

**Midler City Industrial Park**

**Site No. C734103**

**Fifth Annual Periodic Review Report**

Prepared by



C&S Engineers, Inc.  
499 Colonel Eileen Collins Blvd.  
Syracuse, New York 13212

August 2013 – revised October 2013

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## EXECUTIVE SUMMARY

### **Effectiveness of the Remedial Program**

Data and discussion presented in this report indicate that chlorinated volatile organic compounds (CVOCs) in groundwater at the Midler City Industrial Park site (Site No. C734103) continue to decrease. Current concentrations are significantly less than those observed at the commencement of the Remedial Investigation and ensuing in-situ thermal treatment of significant source areas, and, except for MW-10D and MW-13D, have declined to levels consistent with Class GA Groundwater Standards since the end of the cool-down period (assumed to be December 2008). The decrease in contaminant levels in most wells, combined with the lines of evidence associated with reductive dechlorination, indicate that Monitored Natural Attenuation (MNA) continues to be an appropriate remedial technology for site groundwater.

At this point in the monitoring program for this site, several trends with respect to the presence and extent of CVOCs and MNA parameters in groundwater have been established:

- The original source contaminant, PCE, and the primary level reductive product, TCE, are no longer present at concentrations exceeding the 5 ug/l NYSDEC Class GA Groundwater Standard at any of the monitoring locations;
- The lower level degradation compounds (cis- and trans- DCE and vinyl chloride) exhibit marked variability in the short term; and
- Lines of evidence associated with reductive dechlorination indicate the dechlorination pathways remain viable.

Based on the past several monitoring rounds showing non-detect or below standards results, we request that, beginning in the first monitoring event in 2014, monitoring wells MW-14D and MW-16D be removed from the semi-annual monitoring for the site,. Starting in June 2014, the semi-annual monitoring will be continued for monitoring wells MW-9D, MW-10D, MW-13D and MW-15D and we will continue providing annual PRRs as scheduled.

### **Compliance**

There are no areas of non-compliance regarding the major elements of the Site Management Plan that require corrective measures.

### **Recommendations**

Relative to institutional controls and engineering controls (ICs/ECs) for the site, no changes are recommended.

## SECTION 1 - INTRODUCTION AND HISTORICAL OVERVIEW

C&S Engineers, Inc., on behalf of our client Pioneer Midler Avenue, LLC, submits this fifth Annual Periodic Review Report (PRR) for the site known as Midler City Industrial Park - Site No. C734103.

The Midler City Industrial Park site encompasses approximately 22 acres and is located in the eastern portion of the City of Syracuse, as shown on Figure 1. Further detail concerning the property boundary is shown on Figure 2 (ASB-01 from the December 2007 *Final Engineering Report* for the site).

Developed as an industrial facility in the late nineteenth century and utilized as such through the mid-twentieth century, the Midler City Industrial Park is relatively flat and is bounded as follows:

- North by Interstate Route 690.
- East by undeveloped property owned by the City of Syracuse
- South by property owned by CSX Transportation.
- West by Midler Avenue.

The site was one of the last undeveloped accessible tracts of land adjacent to the highly urbanized Erie Boulevard corridor. Currently, a Lowe's home center and a branch of SEFCU occupy much of the site. Vacant outparcels remain available for development.

During the RI and demolition activities that occurred in 2004-2006, areas impacted by petroleum and chlorinated volatile organic compounds were discovered. The main CVOCs found at the site were tetrachloroethene (PCE), trichloroethene (TCE), vinyl chloride (VC), cis-1,2-dichloroethene (cis-1,2-DCE), and trans-1,2-dichloroethene (trans-1,2-DCE). The occurrence of CVOCs was found within the marl and peat layers and extended to depths of approximately 26 feet below ground surface. The source of the CVOCs is attributed to past manufacturing and or waste management practices of the former Prosperity Laundry Equipment Company. No.6 fuel oil and other petroleum hydrocarbons were discovered during earthwork where several underground storage tanks were once present for the boiler house and beneath certain floor slabs of the manufacturing complex where equipment was once located. Those areas of petroleum contamination were excavated and disposed of off-site. Clean-up objectives for petroleum impacted media were consistent with NYSDEC TAGM 4046/STARS which were in effect at the time the work was completed.

An IRM was conducted from 2006-2007 to remove CVOCs from four source areas identified during the RI. The technology adopted to remove CVOCs was ISTD. The smallest of the four source areas ("B-5" Area) was excavated and the impacted materials were placed within the two largest areas ("B-1" and "B-3" Areas) for CVOC removal via ISTD. Based upon the high organic content of subsurface soils (10.8% average), a site specific soil clean-up objective of 31,200 µg/kg total CVOCs was established consistent with TAGM 4046 guidance which was in affect at the time of the IRM. As a result of the ISTD treatment, approximately 86,000 pounds

of CVOCs were removed from the subsurface and treated on site via thermal oxidation. Further information regarding remedial efforts is presented in the December 2007 IRM report prepared by C&S.

Monitored Natural Attenuation (MNA), using protocol established by the United States Environmental Protection Agency (USEPA), was the final remedy selected for the site relative to groundwater, given:

- The significant source removal effort;
- Presence of soils with high organic content (10.8% average);
- Nature of CVOCs over 40 years of site inactivity;
- 40 years of site inactivity;
- Evidence of reductive dechlorination;
- Characteristics of groundwater including Oxidation-Reduction Potential (ORP), methane/ethane/ethene concentrations; and,
- The presence of *Dehalococcoides*, a genus of bacteria that obtains energy via the oxidation of hydrogen gas and subsequent reductive dehalogenation of halogenated organic compounds.

The groundwater MNA program commenced in 2008 and has been documented in a series of periodic data reports since that time. Evaluation of the data has been presented in reports to the NYSDEC entitled:

- *First Annual Site Monitoring Report* (February 2009),
- *Second Annual Periodic Review Report* (April 2010),
- *Third Annual Site Monitoring Report* (March 2011) and
- *Fourth Annual Periodic Review Report* (April 2012).

Quarterly groundwater monitoring was conducted through the third quarter of 2010 with results transmitted to NYSDEC Region 7 on a regular basis. Based on the progress of CVOC attenuation observed, the New York State Department of Environmental Conservation (NYSDEC) Region 7 office, in a letter dated September 14, 2010 agreed to reduce the frequency of groundwater sampling and analysis to twice per year, with those events occurring in Spring and Fall.. That same letter also allowed the deletion of monitoring well MW-2D from the sampling program. A copy of that letter is provided in Appendix A. Implementation of the modified groundwater monitoring program began in 2011 with full annual reporting as specified in the December 2007 Remedial Work Plan, Site Management Plan and, as required by the Brownfield Cleanup Agreement for the site. This *Fifth Annual Periodic Review Report* constitutes the second report under the modified program.

Elevated groundwater temperatures recorded during the first year after the shutdown of the ISTD system were determined to be the result of the heating process which took place over a period of approximately 11 months. The *Remedial Work Plan* issued in December 2007 established that the cool-down period would be considered complete when the range of groundwater temperatures recorded at the monitoring wells stabilized to within five degrees Fahrenheit (F) of each other.

The 2012 data indicate that, for the June 2012 sampling event, the groundwater temperatures for the six monitoring wells (9D, 10D, 13D, 14D, 15D, and 16D) ranged from 61.2 degrees F to 71.6 degrees F, a range of approximately ten degrees F. For the December 2012 sampling event, the range was from 54.3 degrees F to 62.2 degrees F, a range of approximately eight degrees F. These water temperature data suggest that since the cool down period has undoubtedly run its course, the range of groundwater temperatures observed appears to be indicative of a natural variability at the site.

## **SECTION 2 - EVALUATION OF REMEDY PERFORMANCE, EFFECTIVENESS, AND PROTECTIVENESS**

### **Natural Attenuation Parameters**

Samples collected during 2012 were analyzed for a variety of parameters associated with MNA including inorganic parameters, microbial indicators, and CVOCs. The resultant data were examined for evidence indicating overall reduction of contaminant levels. In addition, degradation rate constants were calculated using USEPA protocol.

Groundwater quality data (relative to chlorinated compounds) for each of the wells are presented on tables shown in Appendix B-1. Data Usability Summary reports for the 2012 groundwater quality monitoring are provided in Appendix B-2. Analytical results for the MNA parameters are shown on the table that is Appendix B-3 of this report. Appendix B-4 presents the groundwater contour maps for each sampling event conducted in 2012.

Other parameters of interest during 2012 include:

- Oxidation-reduction Potential - The ORP measurements generally remained at levels of -300 mV or less (more negative) for the warm weather (June) sampling event. For the cold weather (December) event ORP measurements ranged from -253 to -301 mV. Values more negative than -100 mV are indicative of an environment that is supportive of reductive dechlorination.
- Dissolved Oxygen - Other than limited instances, the presence of dissolved oxygen in each of the monitoring wells continues to be essentially non-existent and indicative of a reducing environment.
- Sulfate - In MW-9D, MW-10D, and MW-15D concentrations exceeding 466 mg/l were recorded in 2012. Lower concentrations ranging from 63 mg/l to 184 mg/l were found in wells MW-13D, MW-14D, and MW-16D, which is a similar range to that recorded during past events. According to USEPA MNA guidance, sulfate in excess of 20 mg/l may cause competitive exclusion of dechlorination. However, in many plumes with high concentrations of sulfate, reductive dechlorination still occurs. Based on CVOC data collected at the Midler Avenue site, it would appear that reductive dechlorination is occurring.

- Dehalococcoides (Dhc) - Concentrations exceeding  $1 \times 10^5$  gene copies per liter of this microbe were found during 2012 in MW-10D, MW-13D, MW-14D and MW-16D. The notable increase in the estimated percentage of Dhc within the overall microbial population at MW-13D that was observed in 2010 and 2011 remained evident at that location during the 2012 sampling events.
- Vinyl chloride reductase (vcrA) - vcrA concentrations have been observed to vary in proportion with Dhc concentrations in the site groundwater. Therefore, analysis for vcrA was dropped from the analytical protocol for the site following the June 2012 sampling.

### **Evaluation of Data Trends and Rate Constants**

The February 2009 *First Annual Site Monitoring Report* developed rate constants from cool-down period data which were determined to be of minimal relevance with respect to long-term natural attenuation trends. The USEPA instructs that, to make a statistically valid projection of the rate of monitored natural attenuation, monitoring periods of at least three years should be considered. With data from fourteen sampling events since 2008 (which includes data from the cool down period) we offer the following observations and calculations regarding the apparent rate of CVOC reduction at each of the site monitoring wells during the 1,771 day (4.85 years) period extending from February 12, 2008 through December 17, 2012.

#### *CVOC Trendlines and Concentration Versus Time Rate Constants*

The following discussion refers to recent trendlines and first order rate constants derived from a comparison of individual CVOC analytical results for each monitoring well. In this evaluation all of the data since 2008 were considered to see if a “best fit” linear relationship was evident. These data include the “cool down” data. By using all the data, there was much scatter and in some instances the resultant trend line suggested that concentrations of certain CVOCs were increasing. Nevertheless, groundwater quality has generally improved and at certain wells, detected CVOCs do not exceed Class GA Groundwater Standards.

The following is an evaluation of the recent trendlines including, when appropriate, rate constants; these will become more statistically valid as more data are generated and more time passes.

During past sampling events, non-detects at elevated detection limits has introduced an element of ambiguity to some of the trendlines and rate constant calculations. Therefore, the analytical laboratory was asked to provide lower detection limits, when possible, to document whether specific CVOCs are present at levels above their respective Class GA Groundwater Standard. In response to that request, in December 2012 Test America began to utilize USEPA Method OLC02.1 instead of Method OLM04.2 for project volatiles analyses.

**MW-9D** - Trans-1,2-DCE and cis-1,2-DCE have both been reported at concentrations less than the Class GA groundwater standard of 5 µg/l since October 2008. Given the data, further

evaluation of first order rate constants for these two CVOCs was not performed. For vinyl chloride, the concentration increased from 3.0 µg/l in May 2011 to 4.6 µg/l in December 2012. That result reversed the recent trend of declining vinyl chloride concentrations at this location.

**MW-10D** - The data indicate wide variability for vinyl chloride over the monitoring period, as the concentration of that compound decreased to 28 µg/l in June 2012, then increased to 270 µg/l in December 2012. Cis-1,2-DCE data exhibited an opposite variation, increasing to 550 µg/l in June 2012 and decreasing to 260 µg/l in December 2012. The trans-1,2-DCE concentration has remained generally stable around 16 µg/l since February 2008.

**MW-13D** – The vinyl chloride concentration has declined from 3,100 µg/l in February 2008 to 2,100 µg/l in December 2012, resulting in an estimated time of 87 years to achieve the 2 µg/l Class GA Standard. However when all the data are plotted, including the spike in the concentration of vinyl chloride seen in the March 2010 event (7,400 µg/l as compared to 760 µg/l in December 2009), this creates a positive slope.

