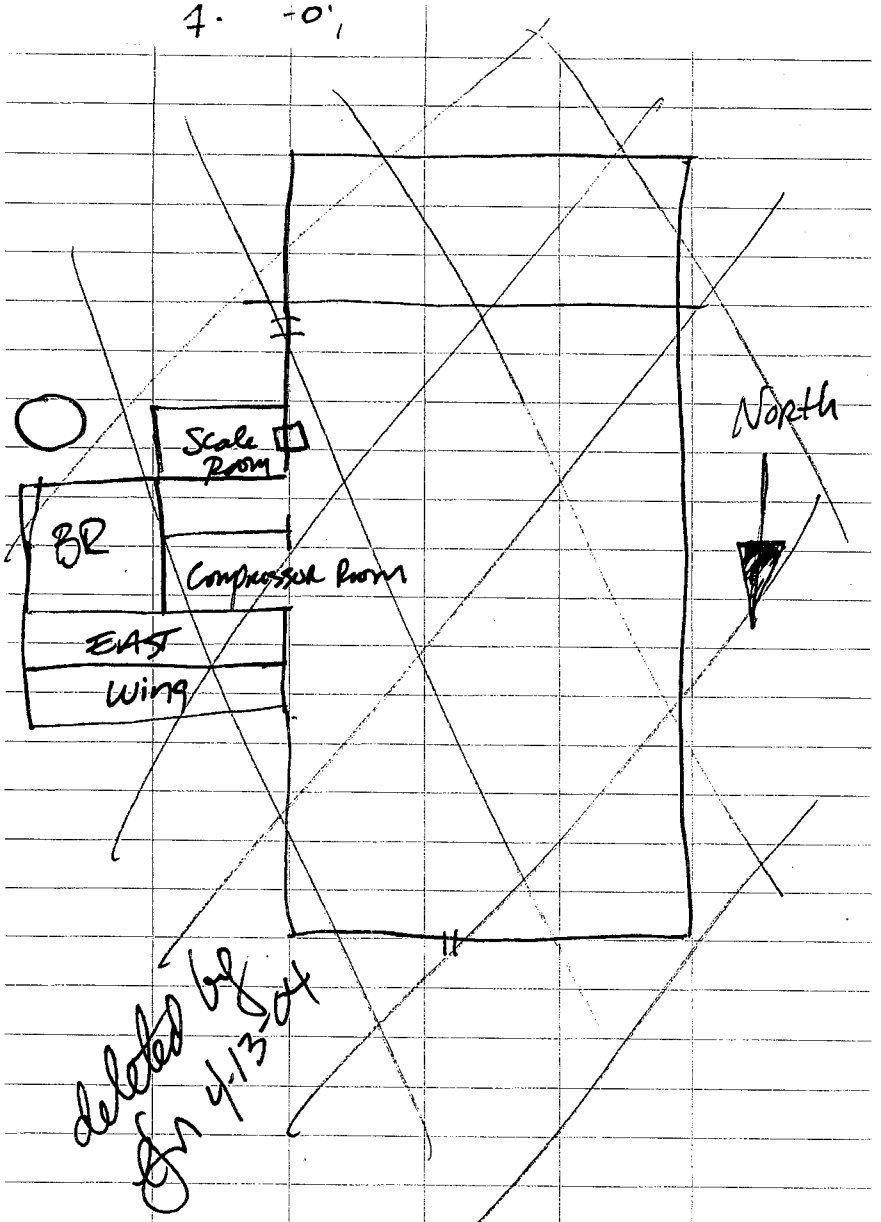
LOCATION: Syracuse / Foundry ACTIVITY: Site Meeting / inspection

FILED BY: Ed Hinchey SIGNATURE: [signature]

Attach additional pages as necessary and fax to Mr. Doug Sutherland (315) 471-8028 copy to file.



1400 - on-site
- on cost - 40°F
- m/w Ron. Most of Sub-base is Complete; Pea-gravel is down on top of Vent pipe;
- Ron acknowledged that the took "as built" measurements yesterday "they are on the prints"
- getting ready to pour 100 gals on Thursday.
- Crushed stone is being hand tamped - by Paragon
- m/w Craig Standish and Rich
- Ekm to Do the following:
  - mark out area to be excavated
  - direct excavation
  - Collect Confirmation samples
  - Conduct perimeter monitoring
  - Conduct Vapor monitoring
  - arrange for waste management



deleted by [illegible] on 4-13-04

- Collect characterization samples
- rev. all data
- PEC and MCK to make determination regarding footer exposure
- PEC has not read the workplan or the HASP
- PEC to get copy from MCK

1435- inspected pea gravel backfill of trenches
- Trenching and venting not installed in the north end of the Bldg.
- inspected third anti-rooms on the east side of the Bldg.

