Speedy's Cleaners

3130 Monroe Avenue

Town of Pittsford

MONROE COUNTY, NEW YORK

Final Engineering Report

NYSDEC Site Number: C828109

Prepared for:

3130 Monroe Avenue Associates, LLC

P.O. Box 499, Pittsford, New York 14534

Prepared by:

Passero Associates

100 Liberty Pole Way

Rochester, New York 14604

December 31, 2012

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CERTIFICATIONS

I, Gary W. Passero, am currently a registered professional engineer licensed by the State of New York, I had primary direct responsibility for implementation of the remedial program activities, and I certify that the Interim Remedial Measure Work Plan was implemented and that all construction activities were completed in substantial conformance with the Department-approved Interim Remedial Measure Work Plan.

I certify that the data submitted to the Department with this Final Engineering Report demonstrates that the remediation requirements set forth in the Interim Remedial Measure Work Plan and in all applicable statutes and regulations have been or will be achieved in accordance with the time frames, if any, established in for the remedy.

I certify that all use restrictions, Institutional Controls, Engineering Controls, and/or any operation and maintenance requirements applicable to the Site are contained in an environmental easement created and recorded pursuant ECL 71-3605 and that all affected local governments, as defined in ECL 71-3603, have been notified that such easement has been recorded.

I certify that a Site Management Plan has been submitted for the continual and proper operation, maintenance, and monitoring of all Engineering Controls employed at the Site, including the proper maintenance of all remaining monitoring wells, and that such plan has been approved by Department.

I certify that all documents generated in support of this report have been submitted in accordance with the DER's electronic submission protocols and have been accepted by the Department.

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Gary W. Passero, of Passero Associates, am certifying as Owner's Designated Site Representative for the site.

047268-1 — NYS Professional Engineer #

12/21/12 — Date

Signature

FINAL ENGINEERING REPORT

1.0 BACKGROUND AND SITE DESCRIPTION

3130 Monroe Ave. Associates entered into a Brownfield Cleanup Agreement (BCA) with the New York State Department of Environmental Conservation (NYSDEC) on August 6, 2004, to investigate and remediate a 0.293-acre property located in the Town of Pittsford, New York. The property was remediated to restricted commercial use.

The site is located in the County of Monroe, New York and is identified as Town of Pittsford Tax Map # 150.12-1-6.

The Site is situated on an approximately 0.293-acre area bounded by Oak Hill Country Club to the north, Monroe Avenue to the south, a vacant building to the east, and a commercial building to the west (see Figure 1). The boundaries of the site are fully described in Appendix A: Survey Map, Metes and Bounds.

An electronic copy of this FER with all supporting documentation is included as Appendix B.

2.0 SUMMARY OF SITE REMEDY

2.1 Remedial Action Objectives

Based on the results of the Remedial Investigation, the following Remedial Action Objectives (RAOs) were identified for this site.

2.1.1 Groundwater RAOs

RAOs for Public Health Protection

- Prevent ingestion of groundwater containing contaminant levels exceeding drinking water standards.

- Prevent contact with, or inhalation of, volatiles emanating from contaminated groundwater.

RAOs for Environmental Protection

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

2.1.2 Soil RAOs

RAOs for Public Health Protection

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

RAOs for Environmental Protection

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

2.2 Description of selected remedy

A No Further Action remedy was selected by the NYSDEC in the Decision Document dated December 31, 2012.

The factors considered during the selection of the remedy are those listed in 6NYCRR 375-1.8. The following are the components of the selected remedy:

1. Maintenance of the existing soil cover system consisting of asphalt pavement, concrete-covered sidewalks, and concrete building slabs to prevent human exposure to remaining contaminated soil/fill remaining at the site;

2. Operation, maintenance, and monitoring of an Active Sub-Slab Depressurization (ASD) system that was installed at the site building as an Interim Remedial Measure (IRM) in 2006.; and ;

3. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the site.

A series of Institutional Controls is required by the Decision Document to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the Site to restricted commercial uses only. Adherence to these Institutional Controls on the Site is required by the Environmental Easement and will be implemented under the Site Management Plan. The Institutional Controls are:

1. The Site shall not be used for Restricted Residential purposes as described in 6 NYCRR 375-1.8(g)(2)(ii) or Residential purposes as described in 6 NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.;

2. All Engineering Controls must be operated and maintained as specified in the SMP;

3. All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

4. Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

5. Data and information pertinent to Site Management of the Site must be reported at the frequency and in a manner defined in the SMP;

6. The use of the groundwater underlying the property is prohibited without treatment rendering it safe for intended use;

7. All future activities on the Site that will disturb remaining contaminated material must be conducted in accordance with the SMP;

8. Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

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

10. Access to the site must be provided to agents, employees or other representatives of the State of New York with reason able prior notice to the property ow ner to assure compliance with the restrictions identified by this SMP;

11. Institutional Controls identified in the Environmental Easement may not be discontinued without an a mendment to or extinguishment of the Environm ental Easement;

12. The property may not be used for a higher le vel of use, such as unrestricted use or restricted residential us e without additional remediation and am endment of the Environmental Easement, as approved by the NYSDEC;

13. The potential for vapor intrusion m ust be evaluated for any buildings proposed for construction on the Site and any potential impacts that are identified must be monitored or mitigated;

14. Vegetable gardens and farming on the property are prohibited;

15. The Site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Site are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP; NYSDEC retains the right to access such Site at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.;

16. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting;

17. Periodic certification of the institutional and engineering controls listed above.

3.0 INTERIM REMEDIAL MEASURES, OPERABLE UNITS AND REMEDIAL CONTRACTS

The following interim remedial measure was performed at the site during the Rem edial Investigation. No operable units or separate construction contracts were performed.

3.1 Interim Remedial Measures

Based on the results of the soil vapor intrusion testing discussed in the Remedial Investigation Report (RIR), an Active Sub-Slab Depressurization system (ASDS) was installed in accordance with a January 25, 2006 IRM Work Plan and January 31, 2006 supplemental letter,

as modified and approved by a NYSDEC letter dated February 24, 2006. The ASDS work plan documents and an as-built drawing, are provided in Appendix 4.

The former Speedy's Cleaners lease space was vacated in late 2005, and renovated for use as Star Nails in early 2006. During renovations of this portion of the building, trenches were cut in the floor slab to install a new plumbing system. These trenches were utilized by the mitigation contractor to help facilitate sub-slab vapor movement. Two-inch diameter slotted PVC piping was installed in the trenches, which were backfilled with permeable gravel prior to re-installation of the slab. The purpose of these pipes is to draw vapors from beneath the building for discharge outside the building. Additional vertical vacuum points were installed in both sides of the building. Pressure differentials were measuredwith a digital monometer beneath the floor slab and in system piping and ducting to assure that the system was operating as designed. The ASD system was fully operational in May 2006.

Several modifications were made to the system since its initial installation. The confirmatory indoor air samples (see RIR) following initial system operation, indicated elevated levels of PCE and TCE. This may have been related to the ventilation system used by Star Nails. Up to 25 ventilating hoods are utilized by Star Nails to ventilate acetone to the exterior of the building; no source of makeup air is provided. The operation of these ventilating hoods may have created negative pressure in the building that could counteract the ASD, and draw PCE vapors into the building. The air flow of the ASD was increased in an attempt to further minimize the potential for vapor intrusion.

Additional vacuum points were subsequently added in March 2008 to increase the ASD efficiency. Adjustments to valves on the system piping have been made at various times to optimize system performance. A higher power fan was also installed in March 2008 to increase the vacuum pressure. In March 2009, the fan was repaired and a 3-inch diameter pipe was installed to increase the sub-slab air flow.

4.0 DESCRIPTION OF REMEDIAL ACTIONS PERFORMED

The remedy selected for this site in the Decision Document is No Further Action with Institutional and Engineering Controls..

