LIMITED PHASE II

ENVIRONMENTAL SITE ASSESSMENT

April 19, 2013

Midtown Plaza Parking Garage
East Cayuga Street
Oswego, New York

Prepared For:

The Sutton Companies
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Syracuse, New York 13204

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EMS Project No. 4414

Limited Phase II Environmental Site Assessment

MIDTOWN PLAZA PARKING GARAGE PROPERTY
EAST CAYUGA STREET
OSWEGO, NEW YORK

EMS Environmental, Inc., (EMS) has prepared this report for The Sutton Companies (Sutton) as a summary of recent Limited Phase II Environmental Site Assessment (ESA) activities at the Midtown Plaza Parking Garage Property (Subject Property) located at East Cayuga Street in Oswego, New York. EMS conducted a Historic Property Usage Survey in May 2012 on the Subject Property to fill data gaps noted in a Phase I Environmental Site Assessment (ESA) conducted on the property by PES Associates (PES), dated November 23, 2010. PES in the ESA noted that they could not identify the property usage prior to 1975. EMS' Historic Property Usage Survey identified potentially adverse or recognized environmental conditions at the Subject Property from historical usage. Based upon these findings EMS was contracted to perform a Limited Phase II ESA of the subject property.

The findings, recommendations, and conclusions contained in this report are based solely upon EMS' assessment and are subject to the limitations set forth in this report at the time it was prepared. Use of and/or reliance upon this report shall be subject to the Terms and Conditions under this report was provided to The Sutton Companies and such use or reliance shall only be authorized by EMS.

Prepared By:

Robert S. Nigolian
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NY General Manager

EXECUTIVE SUMMARY

Phase II Environmental Site Assessment Findings and Environmental Considerations

This Limited Phase II ESA investigated areas of the property that were determined through previous Phase I ESA and Historic Usage Survey, to have the potential to contain adverse environmental conditions.

A total of eight soil borings (SB-1 through SB-8) were advanced across the subject property under the supervision of an EMS geologist. Overburden soil deposits observed during drilling activities consisted of brown sand and gravel with clayey silt to depths ranging from of approximately 0.5 feet to twelve feet below ground surface (bgs). Groundwater analysis was not part of this Limited Phase II ESA.

Field screening of soil samples using a Photo-ionization Detector (PID) measured volatile organic compound (VOC) concentrations above background levels of 0.0 parts per million (ppm) at soil boring SB-1. The PID reading recorded at soil boring SB-1 was 65 ppm (6-7 ft. bgs).

Soil samples were collected from SB-1, SB-2, SB-3, and SB-5 were submitted for laboratory analysis. Soil from SB-1 was selected due to a positive PID response, soil from SB-2 and SB-5 was selected due their location in relation to SB-1. Soil from SB-3 was selected due its location to a former machine shop on the property.

Laboratory analysis indicated that VOC concentrations were all below method detection limits, and semi-volatile organic compounds (SVOC) concentrations were also below method detection limits, with the exception of the soil samples collected from soil borings SB-1 and SB-3. The SVOC concentrations in the soil samples from SB-1 and SB-3 were within the New York State Department of Environmental Conservation (NYSDEC) CP-51 Unrestricted Use Soil Cleanup Guidance Values.

The findings of this Limited Phase II ESA indicate SVOCs exist within the subsurface of the property at concentrations below NYSDEC CP-51 Unrestricted Use Soil Cleanup Guidance Values. The results warrant no further subsurface investigation at this time.

PHASE II ESA SITE EVALUATION METHODS

To determine if any petroleum hydrocarbons were present in the soil at the subject property from historic property use, EMS, on behalf of Sutton, conducted a limited subsurface investigation. Information obtained from the Historic Property Usage Survey and Phase I ESA activities was used to develop the investigation workplan. The scope of work included the advancement of eight (8) soil borings. Sampling and analyses were performed as detailed in the sections that follow.

Soil Boring Advancement

On March 26 - 28, 2013, soil borings (SB-1 through SB-8) were advanced using macro-core soil samplers by a Geoprobe® direct push rig under the supervision of an EMS geologist. Prior to advancement of each borehole a 10-inch diameter core was drilled through the 6-inch concrete floor of the garage. The Subsurface Logs for each boring are presented in Appendix A. The approximate locations of the soil borings are depicted on the Site Plan attached as Figure 1. These locations were selected on a bias toward known locations of historical areas of concern.

Soil Sampling

During the advancement of each borehole, EMS logged the sediment color, sediment type, moisture content, and organic vapor concentration. A Photoionization detector (PID) was used to perform soil headspace analysis and measure organic vapor concentration in the soil. Continuous soil sampling was conducted using a two-inch inside diameter three-foot long macro-core with acetate liners. Each sample was scanned with a calibrated PID using a sealed-bag headspace method.

Soil samples were retained for laboratory analyses from selected boreholes based on the highest PID reading, visual and/or olfactory observations. If no elevated PID responses, odors, or obvious evidence of hydrocarbon impact were noted, a soil sample from borings biased towards known locations of historical areas of concern were selected and the laboratory soil sample was collected from the soil/water table interface. Samples were jarred with minimal headspace, labeled, and placed in a cooler with ice to maintain 4° C.

Soil samples were collected from SB-1, SB-2, SB-3, and SB-5 were submitted for laboratory analysis. Soil from SB-1 was selected due to a positive PID response, soil from SB-2 and SB-5 was selected due their location in relation to SB-1. Soil from SB-3 was selected due its location to a former machine shop on the property. The samples were shipped under chain of custody procedures to Life Science Laboratories, Inc., East Syracuse, New York for analyses for NYSDEC STARS list VOCs by EPA method 8260 and NYSDEC STARS list semi-volatile organic compounds SVOCs by EPA Method 8270.

PHASE II ESA INVESTIGATIVE RESULTS

Geology / Hydrology

Overburden soil deposits observed during drilling activities consisted of brown sand and gravel with clayey silt to depths ranging from of approximately 0.5 feet to twelve feet below ground surface (bgs). According to the boring logs groundwater depths ranged from approximately 3 to 10 ft bgs.

Topography of the subject property slopes to the north - northeast. Based on the slope of area topography and proximity to the Oswego River and Lake Ontario groundwater flow is likely towards those features to the north-northeast. Detailed Subsurface Logs are included as Appendix A. The boring locations are shown on Figure 1.