Cis-1,2-DCE concentrations declined from 430 µg/l to 260 µg/l during the February 2008 through October 2010 timeframe, but a spike in concentration occurred in March 2010, after which the concentrations have been varying with a general trend of decreasing. The 2012 data exhibited a marked decrease to 170 µg/l for the June sampling, followed by an increase to 1,100 µg/l for the December sampling. Given that spikes of both cis-1,2-DCE and vinyl chloride were followed by general decreases in four consecutive sampling events, it would appear that long-term improvements to groundwater quality should continue. This “positive slope” condition appears to be a function of a small data set generated during a short time frame.

Trans-1,2-DCE concentrations declined from 36 µg/l to 13 µg/l during the February 2008 to May 2011 time period (in December 2011, trans-1,2-DCE was “non-detect” at 50 µg/l) which resulted in a theoretical “Time to Meet Standard” of approximately three years. This trend was confirmed by the 2012 sampling, for which trans-1,2-DCE was not detected. With regard to PCE and TCE, neither of these compounds was detected in either of the 2012 sampling events for this location, thus no further evaluation of the data relative to prediction of “Time to Meet Standards” was performed.

**MW-14D** - Since March 2010 concentrations of both cis-1,2-DCE and trans-1,2-DCE, as well as PCE and TCE, have declined to less than the Class GA Groundwater Standard (5 µg/l) for these compounds. VC concentrations have declined from 12,000 µg/l to 3.6 µg/l during the period from February 2008 through the 2011 sampling events, resulting in a theoretical time of approximately three years to achieve the 2 µg/l Class GA Standard for that compound. No CVOCs were detected in groundwater samples from MW-14D during either of the 2012 sampling events, apparently confirming the earlier trend.

**MW-15D and MW-16D** – No rate constants have been established for these wells since the CVOC concentrations have been generally less than their respective Class GA groundwater Standards. In December 2012, the concentration of cis-1,2-Dichloroethene at MW-15D exhibited a decline to 5.1 µg/l (from 6.4 µg/l in December 2011, resulting in an estimated time of

less than one year to achieve the 5 ug/l Class GA Standard, when compared with the 6 ug/l concentration for that compound in February 2008.

## **Conclusions**

Data and discussion presented in the preceding text and accompanying data tables confirm that CVOCs in groundwater, while variable in the short term, continue to decrease. Current concentrations are consistently less than those observed at the commencement of the RI and ensuing in-situ thermal treatment of significant source areas, and with the exception of MW-10D and MW-13D, have declined significantly since the end of the cool-down period. The decrease in contaminant levels in most wells combined with the lines of evidence associated with reductive dechlorination, indicate that MNA continues to be the appropriate remedial technology for site groundwater.

## **SECTION 3 - IC/EC PLAN COMPLIANCE REPORT**

Residual subsurface contamination remained after completion of the IRM performed under the BCP. Engineering Controls were incorporated into the site remedy to provide proper management of this contamination to ensure protection of public health and the environment. A site-specific Environmental Easement has been recorded with the Onondaga County Clerk that provides an enforceable means to ensure the continued and proper management of residual contamination and protection of public health and the environment. It requires strict adherence to ICs and ECs placed on this Site by NYSDEC by the grantor of the Environmental Easement and any and all successors and assigns of the grantor.

### **Site Specific Engineering Controls**

As described in the December 2007 Site Management Plan (SMP), as approved by NYSDEC, the following site specific ECs have been implemented.

*Sub-slab depressurization systems (SSDSs)* - SSDSs have been installed and maintained on both the Lowe's home center and SEFCU branch building. A site plan showing the location of the monitoring points for each building is provided in Appendix C of this report. Inspection of the systems is performed on a regular basis by Pioneer Midler Avenue, LLC as documented on the forms in Appendix C of this PRR. No operational problems occurred with the systems during calendar year 2012.

If in the future additional buildings are constructed on the site, similar type SSDS will be designed, installed, and maintained. The designs and system performance requirements will be in accordance with applicable regulations and/or guidance.

*Public water supply* - The site and surrounding properties receive their domestic water from municipal service connections supplied by the City of Syracuse. The source of the municipal water supply is surface water from Skaneateles Lake, Otisco Lake, and Lake Ontario. The

Lowe's home center and SEFCU branch office are connected to and obtain potable water from the municipal water supply described above. Currently there are no other buildings or users of water on the site.

*Paved and concrete surfaces* -- To the extent reasonable, surfaces outside of the building footprints were paved or covered with conventional asphalt or concrete. Areas beneath the asphalt and/or concrete pavement received one foot of clean Type 1 or 2 crushed limestone from an approved quarry (i.e., T. H. Kinsella, Hansen). Areas beyond the footprint of the buildings and limits of paved areas received either a combination of clean crushed limestone fill, and/or clean topsoil to a depth of one foot. The clean crushed limestone fill and/or topsoil has been maintained to avoid direct contact with pre-existing urban fill material and native soils. As required by the Site Management Plan, Pioneer Midler Avenue, LLC performs a visual inspection of the site twice each year. Those inspections completed during 2012 are documented on the forms shown in Appendix D of this PRR.

### **Site-Specific Institutional Controls**

As described in the December 2007 Site Management Plan (SMP) the following site specific ICs have been implemented.

*Environmental Easement* - Pioneer has granted the NYSDEC an environmental easement for the Site to ensure that use restrictions or engineering controls remain in place and will be binding to future owners and lessees, or until modified, extinguished, or amended by a written instrument executed by the Commissioner of the NYSDEC. No changes to the Environmental Easement occurred during 2012.

*Groundwater Use Restriction* - The use or discharge of untreated groundwater for any purpose will not be permitted at the Site. As stated above, each building is connected to City of Syracuse municipal water supply.

*Soil Management Plan* - A site-specific Soil Management Plan (SoMP) dated December 2007 was approved by NYSDEC and has been implemented at this Site. The objective of the SoMP is to set guidelines for management of soil material during any future activities which would breach the cover system at the site. No excavation, construction, or dewatering activities were conducted at the site during 2012.

### **Recommendations**

Relative to the SoMP, no changes to the plan are recommended for 2013.

## SECTION 4 - MONITORING PLAN COMPLIANCE REPORT

The December 2007 *Monitoring Plan* and the December 2007 *Remedial Work Plan* described the measures for evaluating the performance and effectiveness of Monitored Natural Attenuation. The elements of these plans, relative to groundwater monitoring, consisted of sampling and laboratory analysis for chlorinated volatile organic compounds via EPA Method 8260. Additionally, each sample was further evaluated for the following MNA parameters:

- ORP
- Temperature
- pH
- Dissolved oxygen
- Ferric iron
- Ferrous iron
- Total Iron
- Sulfate
- Sulfide
- Dissolved Organic Carbon
- Dissolved Inorganic Carbon
- Microbial analysis to determine presence and concentration of Dhc populations and gene analysis to determine presence/concentrations of Dhc capable of dechlorinating vinyl chloride to ethene

Groundwater data (quality and water levels) are tabulated and entered into the cumulative summary tables after each sampling event. That information, accompanied by a Data Usability Summary Report (DUSR) and groundwater contour map, is submitted to NYSDEC Region 7 following each monitoring event. The cumulative groundwater data summary tables (groundwater quality and MNA parameters) are shown in Appendix B-1 and Appendix B-3, respectively, of this PRR. The individual laboratory reports are also provided in Appendices B-1 and B-3. Data Usability Summary Reports for the 2012 groundwater quality samples are provided in Appendix B-2. Also, groundwater contour maps for each 2012 sampling event are shown in Appendix B-4.

## SECTION 5 - OPERATION AND MAINTENANCE PLAN

The December 2007 *Operation and Maintenance Plan* for the site describes the measures necessary to operate and maintain mechanical components of the SSDS systems installed at each of the buildings. The *Operation & Maintenance Plan* also included a description of visual inspections to be conducted to document the condition of the exterior paved surfaces.

### **SSDS Operation and Maintenance**

During 2012 verification of normal operating status was conducted on an approximately weekly basis. This verification, performed by Pioneer Midler Avenue, LLC, is by visual observation of the magnehelic gauge attached to each discharge stack. These observations are recorded and kept on file. Copies of the inspection forms for 2012 are presented in Appendix C of this PRR.

Routine maintenance is performed every 12 months and includes:

- Visual inspection of above grade components
- Verification that no building intakes have been added within ten feet of the SSDS ventilation stacks
- Verification that floor penetrations are not leaking and if leaks are detected appropriate repairs are to be completed.

As appropriate, preventative maintenance, repairs, and/or adjustments will be made to the system to ensure its continued effectiveness. If significant changes are made to the building, the system will be modified and/or expanded to ensure the system is functioning properly.

No operational problems or significant building modifications have occurred with the systems installed at the SEFCU branch and Lowe's home center during 2012.

### **Pavement and Concrete Surfaces**

All paved and concreted surfaces are maintained such that extensive perforations or cracks are sealed or repaired on an on-going basis. The Property Manager performs a semiannual inspection of these surfaces. Documentation of the visual inspections performed in 2012 is presented in Appendix D of this PRR.

### **Conclusion**

Based on the information gathered during 2012, it is our opinion that no changes in the Operation and Maintenance Plan should be implemented for calendar year 2013.

## **SECTION 6 - OVERALL PRR CONCLUSIONS AND RECOMMENDATIONS**

### **Compliance with Site Management Plan**

During calendar year 2012, all the requirements of the *Site Management Plan* prepared in 2007 and amended in September 2010 were satisfied and no changes or modifications are contemplated at this time.

### **Performance and Effectiveness of the Remedy**

Data from site monitoring confirm that CVOCs in groundwater, while displaying some variability in the short term, continue to decrease. Current CVOC concentrations are greatly reduced compared to those observed at the commencement of the Remedial Investigation and ensuing in-situ thermal treatment, and, with the exception of MW-10D and MW-13D, have declined significantly since the end of the cool-down period. The decrease in CVOC levels (in most wells) combined with the lines of evidence associated with reductive dechlorination, indicate that MNA continues to be an appropriate remedial technology for site groundwater.

At this point in the monitoring program for this site, several trends with respect to the presence and extent of CVOCs and MNA parameters in groundwater have been established:

- The original source contaminant, PCE, and the primary level reductive product, TCE, are no longer present at concentrations exceeding the 5 ug/l NYSDEC Class GA Groundwater Standard at any of the monitoring locations;
- The lower level degradation compounds (cis- and trans- DCE and vinyl chloride) exhibit marked variability in the short term; and
- Lines of evidence associated with reductive dechlorination indicate the dechlorination pathways remain viable.

Based on the past several monitoring rounds showing non-detect or below standards results, we request that, beginning in the first monitoring event in 2014, monitoring wells MW-14D and MW-16D be removed from the semi-annual monitoring for the site,. Starting in June 2014, the semi-annual monitoring will be continued for monitoring wells MW-9D, MW-10D, MW-13D and MW-15D and we will continue providing annual PRRs as scheduled.

### **Future PRR Submittals**

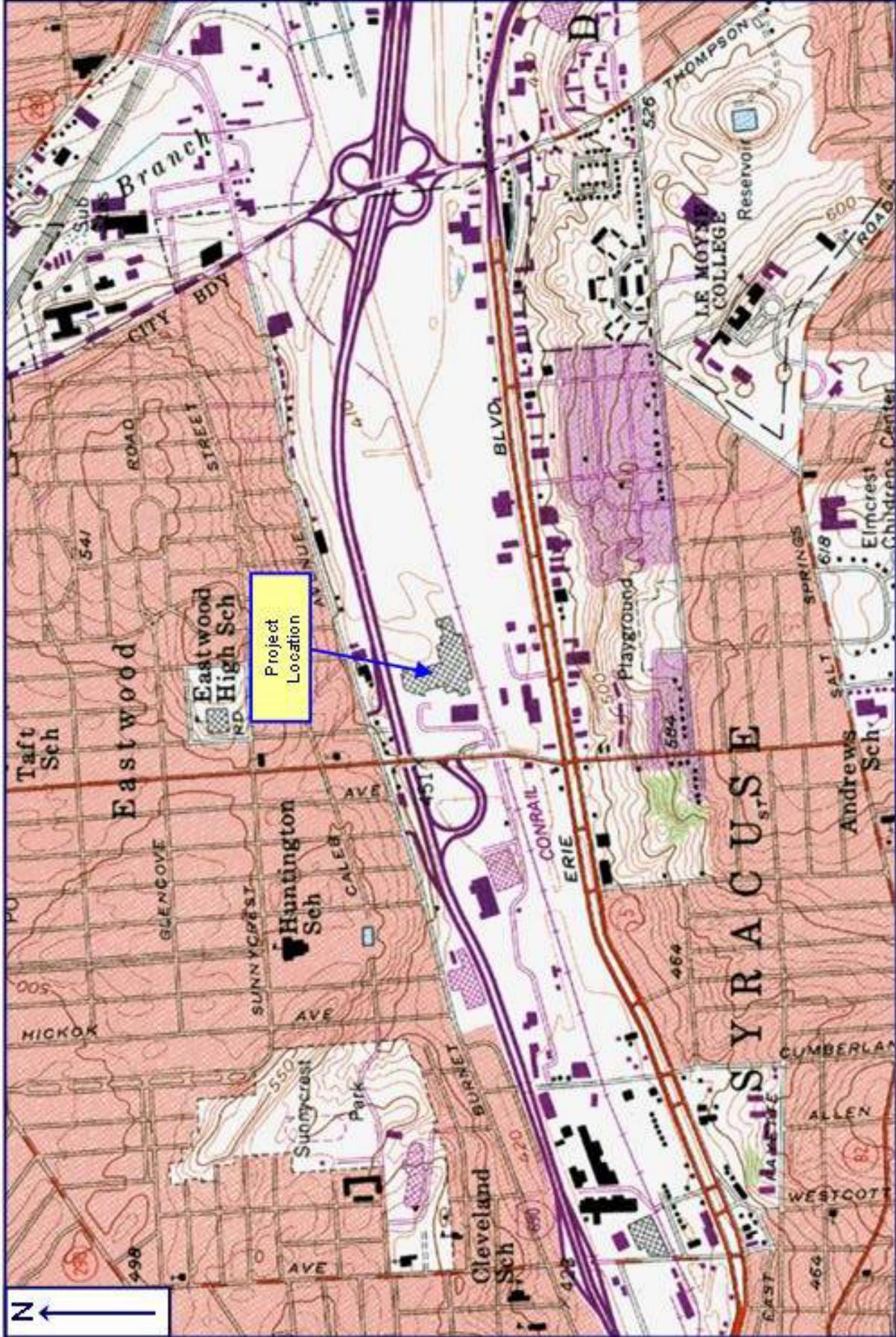
The PRR for calendar year 2013 will be issued during the second quarter of 2014.