1530- Conducted site inspection of the perimeter of the Bldgs
- identified two pipes (pairs) on North side of the "East wing" of the Bldg.
- Collected additional photographs of venting systems installation

1545- OFFSITE

Daily Project Activity Form

Client:	Franklin Associates	Activity Date:	15 April 2004
Project Name:	The Foundry	ERM Project Number:	0001298

ATTACHED TO THIS REPORT:

- ☐ Chain of Custody
- ☐ Field Sampling Reports
- ☐ Subcontractor Invoice
- ☐ Shipping Manifest
- ☐ Equipment Charge
- ☐ Injury Report
- ☐ Site Photographs
- ☐ Inspection Report
- ☐ Site Drawings

ERM®

Significant Work Accomplished Today
-D INSPECTED VAPOR BARRIER AT MAIN BUILDING, SOUTH SIDE; ALL JOINTS WERE FOLDED AND TAPED AS SPECIFIED; ALL PENETRATIONS WERE OVERCAPPED AND AN OVERLAP EXTENDED BEHIND THE PERIMETER EXPANSION JOINT.

Upcoming Activity	Expected Completion Date
EXCAVATION IN SEAOC - ERM HAS BEEN REQUESTED TO MANAGE SOIL AND DIRECT EXCAVATION CONTRACTOR - AWAITING AUTHORIZATION FROM FRANKLIN	4-20-04

Personnel	Description of Activity	Hours
E. Hinchey	VAPOR BARRIER INSPECTION	0.5

Client:	Franklin Associates	Activity Date:	4-15-04
Project Name:	The Foundry	ERM Project Number:	0001298

Problems Encountered	Description of Solution
ERM LEARNED THAT THERE WILL BE HEAT LOOPS IN NORTH END OF BUILDING; this will interfer w/ system monitoring	INSTALL permanent sampling points DURING construction

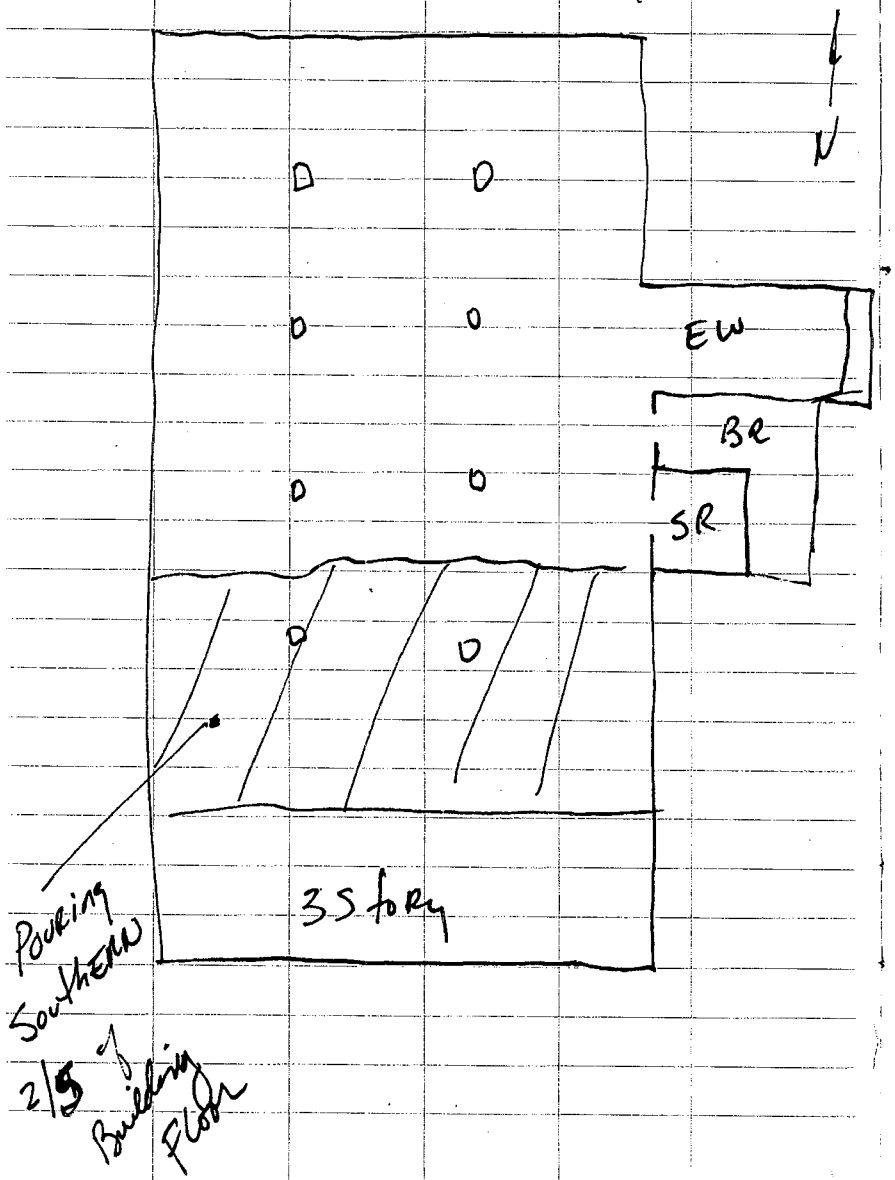
Additional Comments
ERM observed that the rooms on the east side will be finished as interior space; these rooms will need to be evaluated for vapor intrusion.