Soil Sampling Results

The soil samples collected during drilling activities were evaluated using a PID and the results have been summarized in the Subsurface Logs. Referring to the Subsurface Logs, the results of field screening showed VOC concentrations above background levels of 0.0 ppm only at soil boring SB-1 at 65 ppm (6-7 ft. bgs) just above the water table.

Soil analytical results were compared to NYSDEC CP-51 Soil Cleanup Guidance, issued on October 21, 2010. The CP-51 was developed to provide the determination of soil cleanup levels, and bases the guidance values on the potential use of the soil or present and/or future use of the subject property. Unrestricted Use Guidance allows the subject property owner the ability to use the soil or property however they choose. The Restricted Use Guidance offers the property owner values that have to be met based on the current or future use of the property.

Laboratory analytical results of the soil samples showed target list VOC concentrations below method detection limits from all the soil borings, therefore the soil meets the NYSDEC CP-51 Unrestricted Use Soil Cleanup Guidance for VOCs. The complete laboratory analytical report is included as Appendix B and is summarized in tabular form in Table 1 and illustrated on Figure 1.

The Laboratory analytical results exhibited target list SVOC concentrations ranging from none detected above method detection limits at SB-2, and SB-5 to a high of 3,480 parts per billion (pbb) at SB-3. SVOC concentrations were detected at SB-1 (590 ppb). The SVOC concentrations in SB-1 and SB-3 were below the NYSDEC CP-51 Unrestricted Use Soil Cleanup Guidance values. The complete laboratory analytical report is included as Appendix B and is summarized in tabular form in Table 2 and illustrated on Figure 1.

PHASE II ESA FINDINGS/RECOMENDATIONS

- Field screening of the soil samples using a PID indicated VOC concentrations above average background levels of 0.0 ppm at soil boring SB-1, with a PID reading 65 ppm at 6-7 ft. bgs).

- Laboratory analytical results of the soil samples indicated target list VOC concentrations were below method detection limits, therefore within NYSDEC CP-51 Soil Cleanup Unrestricted Use Guidance Values.

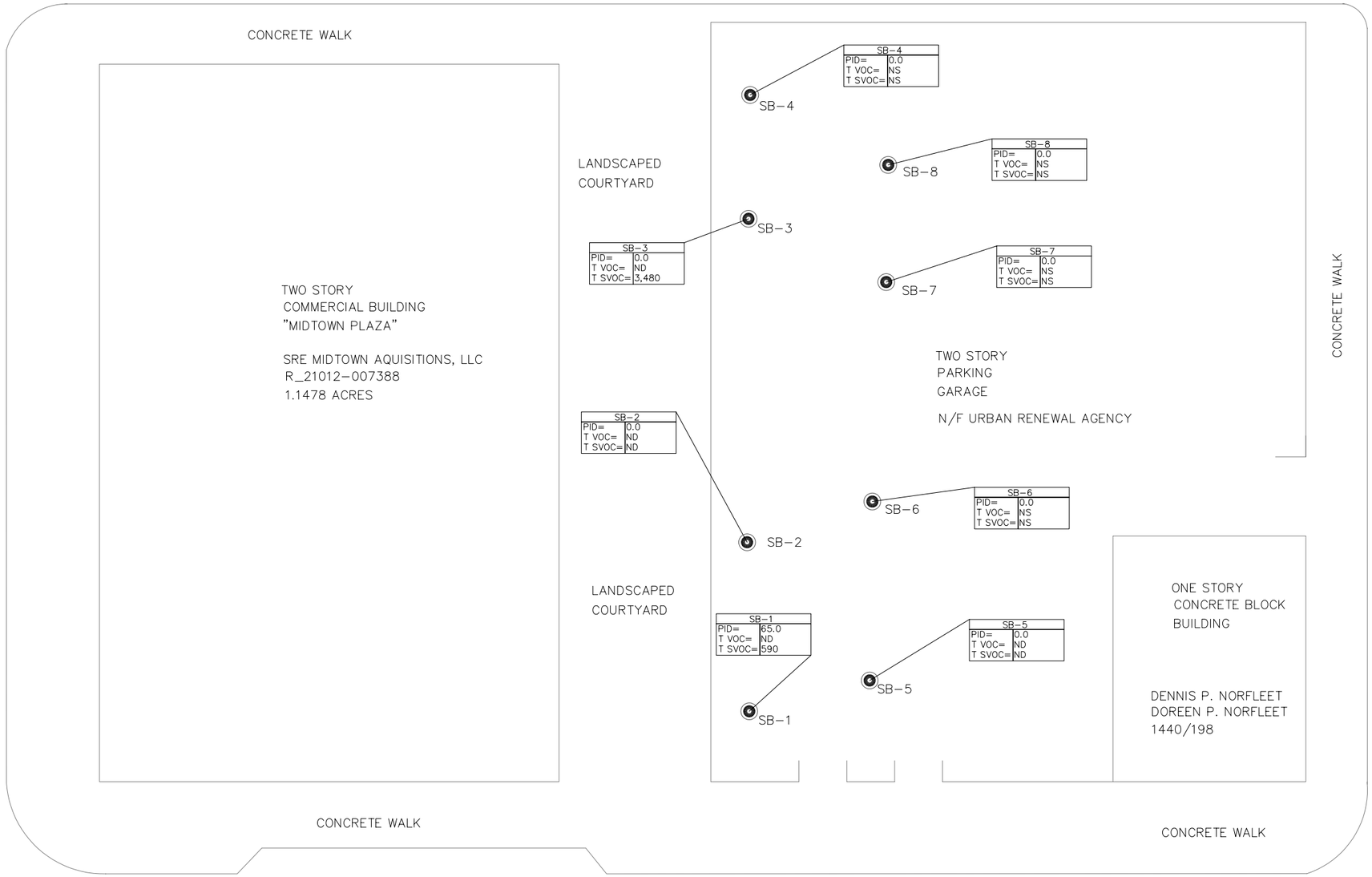
- Laboratory analytical results of the soil samples indicated target list SVOC concentrations ranging from none detected above method detection limits at SB-2, and SB-5 to a high of 3,480 parts per billion (pbb) at SB-3. SVOC concentrations were detected at SB-1 (590 ppb). The SVOC concentrations in SB-1 and SB-3 were below the NYSDEC CP-51 Unrestricted Use Soil Cleanup Guidance values.

This Limited Phase II ESA investigated areas of the property that were determined through a previous Phase I ESA and Historic Usage Survey, to have the potential to contain adverse environmental conditions. The findings of Limited Phase II ESA identified through laboratory analysis contaminants exists within the subsurface of the property at concentrations within NYSDEC CP-51 Unrestricted Use Soil Cleanup Guidance Values. The results warrant no further subsurface investigation at this time.