F:\Project\C81 - Pioneer Development\C81006001Post IRM GW Monitoring\Calendar Year 2012 PRR\Calendar Year 2012 PRR-revised 10-2013.docx

# **FIGURES**

**FIGURE 1**

**SITE LOCATION MAP  
SYRACUSE EAST USGS**



Source: USGS Topographic Maps (Terrain Navigator)  
 Syracuse East, NY

**Figure 1**  
**Site Location Map**  
 Pioneer Milder LLC Brownfield Project  
 City of Syracuse, Onondaga County, New York



**FIGURE 2**

**ASB-01 FROM DECEMBER 2007 FINAL  
ENGINEERING REPORT**

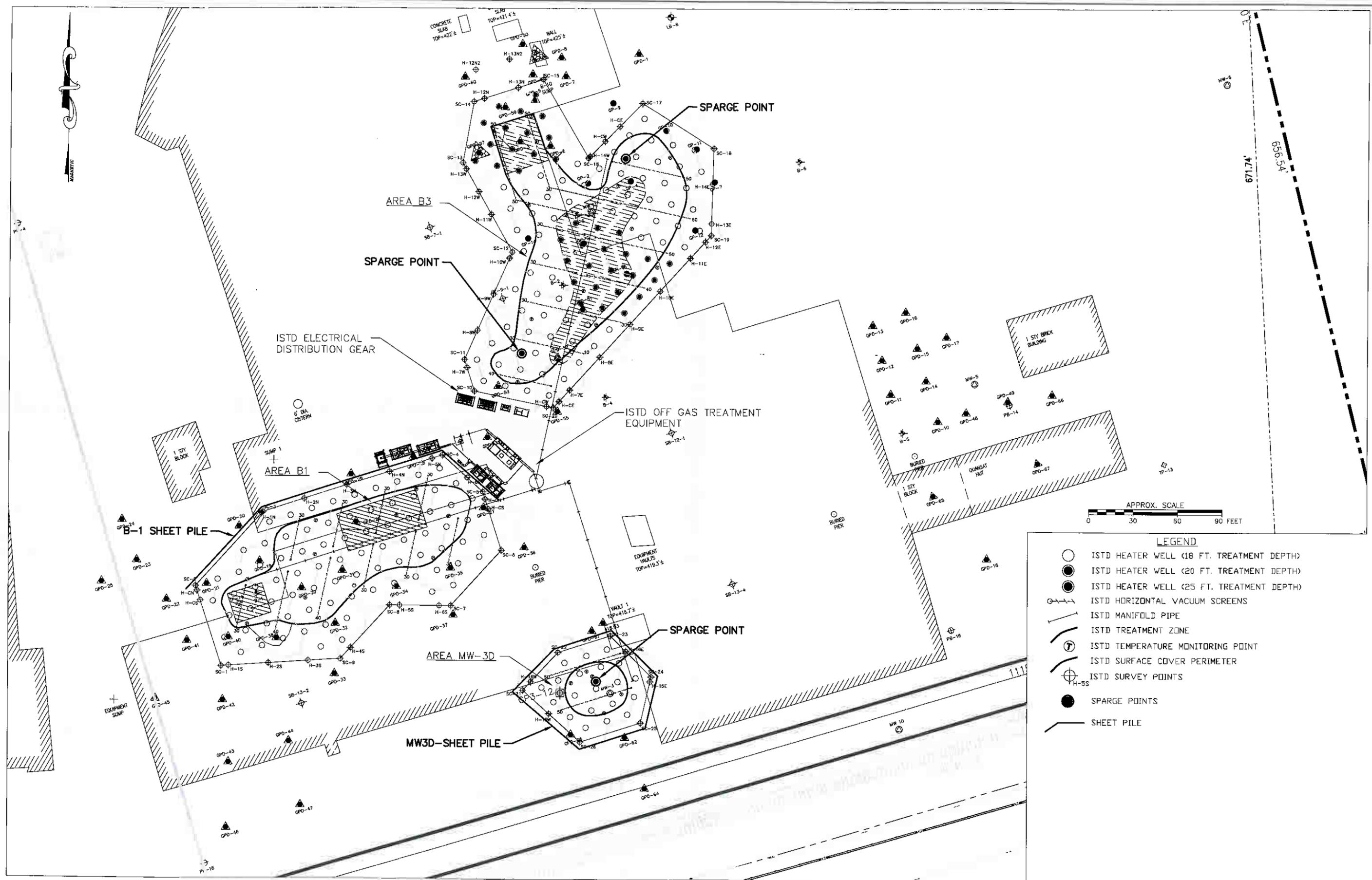


**FIGURE 3**

**RE-SUBDIVISION MAP - 2006**



**FIGURE 4**  
**ISTD LAYOUT PLAN**



- LEGEND**
- ISTD HEATER WELL (18 FT. TREATMENT DEPTH)
  - ISTD HEATER WELL (20 FT. TREATMENT DEPTH)
  - ISTD HEATER WELL (25 FT. TREATMENT DEPTH)
  - ISTD HORIZONTAL VACUUM SCREENS
  - ISTD MANIFOLD PIPE
  - ISTD TREATMENT ZONE
  - ⑦ ISTD TEMPERATURE MONITORING POINT
  - ⊕ ISTD SURFACE COVER PERIMETER
  - ⊕ ISTD SURVEY POINTS
  - SPARGE POINTS
  - SHEET PILE



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 www.cscs.com

DATE: APRIL 2006  
 SCALE: AS SHOWN  
 FILE NO. C81.002.001

NO ALTERATION PERMITTED HEREON  
 EXCEPT AS PROVIDED UNDER SECTION  
 7209 SUBDIVISION 2 OF THE NEW YORK  
 EDUCATION LAW

Pioneer Midler Avenue LLC  
 Interim Remedial Measure Report  
 Heater Well Layout & ISTD Enhancements

Figure 2

**APPENDIX A**

**SEPTEMBER 14, 2010 LETTER CONCERNING  
REDUCTION OF  
GROUNDWATER SAMPLING FREQUENCY**

**New York State Department of Environmental Conservation  
Division of Environmental Remediation, Region 7**

615 Erie Boulevard West, Syracuse, New York 13204-2400

Phone: (315) 426-7551 • Fax: (315) 426-7499

Website: [www.dec.ny.gov](http://www.dec.ny.gov)



Alexander B. Grannis  
Commissioner

September 14, 2010

Mr. Jed Schneider  
Pioneer Midler Avenue, LLC  
250 South Clinton Street, Suite 200  
Syracuse, New York 13202-1258

**Re: Midler City Industrial Park  
Site No. C734103  
Groundwater Sampling Frequency**

Dear Mr. Schneider:

The New York State Department of Environmental Conservation (NYSDEC) has reviewed your August 3, 2010 letter requesting that the groundwater sampling frequency be reduced from quarterly to bi-annually (spring and fall). This request is hereby approved. In addition, based on the analytical data (i.e. non-detect levels of contaminants of concern since 2005), MW-2D can be removed from the list of wells sampled.

Respectfully,

Karen A. Cahill  
Project Manager  
Division of Environmental Remediation

cc: T. Barba/S. Vinci, C&S  
R. Jones, DOH

ec: M. Peachey, DEC  
G. Townsend, DEC

# **APPENDIX B-1**

## **GROUNDWATER QUALITY SUMMARY THROUGH DECEMBER 2011 AND 2012 LABORATORY REPORTS**









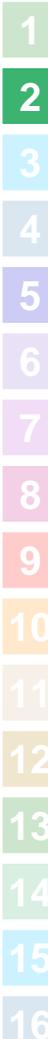












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# Definitions/Glossary

Client: C&S Engineers, Inc.  
Project/Site: Midler Quarterly Groundwater

TestAmerica Job ID: 480-21938-1

## Qualifiers

### GC/MS VOA

Qualifier	Qualifier Description
F	MS or MSD exceeds the control limits

### Metals

Qualifier	Qualifier Description
J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.

### General Chemistry

Qualifier	Qualifier Description
HF	Field parameter with a holding time of 15 minutes
J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.

## Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
☼	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CNF	Contains no Free Liquid
DL, RA, RE, IN	Indicates a Dilution, Reanalysis, Re-extraction, or additional Initial metals/anion analysis of the sample
EDL	Estimated Detection Limit
EPA	United States Environmental Protection Agency
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
ND	Not detected at the reporting limit (or MDL or EDL if shown)
PQL	Practical Quantitation Limit
QC	Quality Control
RL	Reporting Limit
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)





# Detection Summary

Client: C&S Engineers, Inc.  
Project/Site: Midler Quarterly Groundwater

TestAmerica Job ID: 480-21938-1

**Client Sample ID: MW-10D (Continued)**

**Lab Sample ID: 480-21938-6**

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Dissolved Inorganic Carbon Result 1	72.5		5.0	1.9	mg/L	5		SM 5310C	Dissolved
Dissolved Organic Carbon	4.5		1.0	0.43	mg/L	1		SM5310_D	Dissolved

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# Certification Summary

Client: C&S Engineers, Inc.  
Project/Site: Midler Quarterly Groundwater

TestAmerica Job ID: 480-21938-1

Laboratory	Authority	Program	EPA Region	Certification ID
TestAmerica Chicago	USDA	Federal		P330-12-00038
TestAmerica Chicago	Virginia	NELAC	3	460142
TestAmerica Chicago	Wisconsin	State Program	5	999580010
TestAmerica Chicago	Wyoming	State Program	8	8TMS-Q

Accreditation may not be offered or required for all methods and analytes reported in this package. Please contact your project manager for the laboratory's current list of certified methods and analytes.

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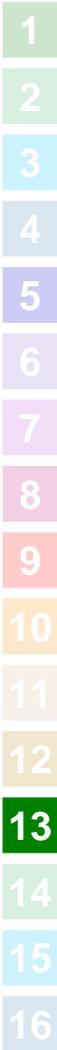


# Sample Summary

Client: C&S Engineers, Inc.  
 Project/Site: Midler Quarterly Groundwater

TestAmerica Job ID: 480-21938-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
480-21938-1	MW-16D	Water	06/27/12 09:00	06/28/12 09:00
480-21938-2	MW-14D	Water	06/27/12 10:00	06/28/12 09:00
480-21938-3	MW-13D	Water	06/27/12 11:00	06/28/12 09:00
480-21938-4	MW-9D	Water	06/27/12 12:00	06/28/12 09:00
480-21938-5	MW-15D	Water	06/27/12 13:00	06/28/12 09:00
480-21938-6	MW-10D	Water	06/27/12 14:00	06/28/12 09:00





















































# QC Sample Results

Client: C&S Engineers, Inc.  
 Project/Site: Midler Quarterly Groundwater

TestAmerica Job ID: 480-30368-1

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## Method: SM5310\_D - Organic Carbon, Dissolved (DOC) (Continued)

---

Lab Sample ID: LCS 480-97391/4  
 Matrix: Water  
 Analysis Batch: 97391

Client Sample ID: Lab Control Sample  
 Prep Type: Dissolved

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
Dissolved Organic Carbon	60.0	58.49		mg/L		97	90 - 110

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## Certification Summary

Client: C&S Engineers, Inc.  
 Project/Site: Midler Quarterly Groundwater

TestAmerica Job ID: 480-30368-1

### Laboratory: TestAmerica Nashville (Continued)

All certifications held by this laboratory are listed. Not all certifications are applicable to this report.