LOCATION: Franklin/Syracuse ACTIVITY: Site inspection

FILED BY: E. HINCHEY SIGNATURE: E. Hinchey

Attach additional pages as necessary and fax to Mr. Doug Sutherland (315) 471-8028 copy to file.

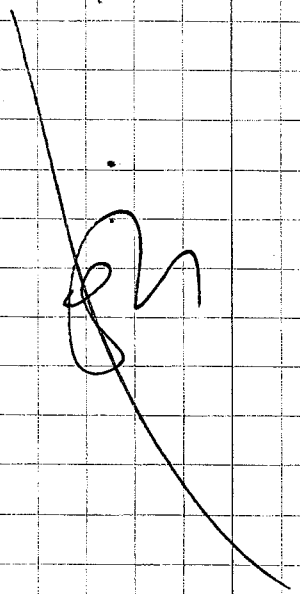
4.15.4



4.15.1

0730 - Sunny 45°F
- onsite to inspect Vapor BARRIER
- Vapor BARRIER Down - A SEAMS TAPED, BARRIER RUN up WALL At EXPANSION JOINT, AND PENETRATIONS
- Collected photographs

0750 - OFF site



Daily Project Activity Form

Client:	Franklin Associates	Activity Date:	19 April 2004
Project Name:	The Foundry	ERM Project Number:	~~0001298~~ 0016749

ATTACHED TO THIS REPORT:

- ☐ Chain of Custody
- ☐ Field Sampling Reports
- ☐ Subcontractor Invoice
- ☐ Shipping Manifest
- ☐ Equipment Charge
- ☐ Injury Report
- ☐ Site Photographs
- ☐ Inspection Report
- ☐ Site Drawings

ERM®

Significant Work Accomplished Today
Prepared (Calibrated, setup on Computer and charged) air monitoring instruments – PDR 2650
2652
2648
2646
obtained pertinent data from Data Base Report for field useage.

Upcoming Activity	Expected Completion Date
excavation by Paragon in SEAOC	23 April 2004

Personnel	Description of Activity	Hours
David W. Myers	As noted above	2.5

Client:	Franklin Associates	Activity Date:	19 April 2004
Project Name:	The Foundry	ERM Project Number:	~~0001298~~ 0016749

Problems Encountered	Description of Solution
N/A	

Additional Comments
Preparation for 20 April 2004 Site visit to perform background sampling.

LOCATION: Syracuse office ACTIVITY: Engineering Compliance – Franklin BCP

FILED BY: David W. Myers SIGNATURE: David W. Myers

Attach additional pages as necessary and fax to Mr. Doug Sutherland (315) 471-8028 copy to file.

Daily Project Activity Form

Client:	Franklin Associates	Activity Date:	20 April 2004
Project Name:	The Foundry	ERM Project Number:	~~0001298~~ 0016749

ATTACHED TO THIS REPORT:

- ☐ Chain of Custody
- ☐ Field Sampling Reports
- ☐ Subcontractor Invoice
- ☐ Shipping Manifest
- ☐ Equipment Charge
- ☐ Injury Report
- ☐ Site Photographs
- ☐ Inspection Report
- ☐ Site Drawings

ERM

Significant Work Accomplished Today
1). Performed background air monitoring for Community Air Monitoring Program associated with Franklin ACP.
2) Laid out area of SEAOC.
3) Discussed staging, sampling + disposal of "lead" affect soil from SEAOC with Ron.
4) Discussed installing of sub-slab monitoring points with Ron.
5) Download PDR background info – two log/graphs attached.
6) Oversaw excavation of pipes along NE corner of East Wing.