4.1 Contamination Remaining At The Site

The following tables summarize the soil data in concentrations greater than the Unrestricted Use SCOs and groundwater data at concentratio ns greater than the applicable TOGS 1.1.1 Groundwater Standards generated during the RI:

Table 1: Remaining Soil Contamination

Sample ID	**BH-1**	**BH-4**	**Sub Slab-1**	**Sub Slab-3**	**Part 375-6.8(a): Unrestricted Use SCO**	*** Part 375-6.8(b) Restricted Commercial Use SCO**
Sample Depth			**8'-9'**	**6'-8'**		
Sampling Date			**10/26/2005**	**10/26/2005**		
units			**ppm**	**ppm**		
Vinyl chloride			**0.190 J**	0.270 J	0.02	13
TCE			ND	**0.650 J**	0.47	200
cis-1,2-DCE			**4.6**	**16**	0.25	500
trans-1,2-DCE			**0.320 J**	**0.640 J**	0.19	500
Acetone	**0.310 E****	**0.058**			0.05	500

Table 2: Remaining Groundwater Contamination

Sample ID Sampling Date units	MW-1 9/9/05 ug/L	MW-3 9/9/05 ug/L	MW-4 9/9/05 ug/L	Groundwater Standard ug/L
1,1-DCE	**33**	**52**	ND	5
TCE	**30**	**46**	ND	5
Benzene	**29**	**45**	ND	2
PCE	**64 B**	**94 B**	ND	5
Toluene	**29**	**45**	ND	5
Chlorobenzene	**28**	**44**	ND	5
Ethylbenzene	ND	ND	**130**	5
Total Xylenes	ND	ND	**1,000**	50
Isopropylbenzene	ND	ND	**680**	5
Total TICs	0	0	4,450	NS
Total TCL	213	326	6,260	NS

Contaminants in site s oil that we re detected in concentrations grea ter than the Unrestricted Use SCOs include acetone; vinyl chloride; TCE; cis-1,2-DCE; and trans-1,2-DCE. The concentrations of th ese compounds are at least one order of magnitude less than th e Restricted Use SCO for Protec tion of Public Health f or Commercial Use. Of these five com pounds, only TCE was also detected in site groundwater. The concentration of TCE in soil sample location Sub Slab-3 exceeds the Restricted Use SCO for Protection of Groundwater.

Mineral spirits were detected in soil sam ple BH-4 at a concentration of 7.4 ppm . In soil samples BH-1 and Sub Slab-1, m ineral spirits were reported as “non detect” (ND) at elevated detection lim its of 120 ppm and 230 ppm respectively (vs. 11 and 12 ppm for other sam ple locations) and "oth er" petroleum products were detected at concentrations of 1,500 ppm and 1,900 ppm respectively. These data indicate that there could be im pacts from stoddard solvent and/or other petroleum products at these locations.

Three of the four on-site monitoring wells have contamination at concentrations greater than the applicable TOGS 1.1.1 Groundwater Standards. However, the immediately down gradient groundwater beneath the R G&E right-of-way is contaminated at concentrations orders of magnitude greater than the groundwater contamination detected on site.

All of the site soils are underneath the subject building or underneath the surrounding asphalt parking lot. Potential exposure exists through direct contact with these soils if future excavation is performed that disturbs these soils. There is also potential for inhalation exposure via soil vapor intrusion that has been mitigated by the installation of the ASDS. Table 1 and Figures 3, 4a, and 4b summarize the results of all soil samples remaining at the site that exceed the Track 1 (unrestricted) SCOs.

Since contaminated soil, groundwater, and soil vapor remains beneath the site, Institutional and Engineering Controls are required to protect human health and the environment. These Engineering and Institutional Controls (ECs/ICs) are described in the following sections. Long-term management of these EC/ICs and residual contamination will be performed under the Site Management Plan (SMP) approved by the NYSDEC.

4.2 Soil Cover System

Exposure to remaining contamination in soil/fill at the site is prevented by a soil cover system in place over the site. This cover system is comprised of asphalt pavement, concrete-covered sidewalks, and concrete building slabs. Figure 6 shows the as-built cross sections for each remedial cover type used on the site. An Excavation Work Plan, which outlines the procedures required in the event the cover system and/or underlying residual contamination are disturbed, is provided in Appendix A of the SMP. Procedures for the inspection and maintenance of this cover system are provided in the Monitoring Plan included in Section 4 of this SMP.

4.3 Other Engineering Controls

Since remaining contaminated soil, groundwater/soil vapor exists beneath the site, Engineering Controls (EC) are required to protect human health and the environment. The site has the following Engineering Control, in addition to the Soil Cover System, as described in the following subsection.

4.3.1 Active Sub-Slab Depressurization (ASDS)

As described in Section 3, the ASDS was installed at the site building as an IRM in 2006.

Generally, remedial processes are considered completed when monitoring indicates that the remedy has achieved the remedial action objectives identified by the Decision Document. The framework for determining when remedial processes are complete is provided in Section 6.6 of NYSDEC DER-10. The composite cover system is a permanent control and the quality and integrity of this system will be inspected at defined, regular intervals in perpetuity.

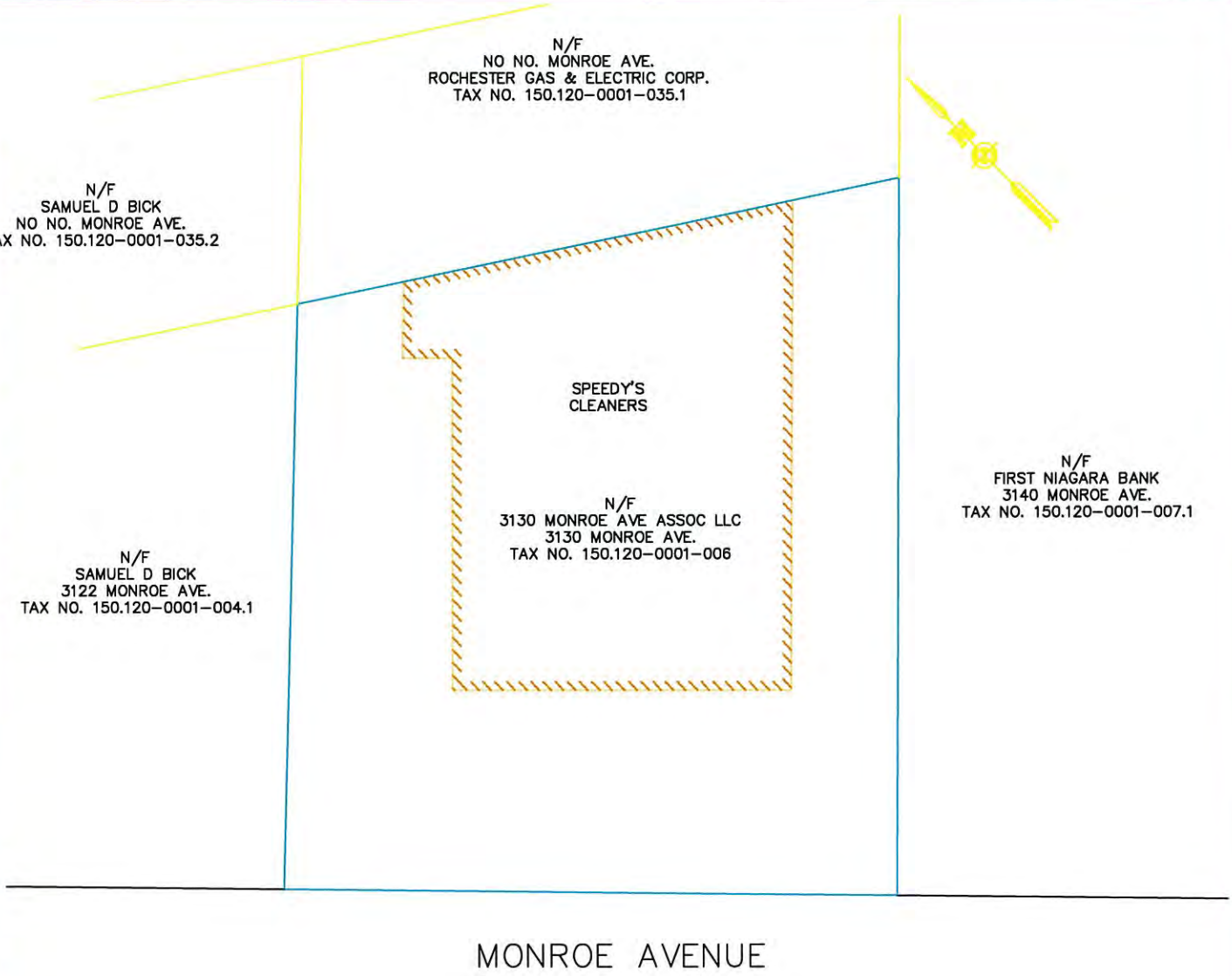
The ASDS will not be discontinued unless prior written approval is granted by the NYSDEC. In the event that monitoring data indicates that the ASDS is no longer required, a proposal to discontinue the ASDS will be submitted by the property owner to the NYSDEC and NYSDOH.