EAST SECOND STREET

EAST CAYUGA STREET

EAST BRIDGE STREET



EAST FIRST STREET

LEGEND

- SOIL BORING LOCATION
- PID= PHOTO-IONIZATION DETECTOR READING (ppm)
- T VOC= TOTAL 8260 STARS COMPOUNDS (ug/kg)
- T SVOC= TOTAL 8270 STARS COMPOUNDS (ug/kg)
- ND= NONE DETECTED ABOVE METHOD DETECTION LIMITS
- NS= NO SAMPLES SUBMITTED

GRAPHIC SCALE

20 0 10 20 40 80

FIGURE 1
SITE PLAN

THE SUTTON COMPANIES
MIDTOWN PLAZA PARKING GARAGE
EAST CAYUGA STREET
OSWEGO, NEW YORK

PROJECT NO.: 4414	DRAWN BY: G.S.
REVIEWED BY: G.S.	DATE: 4/12/13
FILE NAME: GRAPHIC	

EMS ENVIRONMENTAL, INC.

Table 1
Soil Analytical Summary - EPA Method 8260 VOCs
Midtown Plaza Parking Garage
Oswego, NY

March 28, 2013

Volatile Organic Compounds EPA 8260 (ug/kg)	CP-51 Unrestricted Use Soil Cleanup Levels	CP-51 Residential Use Soil Cleanup Levels	SB-1 (5'-7')	SB-2 (6'-9')	SB-3 (3'-5')	SB-5 (6'-9')
Field Screen (ppm)			65.0	0.0	0.0	0.0
benzene	60	2,900	ND<2	ND<2	ND<2	ND<2
n-butylbenzene	12,000	100,000	ND<2	ND<2	ND<2	ND<2
sec-butylbenzene	11,000	100,000	ND<2	ND<2	ND<2	ND<2
tert-butylbenzene	5,900	100,000	ND<2	ND<2	ND<2	ND<2
ethylbenzene	1,000	30,000	ND<2	ND<2	ND<2	ND<2
isoproplylbenzene	2,300	2,300	ND<2	ND<2	ND<2	ND<2
4-isopropyltoluene	10,000	10,000	ND<2	ND<2	ND<2	ND<2
MTBE	930	62,000	ND<2	ND<2	ND<2	ND<2
naphthalene	12,000	100,000	ND<2	ND<2	ND<2	ND<2
n-propylbenzene	3,900	100,000	ND<2	ND<2	ND<2	ND<2
toluene	700	100,000	ND<2	ND<2	ND<2	ND<2
1,2,4-trimethylbenzene	3,600	47,000	ND<2	ND<2	ND<2	ND<2
1,3,5-trimethylbenzene	8,400	47,000	ND<2	ND<2	ND<2	ND<2
total xylenes	260	100,000	ND<2	ND<2	ND<2	ND<2
Total EPA 8260 List Compounds	NA	NA	ND	ND	ND	ND

Notes:

All units expressed as micrograms per kilogram (ug/kg) or parts per billion (ppb)

ND< - none detected above laboratory limit indicated.

NA = Not Applicable

ND = Not Detected

Field Screening using a Photoionization detector measured in part per million (ppm)

CP-51 = Final Commissioner Policy CP-51 / Soil Cleanup Guidance, enacted October 21, 2010

Table 2
Soil Analytical Summary - EPA Method 8270 SVOCs
Midtown Plaza Parking Garage
Oswego, NY

March 28, 2013

Semi-Volatile Organic Compounds EPA 8270 (ug/kg)	CP-51 Unrestricted Use Soil Cleanup Levels	CP-51 Residential Use Soil Cleanup Levels	SB-1 (5'-7')	SB-2 (6'-9')	SB-3 (3'-5')	SB-5 (6'-9')
Field Screen (ppm)			65.0	0.0	0.0	0.0
acenaphthene	20,000	100,000	ND<200	ND<200	ND<200	ND<200
anthracene	100,000	100,000	ND<200	ND<200	ND<200	ND<200
benzo(a)anthracene	1,000	1,000	ND<200	ND<200	280	ND<200
benzo(a)pyrene	1,000	1,000	ND<200	ND<200	210	ND<200
benzo(b)flouranthene	1,000	1,000	ND<200	ND<200	210	ND<200
benzo(ghi)perylene	100,000	100,000	ND<200	ND<200	ND<200	ND<200
benzo(k)flouranthene	800	1,000	ND<200	ND<200	ND<200	ND<200
chrysene	1,000	1,000	ND<200	ND<200	230	ND<200
dibenzo(a,h)anthracene	330	330	ND<200	ND<200	ND<200	ND<200
flouranthene	100,000	100,000	370	ND<200	740	ND<200
flourene	30,000	100,000	ND<200	ND<200	ND<200	ND<200
indeno(1,2,3-c,d) pyrene	500	500	220	ND<200	250	ND<200
naphthalene	12,000	100,000	ND<200	ND<200	ND<200	ND<200
phenanthrene	100,000	100,000	ND<200	ND<200	960	ND<200
pyrene	100,000	100,000	ND<200	ND<200	600	ND<200
Total EPA 8270 List Compounds	NA	NA	590	ND	3,480	ND

Notes:

All units expressed as micrograms per kilogram (ug/kg) or parts per billion (ppb)

ND< - none detected above laboratory limit indicated.

ND=Not Detected

Field Screening using a Photoionization detector measured in part per million (ppm)

CP-51 = Final Commissioner Policy CP-51 / Soil Cleanup Guidance, enacted October 21, 2010

Bolded values indicate an exceedance to the CP-51 Unrestricted Use Soil Cleanup Guidance

APPENDIX A
SUBSURFACE LOGS
Limited Phase II ESA
Midtown Plaza Parking Garage
April 2013

Subsurface Log

SB-1

project name / address: **Sutton Garage - 18 East Cayuga St., Oswego, NY**

client: **The Sutton Companies** | work date(s): **3/26 - 3/28 2013**

logged by: **B. Haravitch** | drilling company: **EMS**

drilling method: **Geoprobe - Direct push** | sampling method: **Continuous 3' Macro-core**

borehole diameter: **2"** | surface treatment:

screen size / mat'l: | sand grade:

screen interval: | sand interval:

riser size / mat'l: | bentonite interval:

riser interval: | grout interval:

LEGEND

trace: 1-10%
little: 11-20%
some: 21-35%
and: 36-50%

riser, backfill, screen, grout, sand, bentonite

depth (feet)	sample interval (feet)	PID response (PPM)	recovery (percent)	material classification	well schematic
				concrete (0-0.5')	
2	0-3'	0		dark brown f-c SAND and f-c GRAVEL (0.5' - 3')	
4	3'-6'	65		same, little SILT (3'-6')	
6		18.5		same, black staining @ 6'-7'	
8	6'-9'	0		same yellow-brown f-m SAND, little GRAVEL (8'-9.5') ▼	
10	9'-12'	0		gray-brown f. SAND and SILT, little CLAY (9.5'-12')	
12				wet @ 10'	
14				Bottom of boring @ 12'	
16					
18					
20					
22					
24					
26					
28					
30					
32					
34					
36					

Subsurface Log

SB-2

project name / address: **Sutton Garage - 18 East Cayuga St., Oswego, NY**

client: **The Sutton Companies** | work date(s): **3/26 - 3/28 2013**

logged by: **B. Haravitch** | drilling company: **EMS**

drilling method: **Geoprobe - Direct push** | sampling method: **Continuous 3' Macro-core**

borehole diameter: **2"** | surface treatment:

screen size / mat'l: | sand grade:

screen interval: | sand interval:

riser size / mat'l: | bentonite interval:

riser interval: | grout interval:

LEGEND

trace: 1-10%
little: 11-20%
some: 21-35%
and: 36-50%

riser, backfill, screen, grout, sand, bentonite

depth (feet)	sample interval (feet)	PID response (PPM)	recovery (percent)	material classification	well schematic
				concrete (0-0.5')	
2	0-2'	0		dark brown f-c SAND and f-c GRAVEL (0.5' - 2')	
	2'-3'				
4		0		same, little SILT, includes brick, wood, glass (2'-4.5')	
	3'-6'				
6		0		gray-brown fine SAND and SILT, tr. CLAY (4.5'-6')	
8	6'-9'			light brown SILT w fine SAND, little CLAY, tr.GRAVEL (6'-9')	
		0			
10				gray f-c SAND w SILT, little CLAY, little GRAVEL ▼	
	9'-12'	0		yellow-brown f-m SAND, little SILT, wet	
12				red-brown f-m SAND	
				Bottom of boring @ 12'	
14					
16					
18					
20					
22					
24					
26					
28					
30					
32					
34					
36					

Subsurface Log

SB-3

project name / address: **Sutton Garage - 18 East Cayuga St., Oswego, NY**

client: **The Sutton Companies**

work date(s): **3/26 - 3/28 2013**

logged by: **B. Haravitch**

drilling company: **EMS**

drilling method: **Geoprobe - Direct push**

sampling method: **Continuous 3' Macro-core**

borehole diameter: **2"**

surface treatment:

screen size / mat'l:

sand grade:

screen interval:

sand interval:

riser size / mat'l:

bentonite interval:

riser interval:

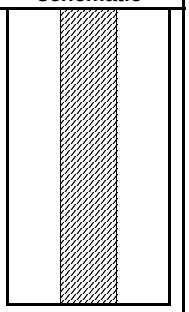
grout interval:

LEGEND

trace:	1-10%
little:	11-20%
some:	21-35%
and:	36-50%

riser, screen, sand, backfill, grout, bentonite

depth (feet)	sample interval (feet)	PID response (PPM)	recovery (percent)	material classification	well schematic
				concrete (0-0.7')	
2	0-3'	0		dark brown f-c SAND and f-c GRAVEL (0.7' - 3.5')	
4	3'-6'	0		brown f-c SAND, (3.5'-5') wet @ 5' ▼	
6		0		gray-brown f-c SAND some SILT	
8	6'-9'	0		brown f-m SAND, wet	
10				Bottom of boring @ 9'	
12					
14					
16					
18					
20					
22					
24					
26					
28					
30					
32					
34					
36					



Subsurface Log

SB-4

ENVIRONMENTAL

project name / address: **Sutton Garage - 18 East Cayuga St., Oswego, NY**

client: **The Sutton Companies** | work date(s): **3/26 - 3/28 2013**

logged by: **B. Haravitch** | drilling company: **EMS**

drilling method: **Geoprobe - Direct push** | sampling method: **Continuous 3' Macro-core**

borehole diameter: **2"** | surface treatment:

screen size / mat'l: | sand grade:

screen interval: | sand interval:

riser size / mat'l: | bentonite interval:

riser interval: | grout interval:

LEGEND

trace: 1-10%
little: 11-20%
some: 21-35%
and: 36-50%

riser, backfill, screen, grout, sand, bentonite

depth (feet)	sample interval (feet)	PID response (PPM)	recovery (percent)	material classification	well schematic
				concrete (0-0.5')	
2					
	0-3.5'	0		dark brown f-c SAND and f-c GRAVEL (0.5' - 4') ▼	
4	3.5'-4'			terra cotta pipe shard @ 3.5', wet @ 3'	
6		0		gray f-m SAND (4'-6')	
	6'-9'	0		brown f-c SAND with GRAVEL (6'-6.5')	
8		0		brown SILT, some CLAY, some fine SAND (6.5'-8')	
		0		brown and gray SILT and SAND, some GRAVEL	
10				Bottom of boring @ 9'	
12					
14					
16					
18					
20					
22					
24					
26					
28					
30					
32					
34					
36					

Subsurface Log

SB-5

project name / address: **Sutton Garage - 18 East Cayuga St., Oswego, NY**

client: **The Sutton Companies** | work date(s): **3/26 - 3/28 2013**

logged by: **B. Haravitch** | drilling company: **EMS**

drilling method: **Geoprobe - Direct push** | sampling method: **Continuous 3' Macro-core**

borehole diameter: **2"** | surface treatment:

screen size / mat'l: | sand grade:

screen interval: | sand interval:

riser size / mat'l: | bentonite interval:

riser interval: | grout interval:

LEGEND

trace: 1-10%
little: 11-20%
some: 21-35%
and: 36-50%

riser, backfill, screen, grout, sand, bentonite

depth (feet)	sample interval (feet)	PID response (PPM)	recovery (percent)	material classification	well schematic
				concrete (0-0.5')	
2	0-2'	0		dark brown f-c SAND and f-c GRAVEL (0.5' - 2')	
	2'-3'	0		same	
4					
	3'-9'	0		same (3'-6')	
6					
8	6'-9'	0		brown f-c SAND, trace SILT, trace GRAVEL, wet @ 8' ▼	
10				brown SILT, some f. SAND, trace CLAY	
	9'-12'	0			
12				brown SILT and CLAY, trace f. SAND (10'-12')	
				Bottom of boring @ 12'	
14					
16					
18					
20					
22					
24					
26					
28					
30					
32					
34					
36					