Upcoming Activity	Expected Completion Date
Excavation of SEAOC by Paragon	13 April 2004

Personnel	Description of Activity	Hours
David W. Myers	1, 2, 3, 4 and 5 above	5.5
Ed Hinchey	3, 4, and 6 above	2.0

Client:	Franklin Associates	Activity Date:	20 April 2004
Project Name:	The Foundry	ERM Project Number:	~~0001298~~ 0016749

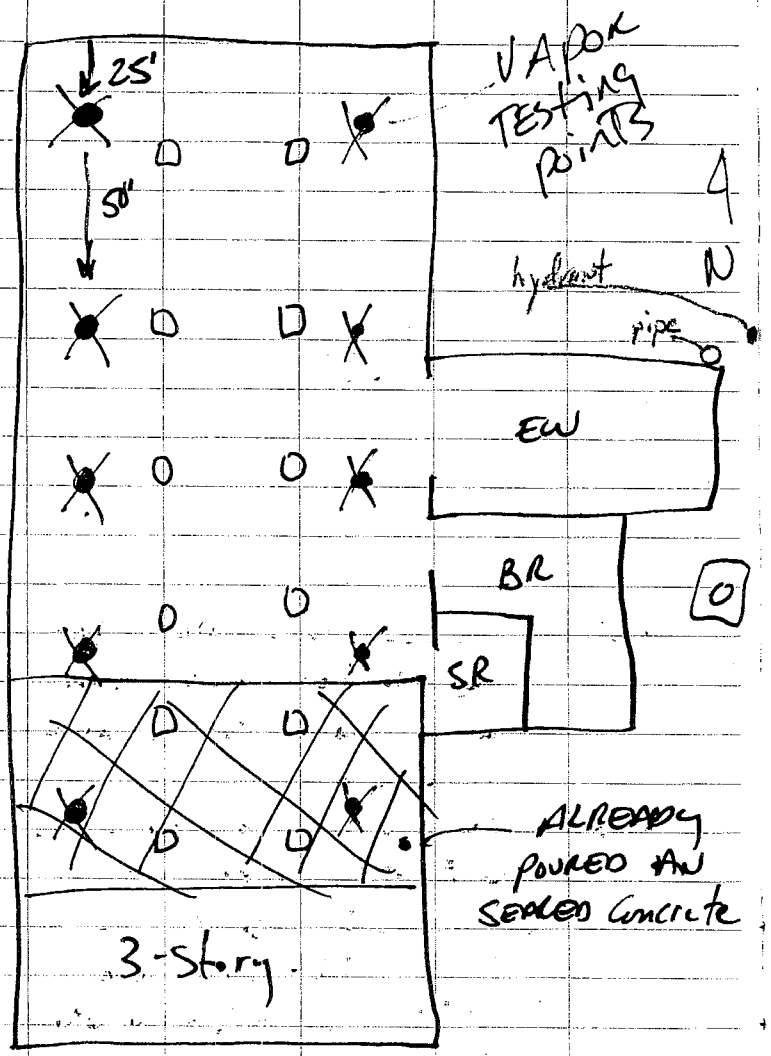
Problems Encountered	Description of Solution
N/A	

Additional Comments
EH submitted map to Rich N. of NE drainage feature.
Field work by Paragon to be scheduled by Rich N. who will provide proper notice to Dave Myers

LOCATION: Site ACTIVITY: Engineering Compliance - Franklin BCP

FILED BY: David W. Myers SIGNATURE: David W. Myers

Attach additional pages as necessary and fax to Mr. Doug Sutherland (315) 471-8028 copy to file.