Procedures for monitoring, operating and maintaining the ASDS are provided in the Operation and Maintenance Plan in Section 4 of the Site Management Plan (SMP). The Monitoring Plan also addresses inspection procedures that must occur after any severe weather condition has taken place that may affect on-site ECs.

4.4 Institutional Controls

The site remedy requires that an environmental easement be placed on the property to (1) implement, maintain and monitor the Engineering Controls; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the site to restricted commercial uses only.

The environmental easement for the site was executed by the Department on December 7, 2012 and filed with the Monroe County Clerk on December 11, 2012. The County Recording Identifier for this filing is 201212110997. A copy of the easement and proof of filing is provided in Appendix 3.



S:\ENVRO ESA TECH\45-12-043\CHRISTOPHER WILLIAMS AGENCY\99018.15\DRAWINGS\RAVI FIANL MONROE AVE NO 3130 FIGURE 2.DWG 11/12/2012 10:53 AM Ryan Burke

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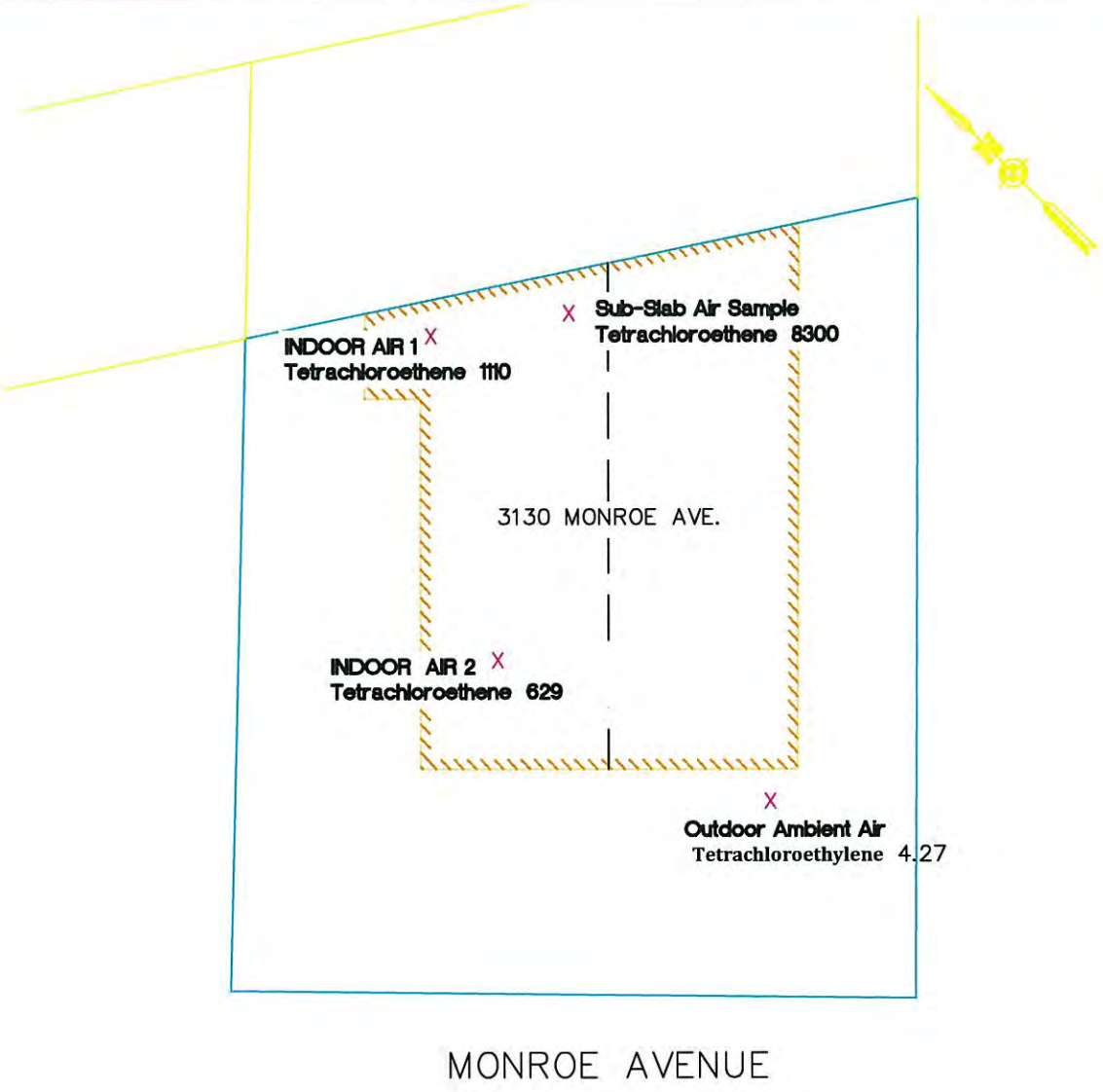
Project:	SPEEDY'S CLEANERS BCP FIGURE 1 SITE LOCATION MAP / TAX MAP	Scale: 1" 30' Date: 03-28-2012 PIC: John Caruso, P.E. PM: Ed Freeman, P.L.S.
Client:	SPEEDY'S CLEANERS SITE PITTSFORD, NEW YORK SITE NO. 8-28-109	Designer: R.D.C. Project No. 99000018.0015



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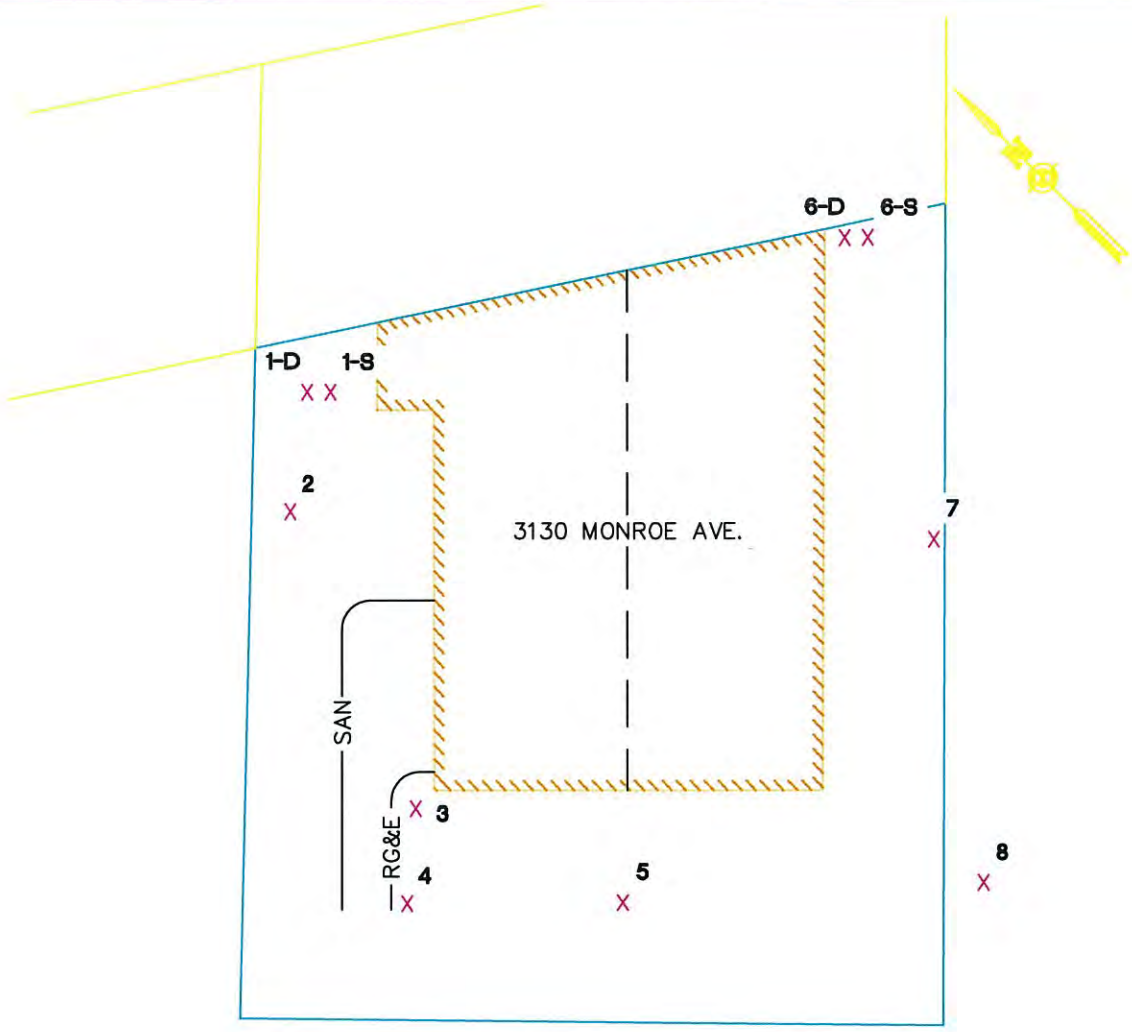
Project:	SPEEDY'S CLEANERS BCP FIGURE 2 SOIL VAPOR INTRUSION SAMPLES SEPTEMBER 2005	Scale: 1" 30' Date: 03-28-2012 PIC: John Caruso, P.E. PM: Ed Freeman, P.L.S.
Client:	SPEEDY'S CLEANERS SITE PITTSFORD, NEW YORK SITE NO. 8-28-109	Designer: R.D.C. Project No. 99000018.0015