Authority	Program	EPA Region	Certification ID	Expiration Date
Kansas	NELAP	7	E-10229	10-31-13
Kentucky (UST)	State Program	4	19	09-15-13
Louisiana	NELAP	6	30613	06-30-13
Maryland	State Program	3	316	03-31-13
Massachusetts	State Program	1	M-TN032	06-30-13
Minnesota	NELAP	5	047-999-345	12-31-13
Mississippi	State Program	4	N/A	06-30-13
Montana (UST)	State Program	8	NA	01-01-15
Nevada	State Program	9	TN00032	07-31-13
New Hampshire	NELAP	1	2963	10-09-13
New Jersey	NELAP	2	TN965	06-30-13
New York	NELAP	2	11342	04-01-13
North Carolina DENR	State Program	4	387	12-31-13
North Dakota	State Program	8	R-146	06-30-13
Ohio VAP	State Program	5	CL0033	01-19-14
Oklahoma	State Program	6	9412	08-31-13
Oregon	NELAP	10	TN200001	04-30-13
Pennsylvania	NELAP	3	68-00585	06-30-13
Rhode Island	State Program	1	LAO00268	12-30-13
South Carolina	State Program	4	84009 (001)	02-28-13
South Carolina	State Program	4	84009 (002)	02-23-14
Tennessee	State Program	4	2008	02-23-14
Texas	NELAP	6	T104704077-09-TX	08-31-13
USDA	Federal		S-48469	11-02-13
Utah	NELAP	8	TAN	06-30-13
Virginia	NELAP	3	460152	06-14-13
Washington	State Program	10	C789	07-19-13
West Virginia DEP	State Program	3	219	02-28-13
Wisconsin	State Program	5	998020430	08-31-13
Wyoming (UST)	A2LA	8	453.07	12-31-13

# Method Summary

Client: C&S Engineers, Inc.  
Project/Site: Midler Quarterly Groundwater

TestAmerica Job ID: 480-30368-1

Method	Method Description	Protocol	Laboratory
OLC02.1	Volatile Organic Compounds, Low Concentration (GC/MS)	OCLP	TAL BUF
6010B	Metals (ICP)	SW846	TAL BUF
300.0	Sulfate	40CFR136A	TAL BUF
Nitrate by calc	Nitrogen, Nitrate-Nitrite	SM	TAL BUF
SM 3500 FE D	Iron, Ferrous and Ferric	SM	TAL BUF
SM 4500 S2 F	Sulfide, Total	SM	TAL BUF
SM 5310C	Organic Carbon, Dissolved (DOC)	SM	TAL NSH
SM5310_D	Organic Carbon, Dissolved (DOC)	SM	TAL BUF
200.7			TAL BUF

#### Protocol References:

40CFR136A = "Methods for Organic Chemical Analysis of Municipal Industrial Wastewater", 40CFR, Part 136, Appendix A, October 26, 1984 and subsequent revisions.  
OCLP = USEPA Contract Laboratory Program Statement Of Work For Inorganics Analysis, Multi-Media, Multi-Concentration.  
SM = "Standard Methods For The Examination Of Water And Wastewater",  
SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

#### Laboratory References:

TAL BUF = TestAmerica Buffalo, 10 Hazelwood Drive, Amherst, NY 14228-2298, TEL (716)691-2600  
TAL NSH = TestAmerica Nashville, 2960 Foster Creighton Drive, Nashville, TN 37204, TEL (615)726-0177

# Sample Summary

Client: C&S Engineers, Inc.  
Project/Site: Midler Quarterly Groundwater

TestAmerica Job ID: 480-30368-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
480-30368-1	MW-16D	Water	12/17/12 08:00	12/18/12 08:00
480-30368-2	MW-13D	Water	12/17/12 09:00	12/18/12 08:00
480-30368-3	MW-14D	Water	12/17/12 10:00	12/18/12 08:00
480-30368-4	MW-10D	Water	12/17/12 11:30	12/18/12 08:00
480-30368-5	MW-15D	Water	12/17/12 12:15	12/18/12 08:00
480-30368-6	MW-9D	Water	12/17/12 13:00	12/18/12 08:00
480-30368-7	TB	Water	12/17/12 00:00	12/18/12 08:00

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## Login Sample Receipt Checklist

Client: C&S Engineers, Inc.

Job Number: 480-30368-1

**Login Number: 30368**

**List Source: TestAmerica Buffalo**

**List Number: 1**

**Creator: Janish, Carl**

Question	Answer	Comment
Radioactivity either was not measured or, if measured, is at or below background	True	
The cooler's custody seal, if present, is intact.	True	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the sample IDs on the containers and the COC.	True	
Samples are received within Holding Time.	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
VOA sample vials do not have headspace or bubble is <6mm (1/4") in diameter.	True	
If necessary, staff have been informed of any short hold time or quick TAT needs	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Sampling Company provided.	True	C+S
Samples received within 48 hours of sampling.	True	
Samples requiring field filtration have been filtered in the field.	True	
Chlorine Residual checked.	N/A	



## **APPENDIX B-2**

### **DATA USABILITY SUMMARY REPORTS FOR 2012 GROUNDWATER QUALITY SAMPLES**



Geology

Hydrology

Remediation

Water Supply

February 18, 2013

Mr. Wayne N. Randall  
C&S Companies  
499 Col. Eileen Collins Blvd.  
Syracuse, New York 13212

Re: DUSR and Data Validation Report  
Midler Ave. Project  
June & December 2012 Ground Water Sampling Events

Dear Mr. Randall:

The data usability summary reports (DUSRs) and data validation QA/QC reviews for the June and December 2012 ground water sampling events are enclosed with this letter. The data were acceptable for TestAmerica Buffalo job numbers 480-21938-1 and 480-30368-1 with minor issues outlined in the QA/QC reviews. There were no data that were flagged as unusable (R) in these data packs.

A list of data validation acronyms and qualifiers is attached to assist you in interpreting the data validation reviews. If you have any questions concerning the work performed, please contact me at (518) 348-6995. Thank you for the opportunity to assist C&S Companies.

Sincerely,  
Alpha Geoscience

Donald Anné  
Senior Chemist

DCA:dca  
enclosures

Z:\PROJECTS\2007\07600 - 07620\07618-MIDLER AVE\2013\MIDLER-131.LTR.WPD

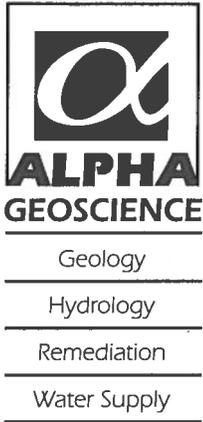
## **Data Validation Qualifiers Used in the QA/QC Reviews for USEPA Region II**

- U = Not detected. The associated number indicates the approximate sample concentration necessary to be detected significantly greater than the level of the highest associated blank.
- R = Unreliable result; data is rejected or unusable. Analyte may or may not be present in the sample. Supporting data or information is necessary to confirm the result.
- N = Tentative identification. Analyte is considered present. Special methods may be needed to confirm its presence or absence during future sampling efforts.
- J = Analyte is present. Reported value may be associated with a higher level of uncertainty than is normally expected with the analytical method.
- UJ = Not detected, quantitation limit may be inaccurate or imprecise.

Note: These qualifiers are used for data validation purposes. The data validation qualifiers may differ from the qualifiers that the laboratory assigns to the data. Refer to the laboratory analytical report for the definitions of the laboratory qualifiers.

## Data Validation Acronyms

AA	Atomic absorption, flame technique
BHC	Hexachlorocyclohexane
BFB	Bromofluorobenzene
CCB	Continuing calibration blank
CCC	Calibration check compound
CCV	Continuing calibration verification
CN	Cyanide
CRDL	Contract required detection limit
CRQL	Contract required quantitation limit
CVAA	Atomic adsorption, cold vapor technique
DCAA	2,4-Dichlophenylacetic acid
DCB	Decachlorobiphenyl
DFTPP	Decafluorotriphenyl phosphine
ECD	Electron capture detector
FAA	Atomic absorption, furnace technique
FID	Flame ionization detector
FNP	1-Fluoronaphthalene
GC	Gas chromatography
GC/MS	Gas chromatography/mass spectrometry
GPC	Gel permeation chromatography
ICB	Initial calibration blank
ICP	Inductively coupled plasma-atomic emission spectrometer
ICV	Initial calibration verification
IDL	Instrument detection limit
IS	Internal standard
LCS	Laboratory control sample
LCS/LCSD	Laboratory control sample/laboratory control sample duplicate
MSA	Method of standard additions
MS/MSD	Matrix spike/matrix spike duplicate
PID	Photo ionization detector
PCB	Polychlorinated biphenyl
PCDD	Polychlorinated dibenzodioxins
PCDF	Polychlorinated dibenzofurans
QA	Quality assurance
QC	Quality control
RF	Response factor
RPD	Relative percent difference
RRF	Relative response factor
RRF(number)	Relative response factor at concentration of the number following
RT	Retention time
RRT	Relative retention time
SDG	Sample delivery group
SPCC	System performance check compound
TCX	Tetrachloro-m-xylene
%D	Percent difference
%R	Percent recovery
%RSD	Percent relative standard deviation



**Data Usability Summary Report for  
TestAmerica Buffalo, Job No. 480-21938-1**

**6 Ground Water Samples  
Collected June 27, 2012**

Prepared by: Donald Anné  
February 18, 2013

---

The data packages contain the documentation required by NYSDEC ASP. The proper chain of custody procedures were followed by the samplers. All information appeared legible and complete. The data packs contained the results for 6 ground water samples blank analyzed for volatiles.

The overall performances of the analyses are acceptable. TestAmerica Buffalo did fulfill the requirements of the analytical method.

The data are acceptable with some minor issues that are identified in the accompanying data validation review. There were no data flagged as either estimated (J) or unusable (R); therefore, all data are considered usable. Detailed information on data quality is included in the data validation review.

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Geology

Hydrology

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Water Supply

**QA/QC Review of OLM04.2 Volatiles Data for  
TestAmerica Buffalo, Job No. 480-21938-1**

**6 Ground Water Samples and 1 Trip Blank  
Collected June 27, 2012**

Prepared by: Donald Anné  
February 18, 2013

---

**Holding Times:** Samples were analyzed within NYSDEC ASP holding times.

**GC/MS Tuning and Mass Calibration:** The BFB tuning criteria were within control limits.

**Initial Calibration:** The compounds with ASP criteria for maximum %RSDs met those requirements. The average RRF for trichloroethene was below the method minimum (0.300), but was not below 0.010 for HP5973P on 07-02-12. No action is taken on two or fewer compounds not meeting criteria, provided the %RSDs were not above 40% and the average RRFs were not below 0.010.

The average RRFs for target compounds were above the allowable minimum (0.010) and the %RSDs were below the allowable maximum (30%), as required.

**Continuing Calibration:** The compounds with ASP criteria for maximum %Ds met those requirements. The RRF for trichloroethene was below the method minimum (0.300), but was not below 0.010 on 07-03-12 (P1877.D). No action is taken on two or fewer compounds not meeting criteria, provided the %Ds were not above 40% and the RRFs were not below 0.010.

The RRFs for target compounds were above the allowable minimum (0.010), as required.

The %D for chloroethane was above the allowable maximum (25%) on 07-03-12 (P1877.D). Positive results for chloroethane should be considered estimated (J) in associated samples.

**Blanks:** The analyses of method and trip blanks reported target compounds as not detected.

**Internal Standard Area Summary:** The internal standard areas and retention times were within control limits.

Surrogate Recovery: The surrogate recoveries were within control limits for environmental samples.

Matrix Spike/Matrix Spike Duplicate: The relative percent differences for spiked compounds were below the allowable maximums and the percent recoveries were within QC limits for aqueous MS/MSD sample MW-16D.

Laboratory Control Sample: The percent recoveries for spiked compounds were within QC limits for aqueous sample LCS 480-70972/3.

Compound ID: Checked compounds were within GC/MS quantitation and qualification limits. The mass spectra for detected compounds contained the primary and secondary ions, as outlined in SW846.



Geology

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Water Supply

February 18, 2013

Mr. Wayne N. Randall  
C&S Companies  
499 Col. Eileen Collins Blvd.  
Syracuse, New York 13212

Re: DUSR and Data Validation Report  
Midler Ave. Project  
June & December 2012 Ground Water Sampling Events

Dear Mr. Randall:

The data usability summary reports (DUSRs) and data validation QA/QC reviews for the June and December 2012 ground water sampling events are enclosed with this letter. The data were acceptable for TestAmerica Buffalo job numbers 480-21938-1 and 480-30368-1 with minor issues outlined in the QA/QC reviews. There were no data that were flagged as unusable (R) in these data packs.

A list of data validation acronyms and qualifiers is attached to assist you in interpreting the data validation reviews. If you have any questions concerning the work performed, please contact me at (518) 348-6995. Thank you for the opportunity to assist C&S Companies.

Sincerely,  
Alpha Geoscience

Donald Anné  
Senior Chemist

DCA:dca  
enclosures

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## **Data Validation Qualifiers Used in the QA/QC Reviews for USEPA Region II**

- U = Not detected. The associated number indicates the approximate sample concentration necessary to be detected significantly greater than the level of the highest associated blank.
- R = Unreliable result; data is rejected or unusable. Analyte may or may not be present in the sample. Supporting data or information is necessary to confirm the result.
- N = Tentative identification. Analyte is considered present. Special methods may be needed to confirm its presence or absence during future sampling efforts.
- J = Analyte is present. Reported value may be associated with a higher level of uncertainty than is normally expected with the analytical method.
- UJ = Not detected, quantitation limit may be inaccurate or imprecise.