4-20-04

0855: - EH + DWM onsite; overcast 50°F
- went to meet w/ Rich or Ron
- m/w Ron in MAIN BUILDING: we agreed that Ron would provide 5 DWM - Concrete penetrations per side in the main floor area w/ heating grid: to start 25' from N. wall then every 50'

0915 DWM calibrates PDR 2650 (Dust monitor) and places along fence line at southern end of property

0923 PDR 2650 starts background monitoring information

0925 DWM calibrates PDR 2648 (Dust monitor) and places along ~~fence~~ DWM work area - on window sill adjacent to Southeast Area of Concern (SEAOC)

0933 PDR 2648 starts background monitoring information.

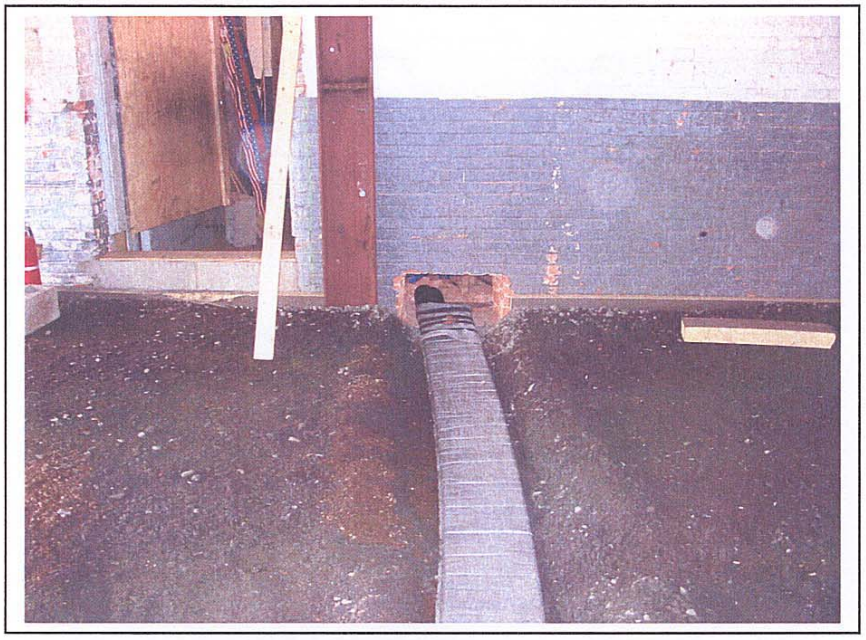
0940	EH request Ron use backhoe to investigate pipe along NE corner of the East Wing (EW). Excavation details that piping is connected to adjacent hydrant that is part of an abandoned fire line for the abandoned facility.
0950	Dwm calibrates PDR 2646 and places on window sill 25' N of work area.
1000	Dwm calibrates PDR 2652 and places along fence line @ NE portion of site
1010	Dwm uses orange marking paint and locates 12' x 12' area of excavation in the SE AOC.
1030	Dwm + EH discuss staging of excavated soil in a double lined 30 yd rolloff with Ron. Ron will provide + have on-site for Peragon (Excavation contractor). ERM will sample for Waste Classification and arrange for proper disposal.
1045	EH + Dwm demobe site.
1315	Dwm returns to site and photographs all PDR monitors at their locations.
1348	Dwm shuts off PDR 2650
1350	Dwm shuts off PDR 2648
1355	Dwm shuts off PDR 2652
1400	Dwm shuts off PDR 2646
1410	Dwm discusses schedule w/ Rick Naperkuski. Rick to let Dwm know when work to be rescheduled - tentatively looking @ Thursday 4/22/04 @ 7:00 Am
1420	Dwm demobes site
1430	Dwm @ office and downloads PDR monitors PDR 2650 + 2648 functioned properly PDR 2652 + 2646 did not record.
1440	Dwm contacts Pine Env and schedules rental on two additional PDR machines and a PID for Thursday - 4/22/04
1500	Dwm initiates Daily Reports for 4/19 + 4/20/04
1530	Reports completed.

David W. Myers
4/20/04

ATTACHMNET C
(Site Photographs)

PHOTOLOG

Project Name:	432 Franklin Square	Client Name:	Franklin Properties
Project No.:	HU401.00	Site Name:	The Foundry
Prepared By:	EJH	Date:	12 April 2004



NOTES

View looking North where main section enters the Three Story Building

NOTES

View looking west along of two laterals at south end of the Main Building

PHOTOLOG

Project Name:	432 Franklin Square	Client Name:	Franklin Properties
Project No.:	HU401.00	Site Name:	The Foundry
Prepared By:	EJH	Date:	12 April 2004