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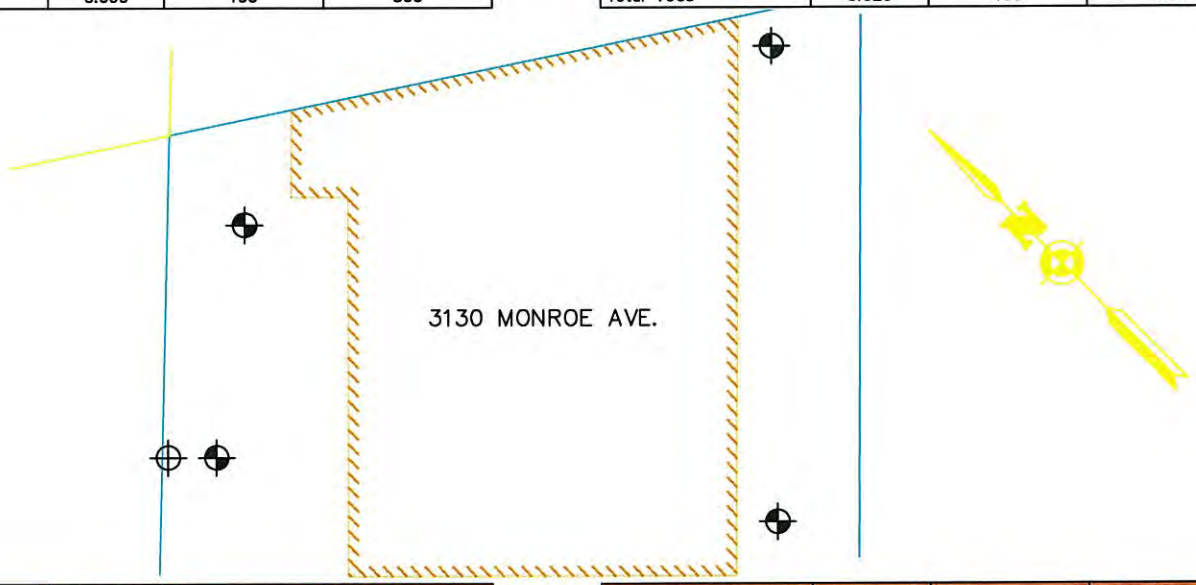
Project:	SPEEDY'S CLEANERS BCP FIGURE 3 BOUNDARY SOIL GAS SAMPLES 11/28/06	Scale: 1" 30' Date: 03-28-2012 PIC: John Caruso, P.E. PM: Ed Freeman, P.L.S.
Client:	SPEEDY'S CLEANERS SITE PITTSFORD, NEW YORK SITE NO. 8-28-109	Designer: R.D.C. Project No. 99000018.0015

Sample ID Sample Depth Sampling Date units	BH-2 2'-6' 7/13/05 ppm	Part 375-6.8(a): Unrestricted Use SCO	* Part 375-6.8(b) Restricted Commercial Use SCO and CP-51 Soil Cleanup Guidance
Methylene chloride	0.016	0.05	500
Acetone	0.007 J	0.05	500
Carbon Disulfide	ND	NS	NS
2-Butanone	ND	NS	NS
Ethylbenzene	ND	1	1
Total Xylenes	ND	0.26	1.6
Cyclohexane	ND	NS	NS
Methylcyclohexane	ND	NS	NS
Isopropylbenzene	ND	NS	2.3
Trichloroethene	0.003 J	0.47	0.47
Tetrachloroethene	0.670 D	1.3	1.3
cis-1,2-Dichloroethene	0.003 J	0.25	500
Total TICs	0	NS	NS
Total VOCs	0.699	100	500

Sample ID Sample Depth Sampling Date units	BH-3 2'-6' 7/13/05 ppm	Part 375-6.8(a): Unrestricted Use SCO	* Part 375-6.8(b) Restricted Commercial Use SCO and CP-51 Soil Cleanup Guidance
Methylene chloride	0.021	0.05	500
Acetone	ND	0.05	500
Carbon Disulfide	ND	NS	NS
2-Butanone	ND	NS	NS
Ethylbenzene	ND	1	1
Total Xylenes	ND	0.26	1.6
Cyclohexane	ND	NS	NS
Methylcyclohexane	ND	NS	NS
Isopropylbenzene	ND	NS	2.3
Trichloroethene	ND	0.47	0.47
Tetrachloroethene	0.005	1.3	1.3
cis-1,2-Dichloroethene	ND	0.25	500
Total TICs	0	NS	NS
Total VOCs	0.026	100	500



Sample ID Sample Depth Sampling Date units	BH-1 6'-8' 7/14/05 ppm	Part 375-6.8(a): Unrestricted Use SCO	* Part 375-6.8(b) Restricted Commercial Use SCO and CP-51 Soil Cleanup Guidance
Methylene chloride	0.045	0.05	500
Acetone	0.310 E**	0.05	500
Carbon Disulfide	0.005 J	NS	NS
2-Butanone	0.120	NS	NS
Ethylbenzene	0.006	1	1
Total Xylenes	0.017	0.26	1.6
Cyclohexane	0.042 J	NS	NS
Methylcyclohexane	0.200	NS	NS
Isopropylbenzene	0.120	NS	2.3
Trichloroethene	ND	0.47	0.47
Tetrachloroethene	ND	1.3	1.3
cis-1,2-Dichloroethene	ND	0.25	500
Total TICs	6.480	NS	NS
Total VOCs	7.355	100	500

Sample ID Sample Depth Sampling Date units	BH-4 8'-10' 7/13/05 ppm	Part 375-6.8(a): Unrestricted Use SCO	* Part 375-6.8(b) Restricted Commercial Use SCO and CP-51 Soil Cleanup Guidance
Methylene chloride	0.025	0.05	500
Acetone	0.058	0.05	500
Carbon Disulfide	0.002 J	NS	NS
2-Butanone	0.010	NS	NS
Ethylbenzene	ND	1	1
Total Xylenes	ND	0.26	1.6
Cyclohexane	ND	NS	NS
Methylcyclohexane	ND	NS	NS
Isopropylbenzene	ND	NS	2.3
Trichloroethene	ND	0.47	0.47
Tetrachloroethene	0.004	1.3	1.3
cis-1,2-Dichloroethene	ND	0.25	500
Total TICs	0	NS	NS
Total VOCs	0.099	100	500

S:\ENVIRO ESA TECH\45-12-043\CHRISTOPHER WILLIAMS AGENCY\99018.15\DRAWINGS\RAW FINAL MONROE AVE NO 3130 FIGURE 2.DWG 11/12/2012 10:56 AM Ryan Burke