Subsurface Log

SB-6

ENVIRONMENTAL

project name / address: **Sutton Garage - 18 East Cayuga St., Oswego, NY**

client: **The Sutton Companies**

logged by: **B. Haravitch**

drilling method: **Geoprobe - Direct push**

borehole diameter: **2"**

screen size / mat'l:

screen interval:

riser size / mat'l:

riser interval:

work date(s): **3/26 - 3/28 2013**

drilling company: **EMS**

sampling method: **Continuous 3' Macro-core**

surface treatment:

sand grade:

sand interval:

bentonite interval:

grout interval:

LEGEND

trace: 1-10%

little: 11-20%

some: 21-35%

and: 36-50%

riser, backfill, screen, grout, sand, bentonite

depth (feet)	sample interval (feet)	PID response (PPM)	recovery (percent)	material classification	well schematic
				concrete (0-0.5')	
2	0-2'	0		dark brown f-c SAND and f-c GRAVEL (0.5' - 2')	
	2'-3'	0		same (2'-3.5')	
4				dark brown fine SAND and SILT (3.5'-4.5')	
	3'-9'	0		light brown f-m SAND (4.5'-5')	
6				light brown fine SAND with SILT, trace GRAVEL, trace CLAY	
				brown f-c SAND and GRAVEL, wet @ 7' ▼	
8	6'-9'	0		gray SILT with fine SAND, little CLAY (7'-9')	
10					
	9'-12'	0		gray brown f-c SAND, some SILT, little GRAVEL, wet	
12					
				Bottom of boring @ 12'	
14					
16					
18					
20					
22					
24					
26					
28					
30					
32					
34					
36					

Subsurface Log

SB-7

ENVIRONMENTAL

project name / address: **Sutton Garage - 18 East Cayuga St., Oswego, NY**

client: **The Sutton Companies** | work date(s): **3/26 - 3/28 2013**

logged by: **B. Haravitch** | drilling company: **EMS**

drilling method: **Geoprobe - Direct push** | sampling method: **Continuous 3' Macro-core**

borehole diameter: **2"** | surface treatment:

screen size / mat'l: | sand grade:

screen interval: | sand interval:

riser size / mat'l: | bentonite interval:

riser interval: | grout interval:

LEGEND

trace: 1-10%
little: 11-20%
some: 21-35%
and: 36-50%

riser, backfill, screen, grout, sand, bentonite

depth (feet)	sample interval (feet)	PID response (PPM)	recovery (percent)	material classification	well schematic
				concrete (0-0.5')	
2	0-3'	0		dark brown f-c SAND and f-c GRAVEL (0.5' - 3')	
4	3'-6'	0		brown f-m SAND, little SILT, little GRAVEL, wet @ 4.5' ▼	
6	6'-8'	0		gray-brown SILT, some fine SAND, trace CLAY (5.5'-6')	
				brown f-m SAND, little SILT (6'-7.5')	
8				gray-brown SILT and fine SAND, trace CLAY (7.5'-8')	
10				Bottom of boring @ 8'	
12					
14					
16					
18					
20					
22					
24					
26					
28					
30					
32					
34					
36					

Subsurface Log

SB-8

project name / address: **Sutton Garage - 18 East Cayuga St., Oswego, NY**

client: **The Sutton Companies**

work date(s): **3/26 - 3/28 2013**

logged by: **B. Haravitch**

drilling company: **EMS**

drilling method: **Geoprobe - Direct push**

sampling method: **Continuous 3' Macro-core**

borehole diameter: **2"**

surface treatment:

screen size / mat'l:

sand grade:

screen interval:

sand interval:

riser size / mat'l:

bentonite interval:

riser interval:

grout interval:

LEGEND

trace:	1-10%
little:	11-20%
some:	21-35%
and:	36-50%

riser, backfill, screen, grout, sand, bentonite

depth (feet)	sample interval (feet)	PID response (PPM)	recovery (percent)	material classification	well schematic
				concrete (0-0.7')	
2		0		dark brown f-c SAND and f-c GRAVEL (0.7' - 2')	
4	0-5'	0		brown-gray f-m SAND with SILT (2'-5'), wet @ 5' ▼	
6				dark brown f-m SAND (5'-6')	
	6'-9'	0			
8				same (6'-8')	
				light brown SILT, little fine SAND, trace CLAY	
10				Bottom of boring @ 9'	
12					
14					
16					
18					
20					
22					
24					
26					
28					
30					
32					
34					
36					

APPENDIX B
Laboratory Analytical Report
Limited Phase II ESA
Midtown Plaza Parking Garage
April 2013

Rob Nigolian
EMS Environmental
7010 Fly Rd
East Syracuse, NY 13057

Phone: (315) 682-2780

Authorization: PO#4450

Laboratory Analysis Report

For

EMS Environmental

Client Project ID:

Midtown Plaza Garage

LSL Project ID: **1304166**

Receive Date/Time: 03/28/13 14:47

Project Received by: GS

Life Science Laboratories, Inc. warrants, to the best of its knowledge and belief, the accuracy of the analytical test results contained in this report, but makes no other warranty, expressed or implied, especially no warranties of merchantability or fitness for a particular purpose. By the Client's acceptance and/or use of this report, the Client agrees that LSL is hereby released from any and all liabilities, claims, damages or causes of action affecting or which may affect the Client as regards to the results contained in this report. The Client further agrees that the only remedy available to the Client in the event of proven non-conformity with the above warranty shall be for LSL to re-perform the analytical test(s) at no charge to the Client. The data contained in this report are for the exclusive use of the Client to whom it is addressed, and the release of these data to any other party, or the use of the name, trademark or service mark of Life Science Laboratories, Inc. especially for the use of advertising to the general public, is strictly prohibited without express prior written consent of Life Science Laboratories, Inc. This report may only be reproduced in its entirety. No partial duplication is allowed. The Chain of Custody document submitted with these samples is considered by LSL to be an appendix of this report and may contain specific information that pertains to the samples included in this report. The analytical result(s) in this report are only representative of the sample(s) submitted for analysis. LSL makes no claim of a sample's representativeness, or integrity, if sampling was not performed by LSL personnel.

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This report was reviewed by: Lindsay Pelky QA *Date:* 4/10/13

Life Science Laboratories, Inc.