NOTES

View of pea-gravel beneath vent

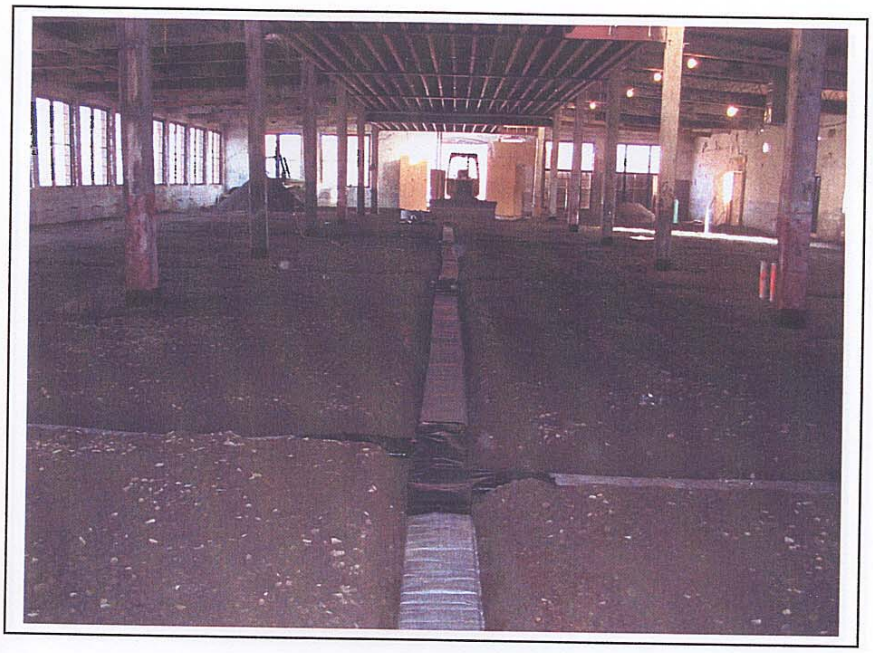
NOTES

Typical joint

PHOTOLOG

Project Name: 432 Franklin Square
Project No.: HU401.00
Prepared By: EJH

Client Name: Franklin Properties
Site Name: The Foundry
Date: 12 April 2004



NOTES
View looking north along the axis of he Main Building; Main section and laterals in view

NOTES
Close-up of joint

PHOTOLOG

Project Name:	432 Franklin Square	Client Name:	Franklin Properties
Project No.:	HU401.00	Site Name:	The Foundry
Prepared By:	EJH	Date:	13 April 2004

NOTES

View looking west at south end of Main Building. Photo shows that the backfilling with pea-gravel is complete.

NOTES

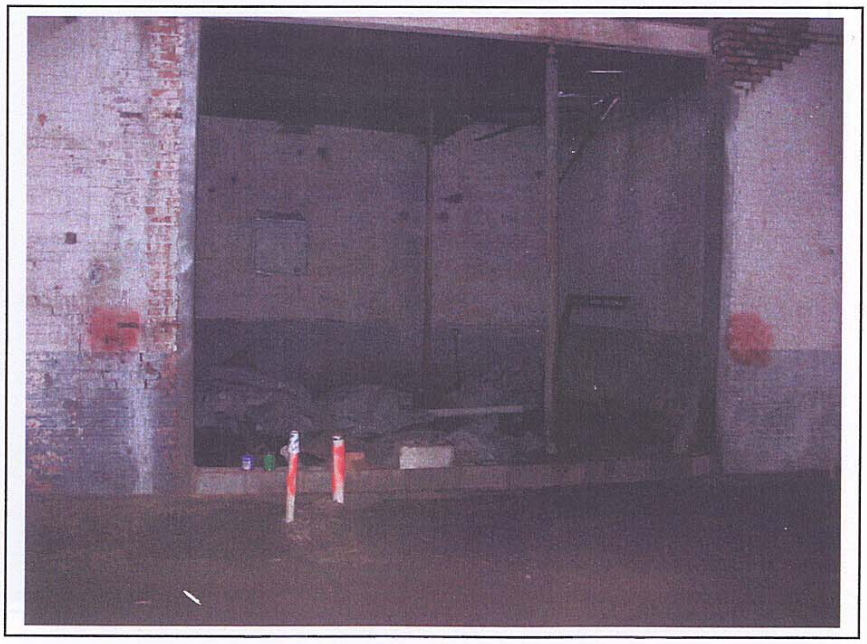
Typical lateral backfilled with pea-gravel

PHOTOLOG

Project Name:	432 Franklin Square	Client Name:	Franklin Properties
Project No.:	HU401.00	Site Name:	The Foundry
Prepared By:	EJH	Date:	13 April 2004

NOTES

View looking north along long axis of Main Building showing the backfill with pea-gravel.