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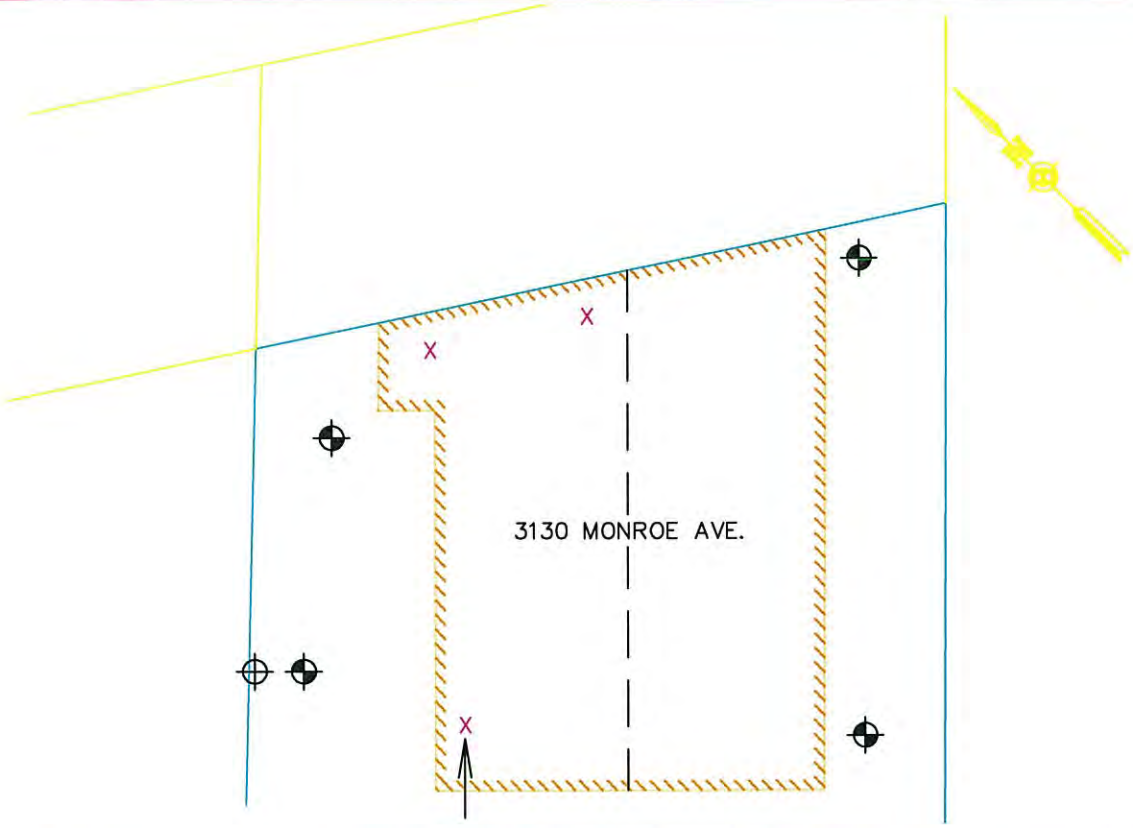
Project:	SPEEDY'S CLEANERS BCP FIGURE 4 SOIL SAMPLES - LOCATION & RESULT JULY 13 & 14, 2005	Scale: 1" 30' Date: 03-28-2012 PIC: John Caruso, P.E. PM: Ed Freeman, P.L.S.
Client:	SPEEDY'S CLEANERS SITE PITTSFORD, NEW YORK SITE NO. 8-28-109	Designer: R.D.C. Project No. 99000018.0015



Analyte	Sub Slab 1 8-9 (ppm)	RSCO (ppm)
Vinyl chloride	0.19 J	0.02
Acetone	ND	500
2-Butanone	ND	NS
Trichloroethene	ND	0.47
Tetrachloroethylene	ND	1.3
Total Xylenes	ND	0.26
cis-1,2-Dichloroethene	4.6	500
trans-1,2-Dichloroethene	ND	0.19
Cyclohexane	ND	NS
Methylcyclohexane	ND	NS
Isopropylbenzene	ND	2.3

Sub Slab SVOC		
Analyte	Sub Slab 1 8-9 (ppm)	RSCO (ppm)
Naphtalene	1.1 DJ	100
2-Methylnaphthalene	5.6 D	NS
Acenaphthene	0.320 DJ	100
Fluorene	0.870 DJ	100
Phenanthrene	19 D	100
Anthacene	0.220 DJ	100
Fluoranthene	0.190 DJ	100
Pyrene	0.3 DJ	100
Benzo(a)anthracene	69 DJ	1
Chrysene	0.084 DJ	3.9
Bis(2-ethylhexyl) phthalate	0.073 BDJ	NS
Benzo(b)fluoranthene	0.073 DJ	1

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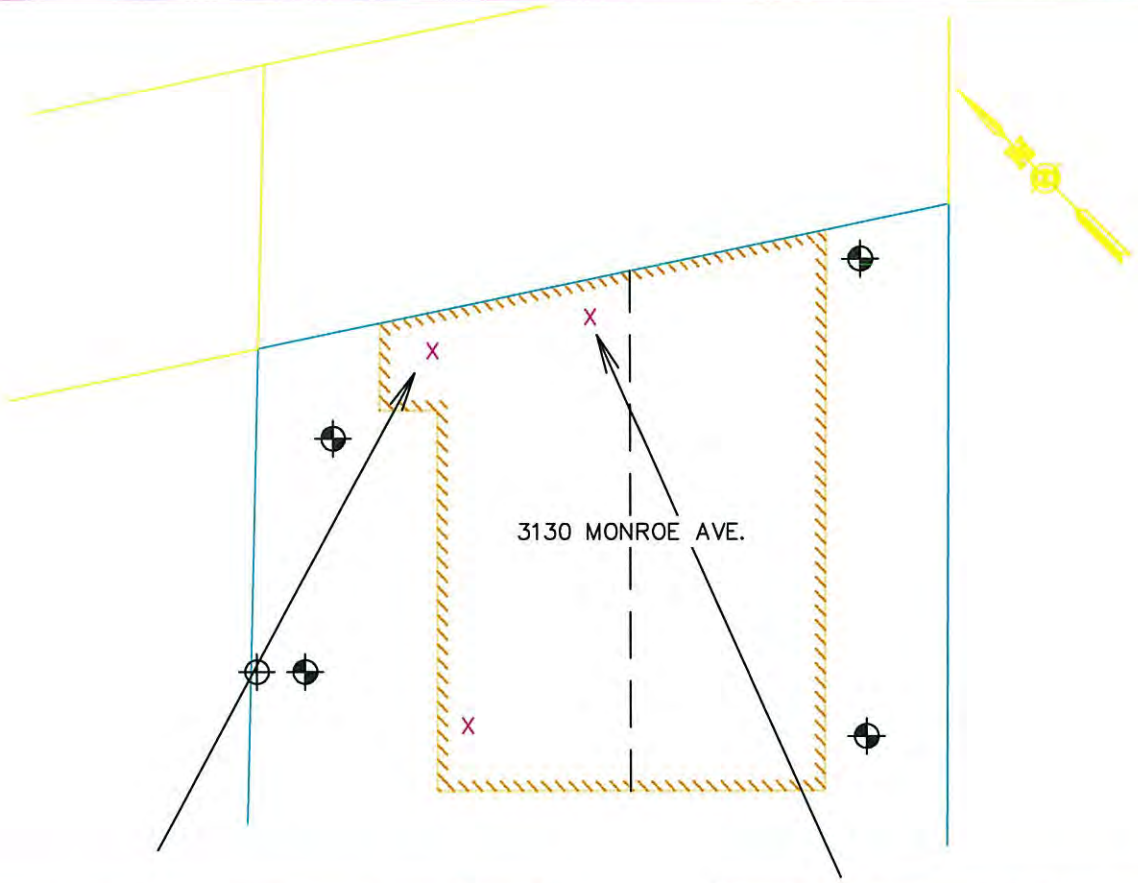
Project:	SPEEDY'S CLEANERS BCP FIGURE 5 SUB-SLAB SOIL SAMPLES OCTOBER, 2005	Scale: 1" 30' Date: 03-28-2012 PIC: John Caruso, P.E. PM: Ed Freeman, P.L.S.
Client:	SPEEDY'S CLEANERS SITE PITTSFORD, NEW YORK SITE NO. 8-28-109	Designer: R.D.C. Project No. 99000018.0015