Note: These qualifiers are used for data validation purposes. The data validation qualifiers may differ from the qualifiers that the laboratory assigns to the data. Refer to the laboratory analytical report for the definitions of the laboratory qualifiers.

## Data Validation Acronyms

AA	Atomic absorption, flame technique
BHC	Hexachlorocyclohexane
BFB	Bromofluorobenzene
CCB	Continuing calibration blank
CCC	Calibration check compound
CCV	Continuing calibration verification
CN	Cyanide
CRDL	Contract required detection limit
CRQL	Contract required quantitation limit
CVAA	Atomic adsorption, cold vapor technique
DCAA	2,4-Dichlophenylacetic acid
DCB	Decachlorobiphenyl
DFTPP	Decafluorotriphenyl phosphine
ECD	Electron capture detector
FAA	Atomic absorption, furnace technique
FID	Flame ionization detector
FNP	1-Fluoronaphthalene
GC	Gas chromatography
GC/MS	Gas chromatography/mass spectrometry
GPC	Gel permeation chromatography
ICB	Initial calibration blank
ICP	Inductively coupled plasma-atomic emission spectrometer
ICV	Initial calibration verification
IDL	Instrument detection limit
IS	Internal standard
LCS	Laboratory control sample
LCS/LCSD	Laboratory control sample/laboratory control sample duplicate
MSA	Method of standard additions
MS/MSD	Matrix spike/matrix spike duplicate
PID	Photo ionization detector
PCB	Polychlorinated biphenyl
PCDD	Polychlorinated dibenzodioxins
PCDF	Polychlorinated dibenzofurans
QA	Quality assurance
QC	Quality control
RF	Response factor
RPD	Relative percent difference
RRF	Relative response factor
RRF(number)	Relative response factor at concentration of the number following
RT	Retention time
RRT	Relative retention time
SDG	Sample delivery group
SPCC	System performance check compound
TCX	Tetrachloro-m-xylene
%D	Percent difference
%R	Percent recovery
%RSD	Percent relative standard deviation



Geology

Hydrology

Remediation

Water Supply

**Data Usability Summary Report for  
TestAmerica Buffalo, Job No. 480-30368-1**

**6 Ground Water Samples and 1 Trip Blank  
Collected December 17, 2012**

Prepared by: Donald Anné  
February 18, 2013

---

The data packages contain the documentation required by NYSDEC ASP. The proper chain of custody procedures were followed by the samplers. All information appeared legible and complete. The data packs contained the results for 6 ground water samples and 1 trip blank analyzed for volatiles.

The overall performances of the analyses are acceptable. TestAmerica Buffalo did fulfill the requirements of the analytical method.

The data are acceptable with some minor issues that are identified in the accompanying data validation review. The following data were flagged:

- The volatile results for vinyl chloride and cis-1,2-dichloroethene in samples MW-13D and MW-10D were quantitated using data that were extrapolated beyond the highest calibration standard and flagged "E" by the laboratory. The results for vinyl chloride and cis-1,2-dichloroethene marked "E" in the samples were qualified as estimated (J).

All data are considered usable, with estimated (J) data associated with a higher level of quantitative uncertainty. Detailed information on data quality is included in the data validation review.

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Water Supply

**QA/QC Review of OLM04.2 Volatiles Data for  
TestAmerica Buffalo, Job No. 480-30368-1**

**6 Ground Water Samples and 1 Trip Blank  
Collected December 17, 2012**

Prepared by: Donald Anné  
February 18, 2013

---

**Holding Times:** Samples were analyzed within NYSDEC ASP holding times.

**GC/MS Tuning and Mass Calibration:** The BFB tuning criteria were within control limits.

**Initial Calibration:** The compounds with ASP criteria for minimum RRFs and maximum %RSDs met those requirements.

The average RRFs for target compounds were above the allowable minimum (0.010) and the %RSDs were below the allowable maximum (30%), as required.

**Continuing Calibration:** The compounds with ASP criteria for minimum RRFs and maximum %Ds met those requirements.

The RRF50s for target compounds were above the allowable minimum (0.010) and the %Ds were below the allowable maximum (25%), as required.

**Blanks:** The analyses of method and trip blanks reported target compounds as not detected.

**Internal Standard Area Summary:** The internal standard areas and retention times were within control limits.

**Surrogate Recovery:** The surrogate recoveries were within control limits for environmental samples.

**Matrix Spike/Matrix Spike Duplicate:** The relative percent differences for spiked compounds were below the allowable maximums and the percent recoveries were within QC limits for MS/MSD sample MW-16D.

**Laboratory Control Sample:** The percent recoveries for spiked compounds were within QC limits for aqueous sample LCS 480-97346/4.

Compound ID: Checked compounds were within GC/MS quantitation and qualification limits. The mass spectra for detected compounds contained the primary and secondary ions, as outlined in SW846.

There are results for vinyl chloride and cis-1,2-dichloroethene in sample MW-13D and MW-10D that were quantitated by extrapolating data above the highest calibration standard and marked 'E' by the laboratory. The samples were diluted by the laboratory and re-analyzed; therefore, the results that are flagged as 'E' in the undiluted samples should be considered estimated (J). The use of the diluted results for vinyl chloride and cis-1,2-dichloroethene is recommended. It is recommended that the undiluted results for samples be used for all other compounds.

## **APPENDIX B-3**

### **MONITORED NATURAL ATTENTION PARAMETERS SUMMARY THROUGH DECEMBER 2012 AND 2012 LABORATORY REPORTS**























**Table 2.1: Detailed Test Parameters, Gene-Trac Test Reference S-2549**

<b>Customer Sample ID</b>	MW-14D	MW-16D	MW-13D
<b>SiREM Dhc Sample ID</b>	DHC-8371	DHC-8372	DHC-8361
<b>SiREM <i>vcrA</i> Sample ID</b>	VCR-3288	VCR-3289	VCR-3290
<b>Date Received</b>	29-Jun-12	29-Jun-12	29-Jun-12
<b>Sample Temperature</b>	10 °C	10 °C	10 °C
<b>Filtration Date</b>	5-Jul-12	5-Jul-12	5-Jul-12
<b>Volume Used for DNA Extraction</b>	500 mL	500 mL	500 mL
<b>DNA Extraction Date</b>	9-Jul-12	9-Jul-12	9-Jul-12
<b>DNA Concentration in Sample (extractable)</b>	2927 ng/L	1337 ng/L	6732 ng/L
<b>PCR Amplifiable DNA</b>	Detected	Detected	Detected
<b>Dhc qPCR Date Analyzed</b>	11-Jul-12	11-Jul-12	10-Jul-12
<b><i>vcrA</i> qPCR Date Analyzed</b>	12-Jul-12	12-Jul-12	12-Jul-12
<b>Laboratory Controls (see Tables 3 &amp; 4)</b>	Passed	Passed	Passed
<b>Comments</b>	--	--	--

**Notes:**

Refer to Tables 3 & 4 for detailed results of controls.

NA - not applicable

ND = not detected

DNA = Deoxyribonucleic acid

PCR = polymerase chain reaction

qPCR = quantitative PCR

Dhc = Dehalococcoides

*vcrA* = vinyl chloride reductase

ng/L = nanograms per liter

mL = milliliters

°C = degrees Celsius



**Table 3: Experimental Control Results, Gene-Trac Test Reference S-2549**

Laboratory Control	Analysis Date	Control Description	Spiked Dhc 16S rRNA Gene Copies per Liter	Recovered Dhc 16S rRNA Gene Copies per Liter	Comments
Positive Control Low Concentration	10-Jul-12	qPCR with KB1 genomic DNA (CSLD-0552)	$1.4 \times 10^5$	$2.6 \times 10^3$ U	See Note 1
Positive Control High Concentration	10-Jul-12	qPCR with KB1 genomic DNA (CSHD-0552)	$1.8 \times 10^7$	$1.7 \times 10^7$	--
Negative Control	10-Jul-12	Tris Reagent Blank (TBD-0512)	0	$2.6 \times 10^3$ U	--
Positive Control Low Concentration	11-Jul-12	qPCR with KB1 genomic DNA (CSLD-0553)	$1.4 \times 10^5$	$9.5 \times 10^4$	--
Positive Control High Concentration	11-Jul-12	qPCR with KB1 genomic DNA (CSHD-0553)	$1.8 \times 10^7$	$1.3 \times 10^7$	--
Filter Blank	11-Jul-12	DNA extraction sterile water (FB-1717)	0	$2.6 \times 10^3$ U	--
Negative Control	11-Jul-12	Tris Reagent Blank (TBD-0513)	0	$2.6 \times 10^3$ U	--

**Notes:**

Dhc = *Dehalococcoides*

DNA = Deoxyribonucleic acid

qPCR = quantitative PCR

16S rRNA = 16S ribosomal ribonucleic acid

U Not detected, associated value is the quantification limit.

<sup>1</sup>Outside recovery limit guideline of +/- 50%.

**Table 4: Experimental Control Results, Gene-Trac Test Reference S-2549**

Laboratory Control	Analysis Date	Control Description	Spiked <i>vcrA</i> reductase Gene Copies per Liter	Recovered <i>vcrA</i> reductase Gene Copies per Liter	Comments
<b>Positive Control Low Concentration</b>	12-Jul-12	qPCR with KB1 genomic DNA (CSLV-0357)	$3.2 \times 10^5$	$2.6 \times 10^5$	--
<b>Positive Control High Concentration</b>	12-Jul-12	qPCR with KB1 genomic DNA (CSHV-0357)	$3.6 \times 10^7$	$3.6 \times 10^7$	--
<b>Filter Blank</b>	12-Jul-12	DNA extraction sterile water (FB-1717)	0	$2.6 \times 10^3$ U	--
<b>Negative Control</b>	12-Jul-12	Tris Reagent Blank (TBV-0328)	0	$2.6 \times 10^3$ U	--

**Notes:**

DNA = Deoxyribonucleic acid

qPCR = quantitative PCR

16S rRNA = 16S ribosomal ribonucleic acid

U Not detected, associated value is the quantification limit.

*vcrA* = vinyl chloride reductase







**Table 3: Laboratory Controls, Test Reference S-2702**

Laboratory Control	Analysis Date	Control Description	Spiked Dhc 16S rRNA Gene Copies per Liter	Recovered Dhc 16S rRNA Gene Copies per Liter	Comments
<b>Positive Control Low Concentration</b>	7-Jan-13	qPCR with KB-1 genomic DNA (CSLD-0604)	$8.4 \times 10^4$	$7.2 \times 10^4$	--
<b>Positive Control High Concentration</b>	7-Jan-13	qPCR with KB-1 genomic DNA (CSHD-0604)	$1.2 \times 10^7$	$1.1 \times 10^7$	--
<b>Negative Control</b>	7-Jan-13	Tris Reagent Blank (TBD-0564)	0	$2.6 \times 10^3$ U	--
<b>DNA Extraction Blank</b>	7-Jan-13	DNA extraction sterile water (FB-1837)	0	$2.6 \times 10^3$ U	--

**Notes:**

Dhc = *Dehalococcoides*

DNA = Deoxyribonucleic acid

qPCR = quantitative PCR

16S rRNA = 16S ribosomal ribonucleic acid

U Not detected, associated value is the quantification limit.





**APPENDIX B-4**  
**GROUNDWATER CONTOUR MAPS 2012**





# **APPENDIX C**

## **SSDS LAYOUT AND INSPECTION/OPERATIONAL DOCUMENTATION**









DATE: 1-20-12

SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-1	1 -1
3	-1	
4	-1	
5	-1	
6	-1	
7	-1	
8	-1	
9	-1	
10	-1	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

COMMENTS:

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INSPECTED BY:

Jim Scrafton  
(Print Name)

(Signature)





DATE: 2-10-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-1	1 -1
3	-1	
4	-1	
5	-1	
6	-1	
7	-1	
8	-1	
9	-1	
10	-1	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Jim Scruton  
(Print Name)

[Signature]  
(Signature)

DATE: 2-17-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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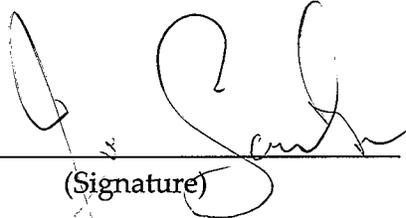
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**INSPECTED BY:**

Jim Scrutton  
(Print Name)

  
(Signature)

DATE: 2-24-12

SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

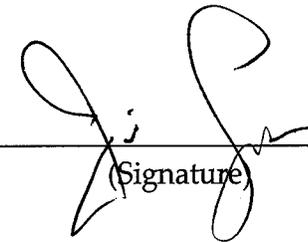
\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

COMMENTS:

Fan #8 was replaced February 21, 2012 due to an increased noise. It was replaced with an inline centrifugal fan "6 Duct" that we keep on premise.