NOTES

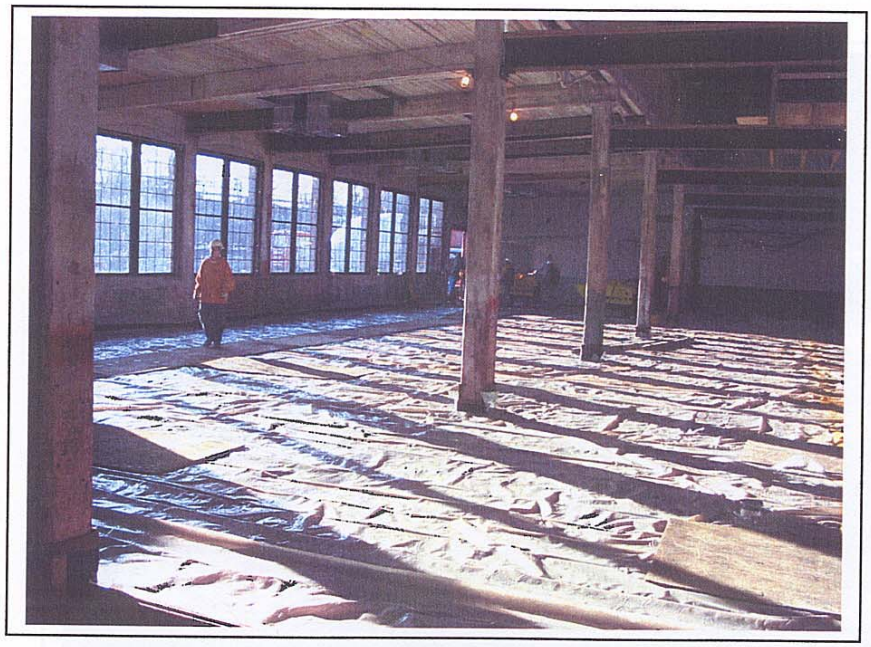
Typical floor penetration prior to emplacement of vapor barrier

PHOTOLOG

Project Name:	432 Franklin Square	Client Name:	Franklin Properties
Project No.:	HU401.00	Site Name:	The Foundry
Prepared By:	EJH	Date:	15 April 2004

NOTES

View looking southwest; vapor barrier complete with adequate overlap at penetrations

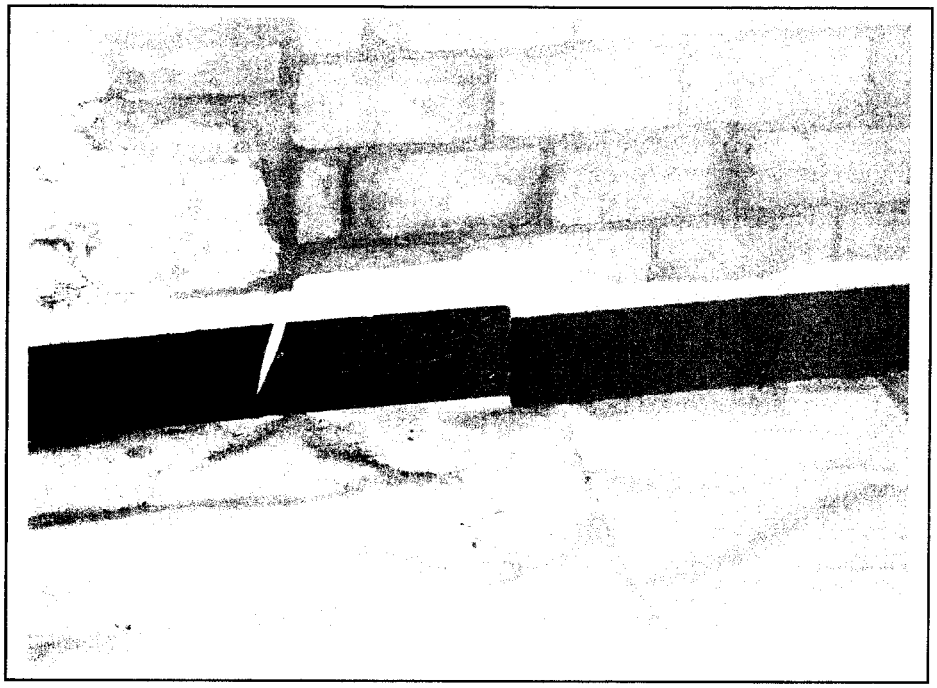


NOTES

Vapor barrier complete and ready for installation of concrete; plywood decking was placed on top of vapor barrier to protect it from traffic during work.