A copy of this report was sent to:

Date Printed: 4/4/13

- - LABORATORY ANALYSIS REPORT - -

EMS Environmental *East Syracuse, NY*

Sample ID: SB-1 (5'-7') Grab **LSL Sample ID:** 1304166-001

Location:

Sampled: 03/28/13 9:00 **Sampled By:** JD

Sample Matrix: SHW Dry Wt, Soil

Analytical Method / Analyte	Result	Units	Prep Method / Prep Date	Analysis Date & Time	Analyst Initials
(1) NYS-DEC STARS 8260 Volatiles			EPA 5035A		
Benzene	<2	ug/kg dry		4/2/13	MSV
n-Butylbenzene	<2	ug/kg dry		4/2/13	MSV
sec-Butylbenzene	<2	ug/kg dry		4/2/13	MSV
tert-Butylbenzene	<2	ug/kg dry		4/2/13	MSV
Ethyl benzene	<2	ug/kg dry		4/2/13	MSV
Isopropylbenzene (Cumene)	<2	ug/kg dry		4/2/13	MSV
4-Isopropyl toluene (Cymene)	<2	ug/kg dry		4/2/13	MSV
MTBE	<2	ug/kg dry		4/2/13	MSV
Naphthalene	<2	ug/kg dry		4/2/13	MSV
n-Propylbenzene	<2	ug/kg dry		4/2/13	MSV
Toluene	<2	ug/kg dry		4/2/13	MSV
1,2,4-Trimethylbenzene	<2	ug/kg dry		4/2/13	MSV
1,3,5-Trimethylbenzene	<2	ug/kg dry		4/2/13	MSV
Xylenes (Total)	<2	ug/kg dry		4/2/13	MSV
t-Butyl alcohol (TBA)	<100	ug/kg dry		4/2/13	MSV
Surrogate (1,2-DCA-d4)	80	%R		4/2/13	MSV
Surrogate (Tol-d8)	108	%R		4/2/13	MSV
Surrogate (4-BFB)	99	%R		4/2/13	MSV
(1) NYS-DEC STARS 8270 Base/Neutrals			EPA 3550B		
Acenaphthene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Acenaphthylene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Anthracene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Benzo(a)anthracene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Benzo(b)fluoranthene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Benzo(k)fluoranthene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Benzo(ghi)perylene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Benzo(a)pyrene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Chrysene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Dibenz(a,h)anthracene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Fluoranthene	370*	ug/kg dry	4/1/13	4/3/13	AIS
Fluorene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Indeno(1,2,3-c,d)pyrene	220	ug/kg dry	4/1/13	4/3/13	AIS
Phenanthrene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Pyrene	330	ug/kg dry	4/1/13	4/3/13	AIS
Surrogate (Nitrobenzene-d5)	77	%R	4/1/13	4/3/13	AIS
Surrogate (2-Fluorobiphenyl)	76	%R	4/1/13	4/3/13	AIS
Surrogate (Terphenyl-d14)	83	%R	4/1/13	4/3/13	AIS

*As per NELAC regulation, disclosure of the following condition is required; *The result of a quality control sample was outside the established limit.*

(1) SM 18-20 2540B Total Solids					
Total Solids @ 103-105 C	90	%		4/1/13	DL

Life Science Laboratories, Inc.

Date Printed: 4/10/13

Analysis performed at: *(1) LSL Central, (2) LSL North, (3) LSL Finger Lakes, (4) LSL Southern Tier, (5) LSL MidLakes*

- - LABORATORY ANALYSIS REPORT - -

EMS Environmental *East Syracuse, NY*

Sample ID: SB-2 (6'-9') **LSL Sample ID:** 1304166-002

Location:

Sampled: 03/28/13 10:00 **Sampled By:** JD

Sample Matrix: SHW Dry Wt, Soil

Analytical Method / Analyte	Result	Units	Prep Method / Prep Date	Analysis Date & Time	Analyst Initials
(1) NYS-DEC STARS 8260 Volatiles			EPA 5035A		
Benzene	<2	ug/kg dry		4/2/13	MSV
n-Butylbenzene	<2	ug/kg dry		4/2/13	MSV
sec-Butylbenzene	<2	ug/kg dry		4/2/13	MSV
tert-Butylbenzene	<2	ug/kg dry		4/2/13	MSV
Ethyl benzene	<2	ug/kg dry		4/2/13	MSV
Isopropylbenzene (Cumene)	<2	ug/kg dry		4/2/13	MSV
4-Isopropyl toluene (Cymene)	<2	ug/kg dry		4/2/13	MSV
MTBE	<2	ug/kg dry		4/2/13	MSV
Naphthalene	<2	ug/kg dry		4/2/13	MSV
n-Propylbenzene	<2	ug/kg dry		4/2/13	MSV
Toluene	<2	ug/kg dry		4/2/13	MSV
1,2,4-Trimethylbenzene	<2	ug/kg dry		4/2/13	MSV
1,3,5-Trimethylbenzene	<2	ug/kg dry		4/2/13	MSV
Xylenes (Total)	<2	ug/kg dry		4/2/13	MSV
t-Butyl alcohol (TBA)	<100	ug/kg dry		4/2/13	MSV
Surrogate (1,2-DCA-d4)	76	%R		4/2/13	MSV
Surrogate (Tol-d8)	109	%R		4/2/13	MSV
Surrogate (4-BFB)	96	%R		4/2/13	MSV
(1) NYS-DEC STARS 8270 Base/Neutrals			EPA 3550B		
Acenaphthene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Acenaphthylene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Anthracene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Benzo(a)anthracene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Benzo(b)fluoranthene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Benzo(k)fluoranthene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Benzo(ghi)perylene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Benzo(a)pyrene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Chrysene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Dibenz(a,h)anthracene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Fluoranthene	<200*	ug/kg dry	4/1/13	4/3/13	AIS
Fluorene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Indeno(1,2,3-c,d)pyrene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Phenanthrene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Pyrene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Surrogate (Nitrobenzene-d5)	75	%R	4/1/13	4/3/13	AIS
Surrogate (2-Fluorobiphenyl)	79	%R	4/1/13	4/3/13	AIS
Surrogate (Terphenyl-d14)	76	%R	4/1/13	4/3/13	AIS

*As per NELAC regulation, disclosure of the following condition is required; *The result of a quality control sample was less than the established limit.*