Analyte	Sub Slab 2 6-8 (ppm)	RSCO (ppm)
Vinyl chloride	ND	0.02
Acetone	0.25	500
2-Butanone	0.006 J	NS
Trichloroethene	ND	0.47
Tetrachloroethylene	ND	1.3
Total Xylenes	0.087	0.26
cis-1,2-Dichloroethene	ND	500
trans-1,2-Dichloroethene	ND	0.19
Cyclohexane	0.022	NS
Methylcyclohexane	0.150	NS
Isopropylbenzene	0.110	2.3

Analyte	Sub Slab 2 6-8 (ppm)	RSCO (ppm)
Vinyl chloride	0.270 J	0.02
Acetone	ND	500
2-Butanone	ND	NS
Trichloroethene	0.650 J	0.47
Tetrachloroethylene	0.250 J	1.3
Total Xylenes	ND	.026
cis-1,2-Dichloroethene	16	500
trans-1,2-Dichloroethene	0.640 J	0.19
Cyclohexane	ND	NS
Methylcyclohexane	ND	NS
Isopropylbenzene	ND	2.3

S:\ENVRO ESA TECH\45-12-043\CHRISTOPHER WILLIAMS AGENCY\99018.15\DRAWINGS\RAW FIANL MONROE AVE NO 3130 FIGURE 2.DWG — Ryan Burke

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Project:	SPEEDY'S CLEANERS BCP FIGURE 5a SUB-SLAB SOIL SAMPLES OCTOBER, 2005	Scale: 1" 30' Date: 03-28-2012 PIC: John Caruso, P.E. PM: Ed Freeman, P.L.S.
Client:	SPEEDY'S CLEANERS SITE PITTSFORD, NEW YORK SITE NO. 8-28-109	Designer: R.D.C. Project No. 99000018.0015

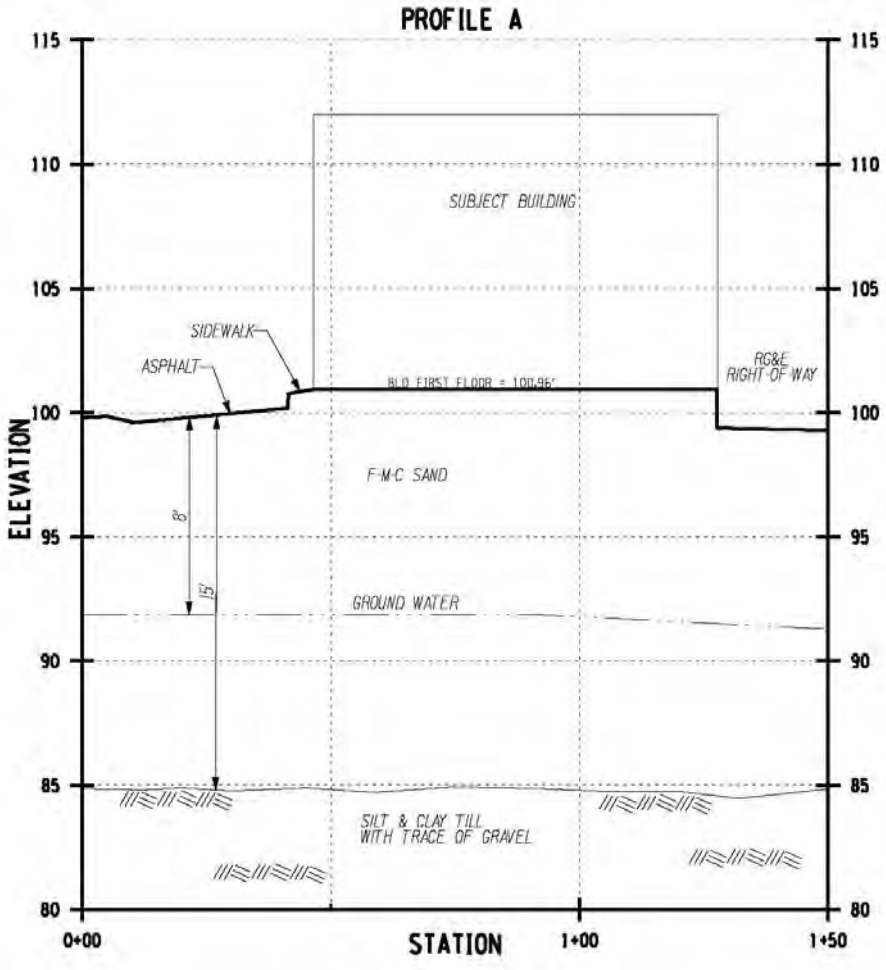
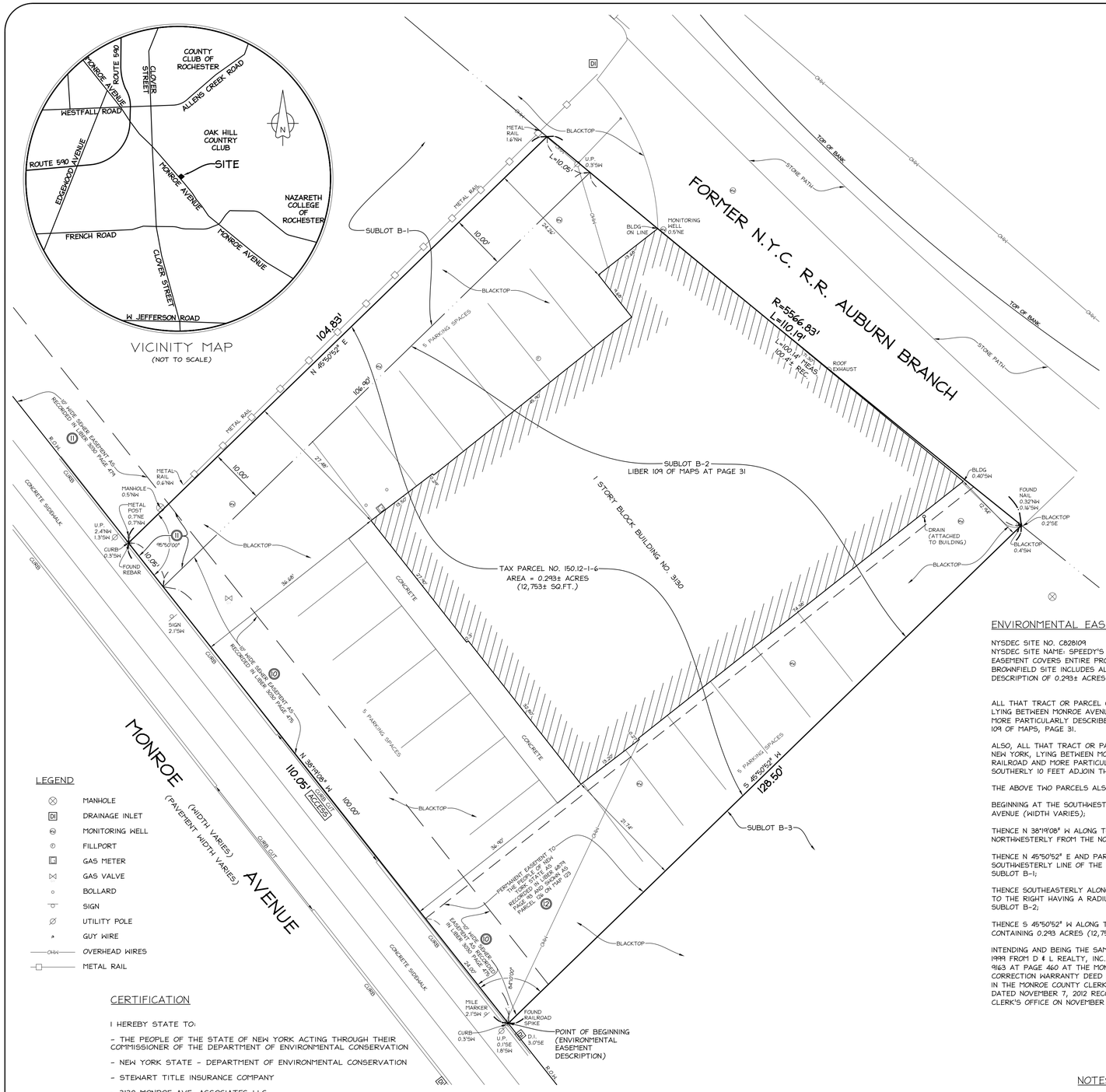