INSPECTED BY:

Jim Scruton  
(Print Name)

  
(Signature)

DATE: 3-2-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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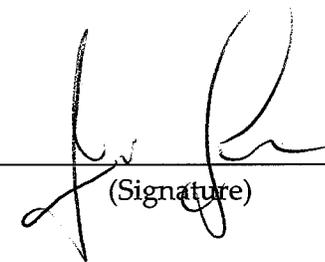
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**INSPECTED BY:**  
Jim Scruton  
(Print Name)

  
(Signature)

DATE: 3-9-12

SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

COMMENTS:

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INSPECTED BY:

Jim Scrutan  
(Print Name)

[Signature]  
(Signature)

DATE: 3-16-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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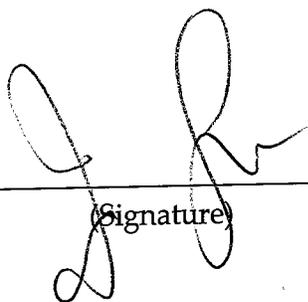
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**INSPECTED BY:**

Jim Scruton  
(Print Name)

  
(Signature)

DATE: 3-23-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Tom Scruton  
(Print Name)

[Signature]  
(Signature)

DATE: 3-30-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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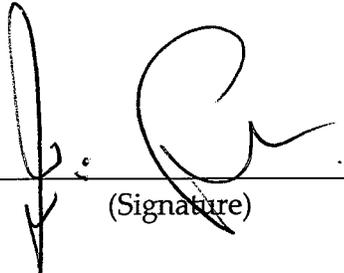
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**INSPECTED BY:**

Jim Scranton  
(Print Name)

  
(Signature)

DATE: 4-5-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
 MIDLER CROSSING  
 SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Jim Scruton  
(Print Name)

Jim Scruton  
(Signature)

DATE: 4-13-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

EXHAUST FAN #

LOWE'S

SEFCU

2	-1	1	-1
3	-1		
4	-1		
5	-1		
6	-1		
7	-1		
8	-1		
9	-1		
10	-1		

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Jim Scutten  
(Print Name)

[Signature]  
(Signature)

DATE: 4-20-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-1	1 -1
3	-1	
4	-1	
5	-1	
6	-1	
7	-1	
8	-1	
9	-1	
10	-1	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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INSPECTED BY:

Jim Scruton  
(Print Name)

[Signature]  
(Signature)

DATE: 4-27-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Jim Scrutton  
(Print Name)

[Signature]  
(Signature)

DATE: 5-4-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-	1 -
3	-	
4	-	
5	-	
6	-	
7	-	
8	-	
9	-	
10	-	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Jim Scruton  
(Print Name)

[Signature]  
(Signature)

DATE: 5-11-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-1	1 -1
3	-1	
4	-1	
5	-1	
6	-1	
7	-1	
8	-1	
9	-1	
10	-1	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Jim Serran (Print Name)

[Signature] (Signature)

DATE: 5-18-12

SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-1	1 -1
3	-1	
4	-1	
5	-1	
6	-1	
7	-1	
8	-1	
9	-1	
10	-1	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

COMMENTS:

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INSPECTED BY:

Jim Seruda  
(Print Name)

[Signature]  
(Signature)

DATE: 5-25-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

**EXHAUST FAN #**

**LOWE'S**

**SEFCU**

2	<u>-1</u>	1 <u>                    </u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000,  
Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Jim Scatton  
(Print Name)

*[Signature]*  
(Signature)

DATE: 6-1-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-1	1 -1
3	-1	
4	-1	
5	-1	
6	-1	
7	-1	
8	-1	
9	-1	
10	-1	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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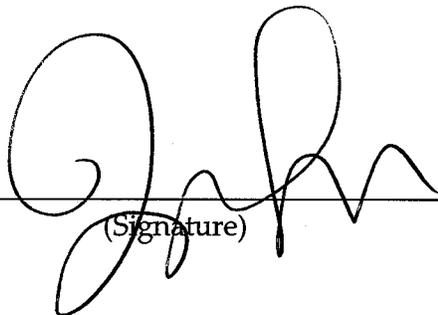
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**INSPECTED BY:**

  
 \_\_\_\_\_  
 (Print Name)

  
 \_\_\_\_\_  
 (Signature)

DATE: 6-8-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

EXHAUST FAN #

LOWE'S

SEFCU

2

-1

1

-1

3

-1

4

-1

5

-1

6

-1

7

-1

8

-1

9

-1

10

-1

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Jim Scruton  
(Print Name)

[Signature]  
(Signature)

DATE: 6-15-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

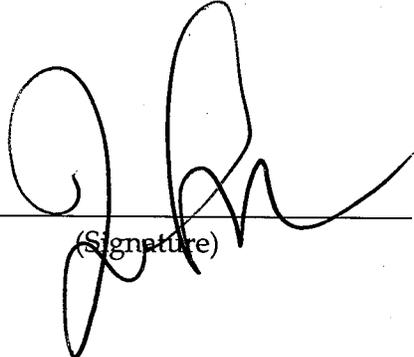
\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Jim Scrantom  
(Print Name)

  
(Signature)

DATE: 6-22-12

SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-1	1 -1
3	-1	
4	-1	
5	-1	
6	-1	
7	-1	
8	-1	
9	-1	
10	-1	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Jim Scanton  
(Print Name)

[Signature]  
(Signature)

DATE: 6-29-12

SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-1	1 <span style="margin-left: 20px;">-1</span>
3	-1	
4	-1	
5	-1	
6	-1	
7	-1	
8	-1	
9	-1	
10	-1	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

COMMENTS:

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INSPECTED BY:

Jim Swinton  
(Print Name)

[Signature]  
(Signature)

DATE: 7/6/12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-1	1 -1
3	-1	
4	-1	
5	-1	
6	-1	
7	-1	
8	-1	
9	-1	
10	-1	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Jim Scruton  
(Print Name)

[Signature]  
(Signature)

DATE: 7-13-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Jim Scruton  
(Print Name)

[Signature]  
(Signature)

DATE: 7-19-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

**EXHAUST FAN #**

**LOWE'S**

**SEFCU**

2	-1
3	-1
4	-1
5	-1
6	-1
7	-1
8	-1
9	-1
10	-1

1 -1

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Jim Scruton  
(Print Name)

[Signature]  
(Signature)

DATE: 7-27-12

SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

EXHAUST FAN #	LOWE'S	SEFCU
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

COMMENTS:

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INSPECTED BY:

Jim Scruton  
(Print Name)

[Signature]  
(Signature)

DATE: 8-3-12

SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

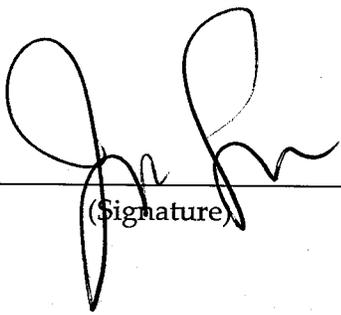
<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

COMMENTS:  
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INSPECTED BY:

Jim Scudlon  
(Print Name)

  
(Signature)

DATE: 8-10-12

SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

EXHAUST FAN #

LOWE'S

SEFCU

- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

	-1
	-1
	-1
	-1
	-1
	-1
	-1
	-1
	-1
	-1

1 -1

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

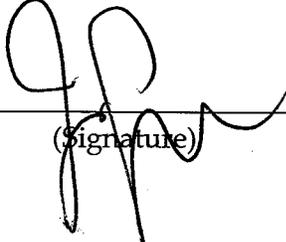
COMMENTS:

Fan #2 was replaced on 8-10-12 due to an increased noise.

INSPECTED BY:

Jim Scraton

(Print Name)

  
(Signature)

DATE: 8-17-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

EXHAUST FAN #	LOWE'S	SEFCU
2	-1	1 -1
3	-1	
4	-1	
5	-1	
6	-1	
7	-1	
8	-1	
9	-1	
10	-1	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

COMMENTS:

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INSPECTED BY:

Jim Scruton  
(Print Name)

[Signature]  
(Signature)

DATE: 8-24-12

SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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INSPECTED BY:

Jim Seraton

(Print Name)

[Signature]

(Signature)

DATE: 8-31-12

**SUBSLAB DEPRESSURIZATION SYSTEMS**  
**MIDLER CROSSING**  
**SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-1	1      -1
3	-1	
4	-1	
5	-1	
6	-1	
7	-1	
8	-1	
9	-1	
10	-1	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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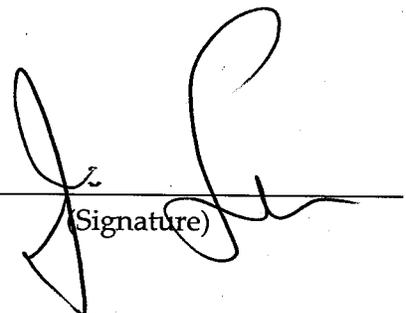
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**INSPECTED BY:**

Jim Scruton  
 \_\_\_\_\_  
 (Print Name)

  
 \_\_\_\_\_  
 (Signature)

DATE: 9-7-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Jim Scruton  
(Print Name)

[Signature]  
(Signature)

DATE: 9-14-12

SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

EXHAUST FAN #

LOWE'S

SEFCU

2  
3  
4  
5  
6  
7  
8  
9  
10

-1
-1
-1
-1
-1
-1
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-1
-1
-1

1 -1

\*The above measurements are in "inches of water" taken from Dwyer Series 2000,  
Magnehelic gages.

**COMMENTS:**

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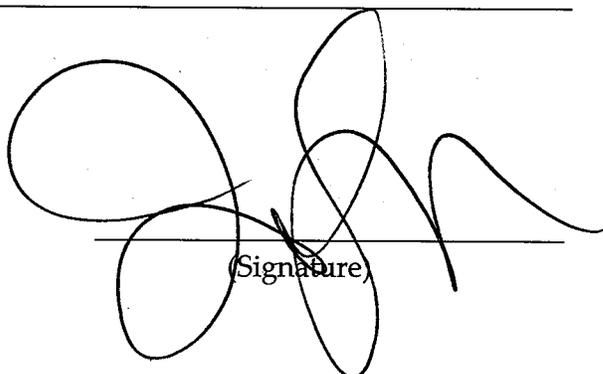
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**INSPECTED BY:**

Jim Scruton  
(Print Name)

  
(Signature)

DATE: 9-21-12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-1	1 <u style="text-align: center;">-1</u>
3	-1	
4	-1	
5	-1	
6	-1	
7	-1	
8	-1	
9	-1	
10	-1	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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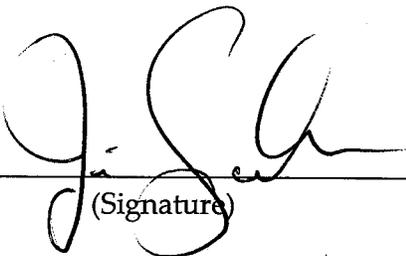
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**INSPECTED BY:**

Jim Scruton  
(Print Name)

  
(Signature)

DATE: 9-28-12

SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

COMMENTS:

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INSPECTED BY:

Jim Scruton  
(Print Name)

JH  
(Signature)

DATE: 10/5/12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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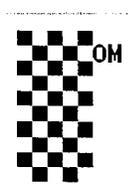
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**INSPECTED BY:**

Daryl Close  
(Print Name)

D. A. Close  
(Signature)



DATE: 10/12/12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

EXHAUST FAN #

LOWE'S

SEFCU

2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Daryl Close  
(Print Name)

[Signature]  
(Signature)



DATE: 10/15/2012

SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-/	1 -/
3	-/	
4	-/	
5	-/	
6	-/	
7	-/	
8	-/	
9	-/	
10	-/	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

COMMENTS:

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INSPECTED BY:

Daryl Close  
(Print Name)

DJ C  
(Signature)



DATE: 11/2/12

SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-1	1 -1
3	-1	
4	-1	
5	-1	
6	-1	
7	-1	
8	-1	
9	-1	
10	-1	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Daryl Close  
(Print Name)

DSU  
(Signature)



DATE: 11/9/12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Daryl Close  
(Print Name)

Dyl C  
(Signature)

DATE: 11/16/12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

EXHAUST FAN #

LOWE'S

SEFCU

2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-
10	-

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\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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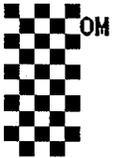
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**INSPECTED BY:**

Daryl Close  
(Print Name)

Dgl C  
(Signature)



DATE: 11/23/12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-1	1 -1
3	-1	
4	-1	
5	-1	
6	-1	
7	-1	
8	-1	
9	-1	
10	-1	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Daryl Close  
(Print Name)

Dyl  
(Signature)



DATE: 11/30/12

SUBLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-1	1 -1
3	-1	
4	-1	
5	-1	
6	-1	
7	-1	
8	-1	
9	-1	
10	-1	

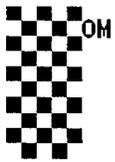
\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

COMMENTS:  
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INSPECTED BY:

Daryl Close  
(Print Name)

*Daryl Close*  
(Signature)



DATE: 12/7/12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Daryl Close  
(Print Name)

[Signature]  
(Signature)

DATE: 12/14/12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

EXHAUST FAN #

LOWE'S

SEFCU

- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

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<u>        </u>	<u>        </u>
<u>        </u>	<u>        </u>
<u>        </u>	<u>        </u>
<u>        </u>	<u>        </u>
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<u>        </u>	<u>        </u>
<u>        </u>	<u>        </u>
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<u>        </u>	<u>        </u>

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The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Daryl Close  
(Print Name)

[Signature]  
(Signature)

DATE: 12/21/12

**SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK**

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	-   _____	1 -   _____
3	-   _____	
4	-   _____	
5	-   _____	
6	-   _____	
7	-   _____	
8	-   _____	
9	-   _____	
10	-   _____	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Daryl Close  
(Print Name)

Daryl Close  
(Signature)

DATE: 12/28/12

SUBSLAB DEPRESSURIZATION SYSTEMS  
MIDLER CROSSING  
SYRACUSE, NEW YORK

<u>EXHAUST FAN #</u>	<u>LOWE'S</u>	<u>SEFCU</u>
2	<u>-1</u>	1 <u>-1</u>
3	<u>-1</u>	
4	<u>-1</u>	
5	<u>-1</u>	
6	<u>-1</u>	
7	<u>-1</u>	
8	<u>-1</u>	
9	<u>-1</u>	
10	<u>-1</u>	

\*The above measurements are in "inches of water" taken from Dwyer Series 2000, Magnehelic gages.