(1) SM 18-20 2540B Total Solids					
Total Solids @ 103-105 C	82	%		4/1/13	DL

Life Science Laboratories, Inc. **Date Printed:** 4/4/13

Analysis performed at: *(1) LSL Central, (2) LSL North, (3) LSL Finger Lakes, (4) LSL Southern Tier, (5) LSL MidLakes*

-- LABORATORY ANALYSIS REPORT --

EMS Environmental *East Syracuse, NY*

Sample ID: SB-3 (3'-5') **LSL Sample ID:** 1304166-003

Location:

Sampled: 03/28/13 11:00 **Sampled By:** JD

Sample Matrix: SHW Dry Wt, Soil

Analytical Method / Analyte	Result	Units	Prep Method	Prep Date	Analysis Date & Time	Analyst Initials
(1) NYS-DEC STARS 8260 Volatiles			EPA 5035A			
Benzene	<2	ug/kg dry			4/2/13	MSV
n-Butylbenzene	<2	ug/kg dry			4/2/13	MSV
sec-Butylbenzene	<2	ug/kg dry			4/2/13	MSV
tert-Butylbenzene	<2	ug/kg dry			4/2/13	MSV
Ethyl benzene	<2	ug/kg dry			4/2/13	MSV
Isopropylbenzene (Cumene)	<2	ug/kg dry			4/2/13	MSV
4-Isopropyl toluene (Cymene)	<2	ug/kg dry			4/2/13	MSV
MTBE	<2	ug/kg dry			4/2/13	MSV
Naphthalene	<2	ug/kg dry			4/2/13	MSV
n-Propylbenzene	<2	ug/kg dry			4/2/13	MSV
Toluene	<2	ug/kg dry			4/2/13	MSV
1,2,4-Trimethylbenzene	<2	ug/kg dry			4/2/13	MSV
1,3,5-Trimethylbenzene	<2	ug/kg dry			4/2/13	MSV
Xylenes (Total)	<2	ug/kg dry			4/2/13	MSV
t-Butyl alcohol (TBA)	<100	ug/kg dry			4/2/13	MSV
Surrogate (1,2-DCA-d4)	85	%R			4/2/13	MSV
Surrogate (Tol-d8)	103	%R			4/2/13	MSV
Surrogate (4-BFB)	89	%R			4/2/13	MSV
(1) NYS-DEC STARS 8270 Base/Neutrals			EPA 3550B			
Acenaphthene	<200	ug/kg dry		4/1/13	4/3/13	AIS
Acenaphthylene	<200	ug/kg dry		4/1/13	4/3/13	AIS
Anthracene	<200	ug/kg dry		4/1/13	4/3/13	AIS
Benzo(a)anthracene	280	ug/kg dry		4/1/13	4/3/13	AIS
Benzo(b)fluoranthene	210	ug/kg dry		4/1/13	4/3/13	AIS
Benzo(k)fluoranthene	<200	ug/kg dry		4/1/13	4/3/13	AIS
Benzo(ghi)perylene	<200	ug/kg dry		4/1/13	4/3/13	AIS
Benzo(a)pyrene	210	ug/kg dry		4/1/13	4/3/13	AIS
Chrysene	230**	ug/kg dry		4/1/13	4/3/13	AIS
Dibenz(a,h)anthracene	<200	ug/kg dry		4/1/13	4/3/13	AIS
Fluoranthene	740*	ug/kg dry		4/1/13	4/3/13	AIS
Fluorene	<200	ug/kg dry		4/1/13	4/3/13	AIS
Indeno(1,2,3-c,d)pyrene	250	ug/kg dry		4/1/13	4/3/13	AIS
Phenanthrene	960	ug/kg dry		4/1/13	4/3/13	AIS
Pyrene	600	ug/kg dry		4/1/13	4/3/13	AIS
Surrogate (Nitrobenzene-d5)	89	%R		4/1/13	4/3/13	AIS
Surrogate (2-Fluorobiphenyl)	85	%R		4/1/13	4/3/13	AIS
Surrogate (Terphenyl-d14)	80	%R		4/1/13	4/3/13	AIS

*As per NELAC regulation, disclosure of the following condition is required; *The result of a quality control sample was less than the established limit. As per NELAC regulation, disclosure of the following condition is required; **The result of a quality control sample was greater than the established limit.*

(1) SM 18-20 2540B Total Solids						
Total Solids @ 103-105 C	86	%			4/1/13	DL

Life Science Laboratories, Inc. **Date Printed:** 4/4/13

Analysis performed at: *(1) LSL Central, (2) LSL North, (3) LSL Finger Lakes, (4) LSL Southern Tier, (5) LSL MidLakes*

-- LABORATORY ANALYSIS REPORT --

EMS Environmental *East Syracuse, NY*

Sample ID: SB-5 (6'-9') **LSL Sample ID:** 1304166-004

Location:

Sampled: 03/28/13 12:00 **Sampled By:** JD

Sample Matrix: SHW Dry Wt, Soil

Analytical Method / Analyte	Result	Units	Prep Method / Prep Date	Analysis Date & Time	Analyst Initials
(1) NYS-DEC STARS 8260 Volatiles			EPA 5035A		
Benzene	<2	ug/kg dry		4/2/13	MSV
n-Butylbenzene	<2	ug/kg dry		4/2/13	MSV
sec-Butylbenzene	<2	ug/kg dry		4/2/13	MSV
tert-Butylbenzene	<2	ug/kg dry		4/2/13	MSV
Ethyl benzene	<2	ug/kg dry		4/2/13	MSV
Isopropylbenzene (Cumene)	<2	ug/kg dry		4/2/13	MSV
4-Isopropyl toluene (Cymene)	<2	ug/kg dry		4/2/13	MSV
MTBE	<2	ug/kg dry		4/2/13	MSV
Naphthalene	<2	ug/kg dry		4/2/13	MSV
n-Propylbenzene	<2	ug/kg dry		4/2/13	MSV
Toluene	<2	ug/kg dry		4/2/13	MSV
1,2,4-Trimethylbenzene	<2	ug/kg dry		4/2/13	MSV
1,3,5-Trimethylbenzene	<2	ug/kg dry		4/2/13	MSV
Xylenes (Total)	<2	ug/kg dry		4/2/13	MSV
t-Butyl alcohol (TBA)	<100	ug/kg dry		4/2/13	MSV
Surrogate (1,2-DCA-d4)	80	%R		4/2/13	MSV
Surrogate (Tol-d8)	105	%R		4/2/13	MSV
Surrogate (4-BFB)	89	%R		4/2/13	MSV
(1) NYS-DEC STARS 8270 Base/Neutrals			EPA 3550B		
Acenaphthene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Acenaphthylene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Anthracene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Benzo(a)anthracene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Benzo(b)fluoranthene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Benzo(k)fluoranthene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Benzo(ghi)perylene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Benzo(a)pyrene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Chrysene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Dibenz(a,h)anthracene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Fluoranthene	<200*	ug/kg dry	4/1/13	4/3/13	AIS
Fluorene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Indeno(1,2,3-c,d)pyrene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Phenanthrene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Pyrene	<200	ug/kg dry	4/1/13	4/3/13	AIS
Surrogate (Nitrobenzene-d5)	77	%R	4/1/13	4/3/13	AIS
Surrogate (2-Fluorobiphenyl)	79	%R	4/1/13	4/3/13	AIS
Surrogate (Terphenyl-d14)	75	%R	4/1/13	4/3/13	AIS