PHOTOLOG

Project Name:	432 Franklin Square	Client Name:	Franklin Properties
Project No.:	HU401.00	Site Name:	The Foundry
Prepared By:	EJH	Date:	15 April 2004



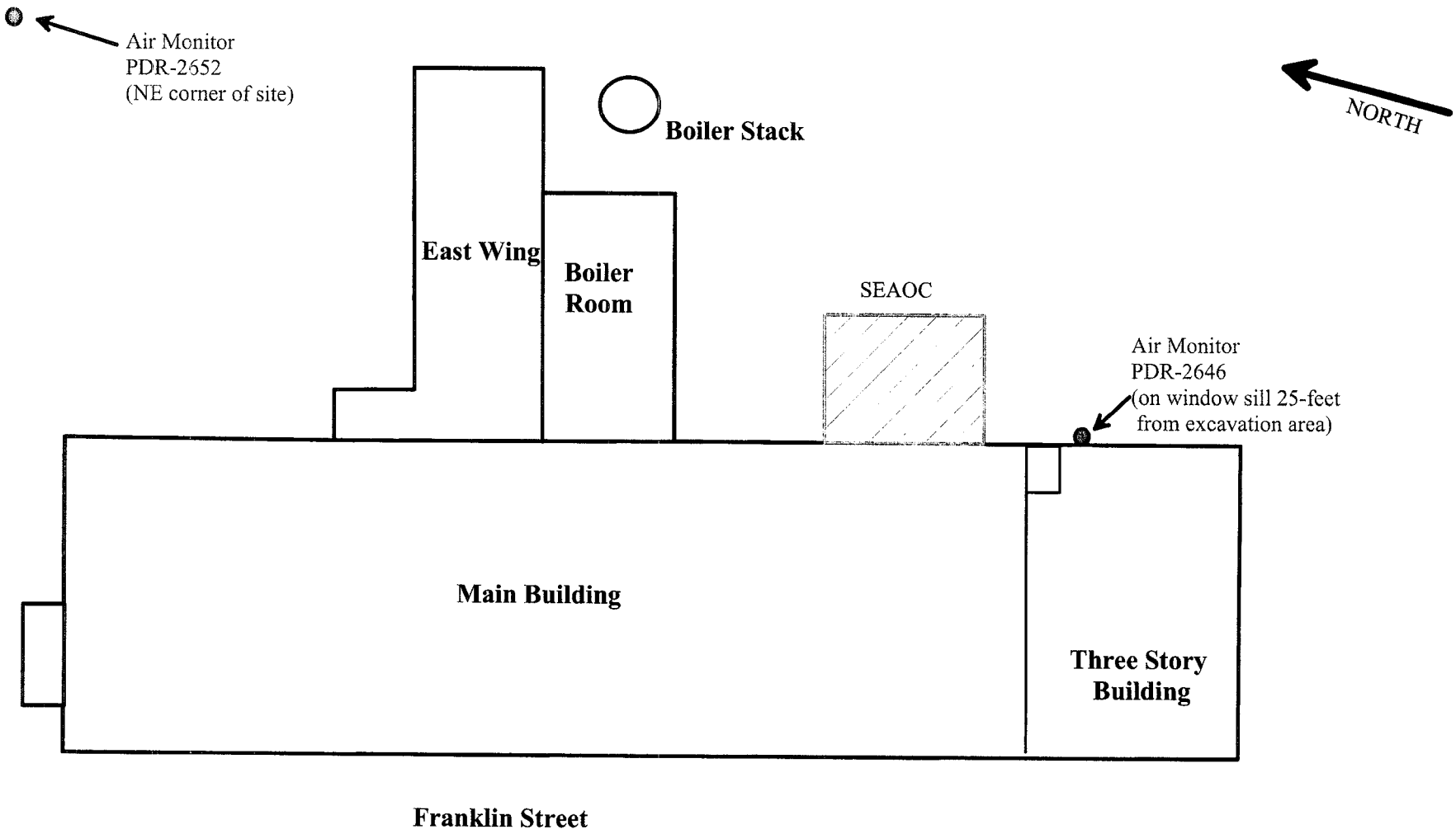
NOTES

Close-up of typical overlap and vapor barrier seam. All seams were triple folded and sealed with tape.

NOTES

Close-up of overlap at structural penetrations

ATTACHMENT D
(Air-monitoring Data)



432 NORTH FRANKLIN STREET AIR MONITOR LOCATION MAP			
PREPARED FOR: **FRANKLIN PROPERTIES**			
ERM	SCALE NTS	FIGURE	AM
	DATE NOV 2004		