**COMMENTS:**

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**INSPECTED BY:**

Daryl Close  
(Print Name)

D&C  
(Signature)

**APPENDIX D**  
**PROPERTY INSPECTION FORMS**

**SHOPPING CENTER  
PROPERTY INSPECTION**

PROPERTY NAME Miller Crossing  
 PROPERTY NO. 650

Inspected By Greg Hansen  
 Date 4/14/12  
 Approved \_\_\_\_\_

I. Exterior: ~~Site & Building~~ **LOT CONDITION ONLY**

\* A. Parking Lot Asphalt (holes, fractures, low spots, liability hazards, oil & stone, shim).  
No pot holes or tripping Hazards observed at  
time of Inspection

B. Storm Water Drainage (catch basins, swails, ditches, culverts: clean & operating, pumps operating and PM program in force, hour meters working; clean out catch basins). Wetly  
All described work Completed as of Inspection date

C. Fire Hydrants (protected, painted, visibility, access, shown on drawing).  
All hydrants visible as of Inspection

D. Fire Lanes and Handicapped Parking (properly marked & signed).  
As of Inspection date all items properly marked

\* E. Snow removal (stock pile areas established, delineator posts needed, drainage problems, damaged areas).  
N/A

\* F. Parking Lot Lighting (operation, test to verify operation, lens/lamp replacement, paint, photocell, timeclocks, manual override switch, anchor bolts & base secure, base cover secure).  
N/A

G. Water/Gas Shutoffs, Sewer Cleanouts (properly covered, locations known and shown on drawing, test shutoffs).  
N/A

\* H. Buffer Areas (properly cut, debris removed).

*All areas in good shape at time of inspection*

\* I. Sidewalks & Curbs (maintenance, drainage, handicap ramps, re-caulk, refuse containers, tripping hazards).

*all areas in good shape at time of inspection*

J. Striping (condition of paint, areas to be relined, skip next year).

*To be completed next year*

\* K. Traffic Control Devices (traffic signal operation, speed limit/vehicle signage - faded/additions needed).

*N/A*

L. Paint (exterior walls, trim, service doors, trash areas, compactors, canopies).

*N/A*

M. Caulking (type of failures & extent).

*N/A*

\* N. Landscaping (cleanliness, maintenance program, drainage, add plantings, weed killer at curbs, cracks, etc.).

*Landscaping <sup>service</sup> just starting at time of inspection*

\* O. Pylon & other signs (paint, rusting, fading, lighting, time clock control, reader board letter inventory).

*N/A*

\* P. Other Items (compactor locked off, propane tank safety, water silcocks, loading areas; Put tenant info on tenant sheets).

*N/A*

SHOPPING CENTER  
PROPERTY INSPECTION

PROPERTY NAME Midha Crossing  
PROPERTY NO. 650

Inspected By Craig Hanson JEM  
Date 9/26/12 9/20/12

Approved \_\_\_\_\_

I. Exterior: ~~Site & Building~~ LOT CONDITION ONLY

\* A. Parking Lot Asphalt (holes, fractures, low spots, liability hazards, oil & stone, shim).

No pot holes or trip hazards observed

B. Storm Water Drainage (catch basins, swails, ditches, culverts: clean & operating, pumps operating and PM program in force, hour meters working; clean out catch basins).

All areas in good condition

C. Fire Hydrants (protected, painted, visibility, access, shown on drawing).

All hydrants visible

D. Fire Lanes and Handicapped Parking (properly marked & signed).

All described areas properly marked

\* E. Snow removal (stock pile areas established, delineator posts needed, drainage problems, damaged areas).

N/A

\* F. Parking Lot Lighting (operation, test to verify operation, lens/lamp replacement, paint, photocell, timeclocks, manual override switch, anchor bolts & base secure, base cover secure).

All lights operational AT time of inspection

G. Water/Gas Shutoffs, Sewer Cleanouts (properly covered, locations known and shown on drawing, test shutoffs).

N/A

- H. Buffer Areas (properly cut, debris removed).  
*All buffer areas in good shape*
- I. Sidewalks & Curbs (maintenance, drainage, handicap ramps, re-caulk, refuse containers, tripping hazards).  
*All areas in good shape at time of inspection*
- J. Striping (condition of paint, areas to be relined, skip next year).  
*To be completed next year*
- K. Traffic Control Devices (traffic signal operation, speed limit/vehicle signage - faded/additions needed).  
*all observed in working condition*
- L. Paint (exterior walls, trim, service doors, trash areas, compactors, canopies).  
*N/A*
- M. Caulking (type of failures & extent).  
*N/A*
- N. Landscaping (cleanliness, maintenance program, drainage, add plantings, weed killer at curbs, cracks, etc.).  
*All areas well kept at time of inspection*
- O. Pylon & other signs (paint, rusting, fading, lighting, time clock control, reader board letter inventory).  
*N/A*
- P. Other Items (compactor locked off, propane tank safety, water silcocks, loading areas; Put tenant info on tenant sheets).  
*N/A*

**APPENDIX E**

**INSTITUTIONAL AND ENGINEERING  
CONTROLS CERTIFICATION FORM**



**Box 2A**

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?

YES NO

**If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.**

9. Are the assumptions in the Qualitative Exposure Assessment still valid?  
(The Qualitative Exposure Assessment must be certified every five years)

**If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.**

**SITE NO. C734103**

**Box 3**

**Description of Institutional Controls**

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
033.1-01-01.3	Pioneer Midler Avenue, LLC	Ground Water Use Restriction Site Management Plan Soil Management Plan
033.1-01-01.4	Pioneer Midler Avenue, LLC	Ground Water Use Restriction Site Management Plan Soil Management Plan
033.1-01-01.5	Pioneer Midler Avenue, LLC	Ground Water Use Restriction Site Management Plan Soil Management Plan
033.1-01-01.6	Pioneer Midler Avenue, LLC	Ground Water Use Restriction Site Management Plan Soil Management Plan
033.1-01-01.7	Pioneer Midler Avenue, LLC	Ground Water Use Restriction Site Management Plan Soil Management Plan
033.1-01-02.4	Lowe's Home Centers, Inc.	Ground Water Use Restriction Site Management Plan Soil Management Plan
033.1-01-20.0	Pioneer Midler Avenue, LLC	Ground Water Use Restriction Site Management Plan Soil Management Plan
<b>Box 4</b>		
<b>Description of Engineering Controls</b>		
<u>Parcel</u>	<u>Engineering Control</u>	
033.1-01-01.3	Cover System Vapor Mitigation	
033.1-01-01.4	Cover System Vapor Mitigation	
033.1-01-01.5	Cover System Vapor Mitigation	
033.1-01-01.6	Cover System Vapor Mitigation	
033.1-01-01.7	Cover System Vapor Mitigation	

Parcel

Engineering Control

033.1-01-02.4

Cover System  
Vapor Mitigation

033.1-01-20.0

Cover System  
Vapor Mitigation

**Engineering Control Details for Site No. C734103**

**Parcel: 033.1-01-01.3**

The Controlled Property may be used for commercial use as long as the following long-term engineering controls are employed:

(i) compliance with the Department-approved Site Management Plan ("SMP") for the implemented remedy until the remedial goals for the Controlled Property are attained or deemed complete by the Department;

(ii) maintenance at a minimum of a one foot cover system or a six inch pavement system or buildings over the Site and any disturbance of or excavation from the Site cover system at depths greater than the one foot shall be done in accordance of the requirements of the SMP;

(iii) the groundwater beneath the Controlled Property cannot be used as a potable water source or for any other use without prior written permission of the Department and the pumping and discharge of groundwater to the waters of the State shall not be allowed without appropriate treatment and approval of the governing State, County or Municipal authority;

(iv) continued groundwater monitoring in accordance with the SMP until the Department determines that such monitoring is unnecessary;

(v) installation and maintenance in accordance with the standards and procedures specified in the SMP of subslab depressurization ("SSD") systems for all buildings and building additions to be constructed on the Site and the continued operation and maintenance in accordance with the SMP of those SSD systems already installed on the Site;

**Parcel: 033.1-01-01.4**

The Controlled Property may be used for commercial use as long as the following long-term engineering controls are employed:

(i) compliance with the Department-approved Site Management Plan ("SMP") for the implemented remedy until the remedial goals for the Controlled Property are attained or deemed complete by the Department;

(ii) maintenance at a minimum of a one foot cover system or a six inch pavement system or buildings over the Site and any disturbance of or excavation from the Site cover system at depths greater than the one foot shall be done in accordance of the requirements of the SMP;

(iii) the groundwater beneath the Controlled Property cannot be used as a potable water source or for any other use without prior written permission of the Department and the pumping and discharge of groundwater to the waters of the State shall not be allowed without appropriate treatment and approval of the governing State, County or Municipal authority;

(iv) continued groundwater monitoring in accordance with the SMP until the Department determines that such monitoring is unnecessary;

(v) installation and maintenance in accordance with the standards and procedures specified in the SMP of subslab depressurization ("SSD") systems for all buildings and building additions to be constructed on the Site and the continued operation and maintenance in accordance with the SMP of those SSD systems already installed on the Site;

**Engineering Control Details for Site No. C734103**

**Parcel: 033.1-01-01.5**

The Controlled Property may be used for commercial use as long as the following long-term engineering controls are employed:

- (i) compliance with the Department-approved Site Management Plan ("SMP") for the implemented remedy until the remedial goals for the Controlled Property are attained or deemed complete by the Department;
- (ii) maintenance at a minimum of a one foot cover system or a six inch pavement system or buildings over the Site and any disturbance of or excavation from the Site cover system at depths greater than the one foot shall be done in accordance of the requirements of the SMP;
- (iii) the groundwater beneath the Controlled Property cannot be used as a potable water source or for any other use without prior written permission of the Department and the pumping and discharge of groundwater to the waters of the State shall not be allowed without appropriate treatment and approval of the governing State, County or Municipal authority;
- (iv) continued groundwater monitoring in accordance with the SMP until the Department determines that such monitoring is unnecessary;
- (v) installation and maintenance in accordance with the standards and procedures specified in the SMP of subslab depressurization ("SSD") systems for all buildings and building additions to be constructed on the Site and the continued operation and maintenance in accordance with the SMP of those SSD systems already installed on the Site;

**Parcel: 033.1-01-01.6**

The Controlled Property may be used for commercial use as long as the following long-term engineering controls are employed:

- (i) compliance with the Department-approved Site Management Plan ("SMP") for the implemented remedy until the remedial goals for the Controlled Property are attained or deemed complete by the Department;
- (ii) maintenance at a minimum of a one foot cover system or a six inch pavement system or buildings over the Site and any disturbance of or excavation from the Site cover system at depths greater than the one foot shall be done in accordance of the requirements of the SMP;
- (iii) the groundwater beneath the Controlled Property cannot be used as a potable water source or for any other use without prior written permission of the Department and the pumping and discharge of groundwater to the waters of the State shall not be allowed without appropriate treatment and approval of the governing State, County or Municipal authority;
- (iv) continued groundwater monitoring in accordance with the SMP until the Department determines that such monitoring is unnecessary;
- (v) installation and maintenance in accordance with the standards and procedures specified in the SMP of subslab depressurization ("SSD") systems for all buildings and building additions to be constructed on the Site and the continued operation and maintenance in accordance with the SMP of those SSD systems already installed on the Site;

### **Engineering Control Details for Site No. C734103**

#### **Parcel: 033.1-01-01.7**

The Controlled Property may be used for commercial use as long as the following long-term engineering controls are employed:

- (i) compliance with the Department-approved Site Management Plan ("SMP") for the implemented remedy until the remedial goals for the Controlled Property are attained or deemed complete by the Department;
- (ii) maintenance at a minimum of a one foot cover system or a six inch pavement system or buildings over the Site and any disturbance of or excavation from the Site cover system at depths greater than the one foot shall be done in accordance of the requirements of the SMP;
- (iii) the groundwater beneath the Controlled Property cannot be used as a potable water source or for any other use without prior written permission of the Department and the pumping and discharge of groundwater to the waters of the State shall not be allowed without appropriate treatment and approval of the governing State, County or Municipal authority;
- (iv) continued groundwater monitoring in accordance with the SMP until the Department determines that such monitoring is unnecessary;
- (v) installation and maintenance in accordance with the standards and procedures specified in the SMP of subslab depressurization ("SSD") systems for all buildings and building additions to be constructed on the Site and the continued operation and maintenance in accordance with the SMP of those SSD systems already installed on the Site;