*As per NELAC regulation, disclosure of the following condition is required; *The result of a quality control sample was less than the established limit.*

(1) SM 18-20 2540B Total Solids					
Total Solids @ 103-105 C	89	%		4/1/13	DL

Life Science Laboratories, Inc. **Date Printed:** 4/4/13

Analysis performed at: *(1) LSL Central, (2) LSL North, (3) LSL Finger Lakes, (4) LSL Southern Tier, (5) LSL MidLakes*

LSL

SURROGATE RECOVERY CONTROL LIMITS FOR ORGANIC METHODS

Method	Surrogate(s)	Water Limits, %R	SHW Limits, %R
EPA 504	TCMX	80-120	NA
EPA 508	DCB	70-130	NA
EPA 515.4	DCAA	70-130	NA
EPA 524.2	1,2-DCA-d4	70-130	NA
EPA 524.2	Tol-d8, 4-BFB	75-125	NA
EPA 525.2	1,3-DM-2-NB, TPP, Per-d12	70-130	NA
EPA 526	1,3-DM-2-NB, TPP	70-130	NA
EPA 528	2-CP-3,4,5,6-d4, 2,4,6-TBP	70-130	NA
EPA 551.1	Decafluorobiphenyl	80-120	NA
EPA 552.2	2,3-DBPA	70-130	NA
EPA 601/602	1,2-DCA-d4	70-130	NA
EPA 601/602	Tol-d8, 4-BFB	75-125	NA
EPA 608	TCMX, DCB	30-150	NA
EPA 624	1,2-DCA-d4	70-130	NA
EPA 624	Tol-d8, 4-BFB	75-125	NA
EPA 625, AE	2-Fluorophenol	21-110	NA
EPA 625, AE	Phenol-d5	10-110	NA
EPA 625, AE	2,4,6-Tribromophenol	10-123	NA
EPA 625, BN	Nitrobenzene-d5	35-114	NA
EPA 625, BN	2-Fluorobiphenyl	43-116	NA
EPA 625, BN	Terphenyl-d14	33-141	NA
EPA 8010/8020/8021	1,2-DCA-d4	70-130	69-127
EPA 8010/8020/8021	Tol-d8	75-125	72-138
EPA 8010/8020/8021	4-BFB	75-125	53-167
EPA 8081	TCMX, DCB	30-150	30-150
EPA 8082	DCB	30-150	30-150
EPA 8151	DCAA	30-130	30-120
EPA 8260	1,2-DCA-d4	70-130	69-127
EPA 8260	Tol-d8	75-125	72-138
EPA 8260	4-BFB	75-125	53-167
EPA 8270, AE	2-Fluorophenol	21-110	25-121
EPA 8270, AE	Phenol-d5	10-110	24-113
EPA 8270, AE	2,4,6-Tribromophenol	10-123	19-122
EPA 8270, BN	Nitrobenzene-d5	35-114	23-120
EPA 8270, BN	2-Fluorobiphenyl	43-116	30-115
EPA 8270, BN	Terphenyl-d14	33-141	18-137
DOH 310-13	Terphenyl-d14	40-110	40-110
DOH 310-14	Terphenyl-d14	40-110	40-110
DOH 310-15	Terphenyl-d14	40-110	40-110
DOH 310-34	4-BFB	50-150	50-150
DOH 313-4	DCB	NA	30-150
8015M_GRO	4-BFB	50-150	50-150
8015M_DRO	Terphenyl-d14	50-150	50-150

Units Key:	ug/l = microgram per liter ug/kg = microgram per kilogram mg/l = milligram per liter mg/kg = milligram per kilogram %R = Percent Recovery

Life Science Laboratories, Inc.

CHAIN OF CUSTODY RECORD

1304166

EMSEnviron

5020

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Turnaround Time

Normal	Pre-Authorized				
14 DAY [X]	Next Day* [ ]	3-Day * [ ]	*Additional Charges may apply
	2-Day * [ ]	7-Day* [ ]	

Report Address:

Name: Rob Nigolian
Company: EMS Environmental
Street: 7010 Fly Road
City/State: E. Syracuse, NY Zip: 13057-9830
Phone: 315-214-4365 Fax: 315-214-5203
Email: rnigolian@emsenv.com

Date Needed or Special Instructions:

Authorization or P.O. #
PO # 4450

Client Project ID/Client Site ID: ***Sutton Companies - Midtown Plaza Garage***

LSL Project Number:

Client's Sample Identifications	Sample Date	Sample Time	Type grab/comp	Matrix	Preserv. Added	Containers #	Containers size/type	Analyses	Preserv Check	LSL ID#
SB-1 (5' - 7')	3/28/13	9:00	Grab	soil	None	4 3	40oz/10oz glass	8260 STARS & 8270 STARS		001 ABCD
SB-2 (6' - 9')	↓	10:00	Grab	soil	None	3	40oz/10oz glass	8260 STARS & 8270 STARS		002
SB-3 (3' - 5')	↓	11:00	Grab	soil	None	3	40oz/10oz glass	8260 STARS & 8270 STARS		003
SB-5 (6' - 9')	↓	12:00	Grab	soil	None	3	40oz/10oz glass	8260 STARS & 8270 STARS		004 ↓

LSL use only:

Temp. of samples:
Containers this C-O-C:

Custody Transfers

		Date	Time
Sampled By:	**Received By:**		
Relinquished By:	**Received By:**		
Relinquished By:	**Rec'd for Lab By:**	3-28-13	14:47
Shipment Method:	Received Intact: Y N		

***** All areas of this Chain of Custody Record MUST be filled out in order to process samples in a timely manner IN PEN ONLY*****

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