#### **Parcel: 033.1-01-02.4**

The Controlled Property may be used for commercial use as long as the following long-term engineering controls are employed:

- (i) compliance with the Department-approved Site Management Plan ("SMP") for the implemented remedy until the remedial goals for the Controlled Property are attained or deemed complete by the Department;
- (ii) maintenance at a minimum of a one foot cover system or a six inch pavement system or buildings over the Site and any disturbance of or excavation from the Site cover system at depths greater than the one foot shall be done in accordance of the requirements of the SMP;
- (iii) the groundwater beneath the Controlled Property cannot be used as a potable water source or for any other use without prior written permission of the Department and the pumping and discharge of groundwater to the waters of the State shall not be allowed without appropriate treatment and approval of the governing State, County or Municipal authority;
- (iv) continued groundwater monitoring in accordance with the SMP until the Department determines that such monitoring is unnecessary;
- (v) installation and maintenance in accordance with the standards and procedures specified in the SMP of subslab depressurization ("SSD") systems for all buildings and building additions to be constructed on the Site and the continued operation and maintenance in accordance with the SMP of those SSD systems already installed on the Site;

**Engineering Control Details for Site No. C734103**

**Parcel: 033.1-01-20.0**

The Controlled Property may be used for commercial use as long as the following long-term engineering controls are employed:

(i) compliance with the Department-approved Site Management Plan ("SMP") for the implemented remedy until the remedial goals for the Controlled Property are attained or deemed complete by the Department;

(ii) maintenance at a minimum of a one foot cover system or a six inch pavement system or buildings over the Site and any disturbance of or excavation from the Site cover system at depths greater than the one foot shall be done in accordance of the requirements of the SMP;

(iii) the groundwater beneath the Controlled Property cannot be used as a potable water source or for any other use without prior written permission of the Department and the pumping and discharge of groundwater to the waters of the State shall not be allowed without appropriate treatment and approval of the governing State, County or Municipal authority;

(iv) continued groundwater monitoring in accordance with the SMP until the Department determines that such monitoring is unnecessary;

(v) installation and maintenance in accordance with the standards and procedures specified in the SMP of subslab depressurization ("SSD") systems for all buildings and building additions to be constructed on the Site and the continued operation and maintenance in accordance with the SMP of those SSD systems already installed on the Site;

**Periodic Review Report (PRR) Certification Statements**

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date



Enclosure 2  
 NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 Site Management Periodic Review Report Notice  
 Institutional and Engineering Controls Certification Form



	Site Details		Box 1
<b>Site No.</b>	C734103		
<b>Site Name</b> Midler City Industrial Park			
Site Address: 621 S. Midler Ave. (aka 701 Nichols Ave.) City/Town: Syracuse County: Onondaga Site Acreage: 21.7		Zip Code: 13206	
Reporting Period: March 01, 2012 to March 01, 2013			
			YES    NO
1. Is the information above correct?			<input checked="" type="checkbox"/> <input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.			
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?			<input type="checkbox"/> <input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?			<input type="checkbox"/> <input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?			<input type="checkbox"/> <input checked="" type="checkbox"/>
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.			
5. Is the site currently undergoing development?			<input type="checkbox"/> <input checked="" type="checkbox"/>
			<b>Box 2</b>
			YES    NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial			<input checked="" type="checkbox"/> <input type="checkbox"/>
7. Are all ICs/ECs in place and functioning as designed?			<input checked="" type="checkbox"/> <input type="checkbox"/>
<b>IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.</b>			
<b>A Corrective Measures Work Plan must be submitted along with this form to address these issues.</b>			
Signature of Owner, Remedial Party or Designated Representative		Date	

**Box 2A**

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?

YES    NO  
   

**If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.**

9. Are the assumptions in the Qualitative Exposure Assessment still valid?  
(The Qualitative Exposure Assessment must be certified every five years)

**If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.**

**SITE NO. C734103**

**Box 3**

**Description of Institutional Controls**



Parcel

Engineering Control

033.1-01-02.4

Cover System  
Vapor Mitigation

033.1-01-20.0

Cover System  
Vapor Mitigation

**Engineering Control Details for Site No. C734103**

**Parcel: 033.1-01-01.3**

The Controlled Property may be used for commercial use as long as the following long-term engineering controls are employed:

- (i) compliance with the Department-approved Site Management Plan ("SMP") for the implemented remedy until the remedial goals for the Controlled Property are attained or deemed complete by the Department;
- (ii) maintenance at a minimum of a one foot cover system or a six inch pavement system or buildings over the Site and any disturbance of or excavation from the Site cover system at depths greater than the one foot shall be done in accordance of the requirements of the SMP;
- (iii) the groundwater beneath the Controlled Property cannot be used as a potable water source or for any other use without prior written permission of the Department and the pumping and discharge of groundwater to the waters of the State shall not be allowed without appropriate treatment and approval of the governing State, County or Municipal authority;
- (iv) continued groundwater monitoring in accordance with the SMP until the Department determines that such monitoring is unnecessary;
- (v) installation and maintenance in accordance with the standards and procedures specified in the SMP of subslab depressurization ("SSD") systems for all buildings and building additions to be constructed on the Site and the continued operation and maintenance in accordance with the SMP of those SSD systems already installed on the Site;

**Parcel: 033.1-01-01.4**

The Controlled Property may be used for commercial use as long as the following long-term engineering controls are employed:

- (i) compliance with the Department-approved Site Management Plan ("SMP") for the implemented remedy until the remedial goals for the Controlled Property are attained or deemed complete by the Department;
- (ii) maintenance at a minimum of a one foot cover system or a six inch pavement system or buildings over the Site and any disturbance of or excavation from the Site cover system at depths greater than the one foot shall be done in accordance of the requirements of the SMP;
- (iii) the groundwater beneath the Controlled Property cannot be used as a potable water source or for any other use without prior written permission of the Department and the pumping and discharge of groundwater to the waters of the State shall not be allowed without appropriate treatment and approval of the governing State, County or Municipal authority;
- (iv) continued groundwater monitoring in accordance with the SMP until the Department determines that such monitoring is unnecessary;
- (v) installation and maintenance in accordance with the standards and procedures specified in the SMP of subslab depressurization ("SSD") systems for all buildings and building additions to be constructed on the Site and the continued operation and maintenance in accordance with the SMP of those SSD systems already installed on the Site;

**Engineering Control Details for Site No. C734103**

**Parcel: 033.1-01-01.5**

The Controlled Property may be used for commercial use as long as the following long-term engineering controls are employed:

- (i) compliance with the Department-approved Site Management Plan ("SMP") for the implemented remedy until the remedial goals for the Controlled Property are attained or deemed complete by the Department;
- (ii) maintenance at a minimum of a one foot cover system or a six inch pavement system or buildings over the Site and any disturbance of or excavation from the Site cover system at depths greater than the one foot shall be done in accordance of the requirements of the SMP;
- (iii) the groundwater beneath the Controlled Property cannot be used as a potable water source or for any other use without prior written permission of the Department and the pumping and discharge of groundwater to the waters of the State shall not be allowed without appropriate treatment and approval of the governing State, County or Municipal authority;
- (iv) continued groundwater monitoring in accordance with the SMP until the Department determines that such monitoring is unnecessary;
- (v) installation and maintenance in accordance with the standards and procedures specified in the SMP of subslab depressurization ("SSD") systems for all buildings and building additions to be constructed on the Site and the continued operation and maintenance in accordance with the SMP of those SSD systems already installed on the Site;

**Parcel: 033.1-01-01.6**

The Controlled Property may be used for commercial use as long as the following long-term engineering controls are employed:

- (i) compliance with the Department-approved Site Management Plan ("SMP") for the implemented remedy until the remedial goals for the Controlled Property are attained or deemed complete by the Department;
- (ii) maintenance at a minimum of a one foot cover system or a six inch pavement system or buildings over the Site and any disturbance of or excavation from the Site cover system at depths greater than the one foot shall be done in accordance of the requirements of the SMP;
- (iii) the groundwater beneath the Controlled Property cannot be used as a potable water source or for any other use without prior written permission of the Department and the pumping and discharge of groundwater to the waters of the State shall not be allowed without appropriate treatment and approval of the governing State, County or Municipal authority;
- (iv) continued groundwater monitoring in accordance with the SMP until the Department determines that such monitoring is unnecessary;
- (v) installation and maintenance in accordance with the standards and procedures specified in the SMP of subslab depressurization ("SSD") systems for all buildings and building additions to be constructed on the Site and the continued operation and maintenance in accordance with the SMP of those SSD systems already installed on the Site;

**Engineering Control Details for Site No. C734103**

**Parcel: 033.1-01-01.7**

The Controlled Property may be used for commercial use as long as the following long-term engineering controls are employed:

- (i) compliance with the Department-approved Site Management Plan ("SMP") for the implemented remedy until the remedial goals for the Controlled Property are attained or deemed complete by the Department;
- (ii) maintenance at a minimum of a one foot cover system or a six inch pavement system or buildings over the Site and any disturbance of or excavation from the Site cover system at depths greater than the one foot shall be done in accordance of the requirements of the SMP;
- (iii) the groundwater beneath the Controlled Property cannot be used as a potable water source or for any other use without prior written permission of the Department and the pumping and discharge of groundwater to the waters of the State shall not be allowed without appropriate treatment and approval of the governing State, County or Municipal authority;
- (iv) continued groundwater monitoring in accordance with the SMP until the Department determines that such monitoring is unnecessary;
- (v) installation and maintenance in accordance with the standards and procedures specified in the SMP of subslab depressurization ("SSD") systems for all buildings and building additions to be constructed on the Site and the continued operation and maintenance in accordance with the SMP of those SSD systems already installed on the Site;

**Parcel: 033.1-01-02.4**

The Controlled Property may be used for commercial use as long as the following long-term engineering controls are employed:

- (i) compliance with the Department-approved Site Management Plan ("SMP") for the implemented remedy until the remedial goals for the Controlled Property are attained or deemed complete by the Department;
- (ii) maintenance at a minimum of a one foot cover system or a six inch pavement system or buildings over the Site and any disturbance of or excavation from the Site cover system at depths greater than the one foot shall be done in accordance of the requirements of the SMP;
- (iii) the groundwater beneath the Controlled Property cannot be used as a potable water source or for any other use without prior written permission of the Department and the pumping and discharge of groundwater to the waters of the State shall not be allowed without appropriate treatment and approval of the governing State, County or Municipal authority;
- (iv) continued groundwater monitoring in accordance with the SMP until the Department determines that such monitoring is unnecessary;
- (v) installation and maintenance in accordance with the standards and procedures specified in the SMP of subslab depressurization ("SSD") systems for all buildings and building additions to be constructed on the Site and the continued operation and maintenance in accordance with the SMP of those SSD systems already installed on the Site;

**Engineering Control Details for Site No. C734103**

**Parcel: 033.1-01-20.0**

The Controlled Property may be used for commercial use as long as the following long-term engineering controls are employed:

(i) compliance with the Department-approved Site Management Plan ("SMP") for the implemented remedy until the remedial goals for the Controlled Property are attained or deemed complete by the Department;

(ii) maintenance at a minimum of a one foot cover system or a six inch pavement system or buildings over the Site and any disturbance of or excavation from the Site cover system at depths greater than the one foot shall be done in accordance of the requirements of the SMP;

(iii) the groundwater beneath the Controlled Property cannot be used as a potable water source or for any other use without prior written permission of the Department and the pumping and discharge of groundwater to the waters of the State shall not be allowed without appropriate treatment and approval of the governing State, County or Municipal authority;

(iv) continued groundwater monitoring in accordance with the SMP until the Department determines that such monitoring is unnecessary;

(v) installation and maintenance in accordance with the standards and procedures specified in the SMP of subslab depressurization ("SSD") systems for all buildings and building additions to be constructed on the Site and the continued operation and maintenance in accordance with the SMP of those SSD systems already installed on the Site;

**Periodic Review Report (PRR) Certification Statements**

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

**IC CERTIFICATIONS  
SITE NO. C734103**

**Box 6**

**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Edward A. Marshall at 333 West Washington St, Syracuse N.Y.  
print name print business address 13202  
am certifying as Agent for Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Edward A. Marshall, as agent  
Signature of Owner, Remedial Party, or Designated Representative  
Rendering Certification

9/5/2013  
Date

IC/EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I RORY WOODMANSEE at CES ENGINEERS, INC.  
print name print business address

am certifying as a Qualified Environmental Professional for the PIONEER MIDLER LLC  
(Owner or Remedial Party)

Rory Woodmansee  
Signature of Qualified Environmental Professional, for  
the Owner or Remedial Party, Rendering Certification

\_\_\_\_\_  
Stamp  
(Required for PE)

8/23/2013  
Date