FIGURE 6: Cross Sectional View of Cover System

APPENDIX 1:

Survey Map, Metes and Bounds

VICINITY MAP
(NOT TO SCALE)



LEGEND

- MANHOLE
- DRAINAGE INLET
- MONITORING WELL
- FILLPORT
- GAS METER
- GAS VALVE
- BOLLARD
- SIGN
- UTILITY POLE
- GUY WIRE
- OHW — OVERHEAD WIRES
- METAL RAIL

CERTIFICATION

I HEREBY STATE TO:

- THE PEOPLE OF THE STATE OF NEW YORK ACTING THROUGH THEIR COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
- NEW YORK STATE - DEPARTMENT OF ENVIRONMENTAL CONSERVATION
- STEWART TITLE INSURANCE COMPANY
- 3130 MONROE AVE. ASSOCIATES LLC

THAT IN MY PROFESSIONAL OPINION, THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, AS AMENDED BY THE NIAGARA FRONTIER LAND SURVEYORS ASSOCIATION.

THIS CERTIFICATION DOES NOT EXTEND TO SUBSEQUENT OWNERS, MORTGAGES, OR TITLE INSURERS, UNLESS THIS SURVEY HAS BEEN RESURVEYED FOR THIS PURPOSE BY THE SURVEYOR.

DATE:

MICHAEL J. ENNIS, PLS — NEW YORK STATE LICENSE NO. 50415

NIAGARA FRONTIER LAND SURVEYORS Association Inc. 1960 MEMBER

SCHEDULE 'B-SECTION II'

STEWART TITLE INSURANCE COMPANY
TITLE NO. 109254 (5TH AMMENDED)
DATED: NOVEMBER 21, 2012

(10) EASEMENT GRANTED BY ARTHUR J. FALLON AND GERTRUDE B. FALLON TO LOUIS J. SUMMERHAYS, RALPH J. DALBEY, ALBERT L. HAGGAS, AS THE BOARD COMMISSIONERS OF SEWER DISTRICT #1 IN THE TOWN OF PITTSFORD DATED OCTOBER 17, 1955 AND RECORDED MAY 1, 1956 IN LIBER 3030 OF DEEDS PAGE 475 AFFECTS PROPERTY AND IS PLOTTED HEREON.

(11) EASEMENT GRANTED BY ARTHUR J. FALLON TO LOUIS J. SUMMERHAYS, RALPH J. DALBEY, ALBERT L. HAGGAS, AS THE BOARD OF COMMISSIONERS OF SEWER DISTRICT #1 IN THE TOWN OF PITTSFORD DATED OCTOBER 17, 1955 AND RECORDED MAY 1, 1956 IN LIBER 3030 OF DEEDS, PAGE 479 AFFECTS PROPERTY AND IS PLOTTED HEREON.

(12) PERMANENT EASEMENT FOR A DRAINAGE PIPELINE TO THE PEOPLE OF THE STATE OF NEW YORK RECORDED APRIL 2, 1986 IN LIBER 6879 OF DEEDS PAGE 93 AFFECTS PROPERTY AND IS PLOTTED HEREON.

10' 0 10'
SCALE IN FEET

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN, OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ENVIRONMENTAL EASEMENT SCHEDULE 'A' PROPERTY DESCRIPTION

NYSDEC SITE NO. C828109
NYSDEC SITE NAME: SPEEDY'S CLEANERS
EASEMENT COVERS ENTIRE PROPERTY (0.293± ACRES)
BROWNFIELD SITE INCLUDES ALL OF THE 0.293± ACRES)
DESCRIPTION OF 0.293± ACRES PARCEL SURVEYED:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF PITTSFORD, COUNTY OF MONROE AND STATE OF NEW YORK, LYING BETWEEN MONROE AVENUE AND THE RIGHT OF WAY OF THE AUBURN BRANCH OF THE NEW YORK CENTRAL RAILROAD, MORE PARTICULARLY DESCRIBED AS LOT B-2 AS SHOWN ON A MAP FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 109 OF MAPS, PAGE 31.

ALSO, ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF PITTSFORD, COUNTY OF MONROE AND STATE OF NEW YORK, LYING BETWEEN MONROE AVENUE AND THE RIGHT OF WAY OF THE AUBURN BRANCH OF THE NEW YORK CENTRAL RAILROAD AND MORE PARTICULARLY DESCRIBED AS THE SOUTHERLY 10 FEET OF LOT B-1, AS SHOWN ON SAID MAP, WHICH SOUTHERLY 10 FEET ADJOIN THE NORTH LOT LINE OF SAID LOT B-2.

THE ABOVE TWO PARCELS ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SUBLOT B-2, SAID POINT BEING ON THE NORTHEASTERLY LINE OF MONROE AVENUE (WIDTH VARIES);

THENCE N 38°19'08" W ALONG THE SAID NORTHEASTERLY LINE OF MONROE AVENUE, 110.05 FEET TO A POINT 10.00 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF SUBLOT B-2, AS MEASURED AT RIGHT ANGLES;

THENCE N 45°50'52" E AND PARALLEL TO THE NORTHWESTERLY LINE OF SUBLOT B-2, 104.83 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF THE N.Y.C. RAILROAD-AUBURN BRANCH, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF SUBLOT B-1;

THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF THE N.Y.C. RAILROAD-AUBURN BRANCH, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5566.83 FEET AN ARC LENGTH OF 110.19 FEET TO THE SOUTHEASTERLY CORNER OF SUBLOT B-2;

THENCE S 45°50'52" W ALONG THE SOUTHEASTERLY LINE OF SUBLOT B-2 128.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.293 ACRES (12,753 SQUARE FEET) OF LAND, MORE OR LESS.

INTENDING AND BEING THE SAME PROPERTY AS THAT DESCRIBED IN DEED DATED MAY 25, 1999 FROM D & L REALTY, INC., TO 3130 MONROE AVE. ASSOCIATES LLC, RECORDED IN BOOK 9163 AT PAGE 460 AT THE MONROE COUNTY CLERK'S OFFICE ON MAY 26, 1999 AND CORRECTION WARRANTY DEED DATED JUNE 21, 2012 RECORDED IN BOOK 11138 AT PAGE 264 IN THE MONROE COUNTY CLERK'S OFFICE ON JULY 2, 2012 AND CORRECTION WARRANTY DEED DATED NOVEMBER 7, 2012 RECORDED IN BOOK 11187 AT PAGE 133 IN THE MONROE COUNTY CLERK'S OFFICE ON NOVEMBER 7, 2012.

NOTES

1. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.
2. ACCESS TO PROPERTY IS FROM MONROE AVENUE.
3. THIS SURVEY WAS PREPARED WITH REFERENCE TO STEWART TITLE INSURANCE COMPANY TITLE NO. 109254 (5TH AMENDED) DATED NOVEMBER 21, 2012.

THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW

ENGINEERING / INSTITUTIONAL CONTROLS

- COMPLIANCE WITH THE ENVIRONMENTAL EASEMENT AND THE SMP BY THE GRANTOR AND THE GRANTOR'S SUCCESSORS AND ASSIGNS;
- ALL ENGINEERING CONTROLS MUST BE OPERATED AND MAINTAINED AS SPECIFIED IN THE SMP;
- ALL ENGINEERING CONTROLS ON THE CONTROLLED PROPERTY MUST BE INSPECTED AT A FREQUENCY AND IN A MANNER DEFINED IN THE SMP;
- GROUNDWATER, SOIL VAPOR AND OTHER ENVIRONMENTAL OR PUBLIC HEALTH MONITORING MUST BE PERFORMED AS DEFINED IN THE SMP;
- DATA AND INFORMATION PERTINENT TO SITE MANAGEMENT OF THE CONTROLLED PROPERTY MUST BE REPORTED AT THE FREQUENCY AND IN A MANNER DEFINED IN THE SMP;
- THE USE AND DEVELOPMENT OF THE SITE IS LIMITED TO COMMERCIAL AND INDUSTRIAL USES ONLY AS DESCRIBED IN 6NYCRR PART 375-1.8(g)(2)(iii)&(iv).
- THE PROPERTY MAY NOT BE USED FOR A HIGHER LEVEL OF USE, SUCH AS UNRESTRICTED OR RESTRICTED USE WITHOUT ADDITIONAL REMEDIATION AND AMENDMENT OF THE ENVIRONMENTAL EASEMENT, AS APPROVED BY THE NYSDEC;
- ALL FUTURE ACTIVITIES ON THE PROPERTY THAT WILL DISTURB REMAINING CONTAMINATED MATERIAL MUST BE CONDUCTED IN ACCORDANCE WITH THE SMP;
- THE USE OF THE GROUNDWATER UNDERLYING THE PROPERTY IS PROHIBITED WITHOUT TREATMENT RENDERING IT SAFE FOR INTENDED USE;
- THE POTENTIAL FOR VAPOR INTRUSION MUST BE EVALUATED FOR ANY BUILDINGS DEVELOPED IN THE AREA NOTED ON FIGURE (X), AND ANY POTENTIAL IMPACTS THAT ARE IDENTIFIED MUST BE MONITORED OR MITIGATED;
- VEGETABLE GARDENS AND FARMING ON THE PROPERTY ARE PROHIBITED;
- THE SITE OWNER OR REMEDIAL PARTY WILL SUBMIT TO NYSDEC A WRITTEN STATEMENT THAT CERTIFIES, UNDER PENALTY OF PERJURY, THAT: (1) CONTROLS EMPLOYED AT THE CONTROLLED PROPERTY ARE UNCHANGED FROM THE PREVIOUS CERTIFICATION OR THAT ANY CHANGES TO THE CONTROLS WERE APPROVED BY THE NYSDEC; AND, (2) NOTHING HAS OCCURRED THAT IMPAIRS THE ABILITY OF THE CONTROLS TO PROTECT PUBLIC HEALTH AND ENVIRONMENT OR THAT CONSTITUTE A VIOLATION OR FAILURE TO COMPLY WITH THE SMP.

ENNVIRONMENTAL EASEMENT AREA ACCESS

THE DEC OR THEIR AGENT MAY ACCESS THE ENVIRONMENTAL EASEMENT AREA AS SHOWN HEREON THROUGH ANY EXISTING STREET ACCESS OR BUILDING INGRESS/EGRESS ACCESS POINT

THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@GW.DEC.STATE.NY.US

NYSDEC SITE NO. C828109

NYSDEC SITE NAME:
SPEEDY'S CLEANERS

SURVEY OF 3130 MONROE STREET

PART OF LOT(S) 66
TOWNSHIP 12 RANGE 5

TOWN OF PITTSFORD
COUNTY OF MONROE STATE OF NEW YORK

Nussbaumer & Clarke, Inc.
Engineers and Surveyors
3556 Lake Shore Road
Buffalo, New York 14219-1494
(716) 827-8000
www.nussclarke.com

DRAWN BY: MKB	REV. 08/22/2012 11/13/2012 11/21/2012 11/27/2012	SHEET NO. 1 OF
DATE: 03/15/2012	JOB NO. 12J2-0186	
SCALE: 1"=10'	DWG. NO. SC-3646	

Successors to the records of Graf Land Surveyors
Successors to the records of James L. Shisler, Land Surveyor

APPENDIX 2:

Digital Copy of FER (CD)

APPENDIX 3:

Environmental Easement

MONROE COUNTY CLERK'S OFFICE

ROCHESTER, NY

THIS IS NOT A BILL. THIS IS YOUR RECEIPT

Receipt # 811824

Index DEEDS

Book 11198 Page 561

No. Pages : 9

Instrument EASEMENT AGREEMENT

Date : 12/11/2012

Time : 04:13:22PM

Control # 201212110997

TT # TT0000006609

Ref 1 #

Employee : JoanM

Return To:
BOX 80

3130 MONROE AVE ASSOCIATES LLC

NEW YORK STATE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

COUNTY FEE TP584	$	5.00
COUNTY FEE NUMBER PAGES	$	40.00
RECORDING FEE	$	45.00
STATE FEE TRANSFER TAX	$	0.00

Total	$	90.00

State of New York

MONROE COUNTY CLERK'S OFFICE

WARNING - THIS SHEET CONSTITUTES THE CLERKS ENDORSEMENT, REQUIRED BY SECTION 317-a(5) & SECTION 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

TRANSFER AMT

TRANSFER AMT	$1.00

CHERYL DINOLFO

MONROE COUNTY CLERK

PI182-201212110997-9

County: Monroe Site No: C828109 BCA Index No: B8-0601-01-11

5

RECORD & RETURN
BOX 80 - PEBERNDT / DRM

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

THIS INDENTURE made this 7th day of December, 2012, between Owner(s) 3130 Monroe Ave. Associates LLC, having an office at 26 S. Main Street, Town of Pittsford, County of Monroe, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 3130 Monroe Avenue in the Town of Pittsford, County of Monroe and State of New York, known and designated on the tax map of the County Clerk of Monroe County as tax map parcel numbers: Section 150.120 Block 0001 Lot 006.0, being the same as that property conveyed to Grantor by deeds recorded May 26, 1999 in Liber 9163 of Deeds, page 460; July 2, 2012 in Liber 11138 of Deeds, page 264 and November 7, 2012 in Liber 11187 of Deeds, page 133, in the Monroe County Clerk's Office, comprising approximately 0.293 ± acres, and hereinafter more fully described in the Land Title Survey dated March 15, 2012, and revised on August 22, November 13, 21, and 27, 2012, and prepared by Michael J. Ennis, PLS, which will be attached to the Site Management Plan. The property description (the "Controlled Property") is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of human health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

2012 DEC 11 PM 4:15
COUNTY CLERK MONROE

RECORDED

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Number: B8-0601-01-11, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement")

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Commercial purposes as described in 6 NYCRR 375-1.8(g)(2)(iii);

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Monroe County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

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

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

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

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Restricted Residential purposes as described in 6 NYCRR 375-1.8(g)(2)(ii) or Residential purposes as described in 6 NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be

incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall annually, or such time as NYSDEC may allow, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved b the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be

defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

Site Number: C828109
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

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

3130 Monroe Ave. Associates LLC:

By: Christopher T. Will

Print Name: Christopher T. Williams

Title: Managing Member Date: 12/4/2012

Grantor's Acknowledgment

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

On the 4th day of December, in the year 20 12, before me, the undersigned, personally appeared Christopher T. Williams personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public - State of New York

MICHAEL D. MISENGARD
Notary Public, State of New York
Qualified in Erie County
My Commission Expires March 31st, 2016

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: _____

Robert W. Schick, P.E., Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 7th day of August in the year 2012 before me, the undersigned, personally appeared Robert W. Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public - State of New York

MICHAEL S. CARUSO
NOTARY PUBLIC
NO. 02CA6005245
QUALIFIED IN
SARATOGA COUNTY
COMM. EXP.
04/06/2014
STATE OF NEW YORK

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Pittsford, County of Monroe and State of New York, lying between Monroe Avenue and the right of way of the Auburn Branch of the New York Central Railroad, more particularly described as Lot B – 2 as shown on a map filed in the Monroe County Clerks Office in Liber 109 of Maps, page 31.

ALSO, ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Pittsford, County of Monroe and State of New York, lying between Monroe Avenue and the right of way of the Auburn Branch of the New York Central Railroad and more particularly described as the southerly 10 feet of Lot B – 1, as shown on said map, which southerly 10 feet adjoin the north line of said Lot B-2.

The above two parcels also described as follows:

Beginning at the southwesterly corner of Sublot B-2, said point being on the northeasterly line of Monroe Avenue (width varies);

Thence N 38°19'08" W along the said northeasterly line of Monroe Avenue, 110.05 feet to a point 10.00 feet northwesterly from the northwesterly line of Sublot B-2, as measured at right angles;

Thence N 45°50'52" E and parallel to the northwesterly line of Sublot B-2, 104.83 feet to a point in the southwesterly line of the N.Y.C. Railroad-Auburn branch, said line also being the northeasterly line of Sublot B-1;

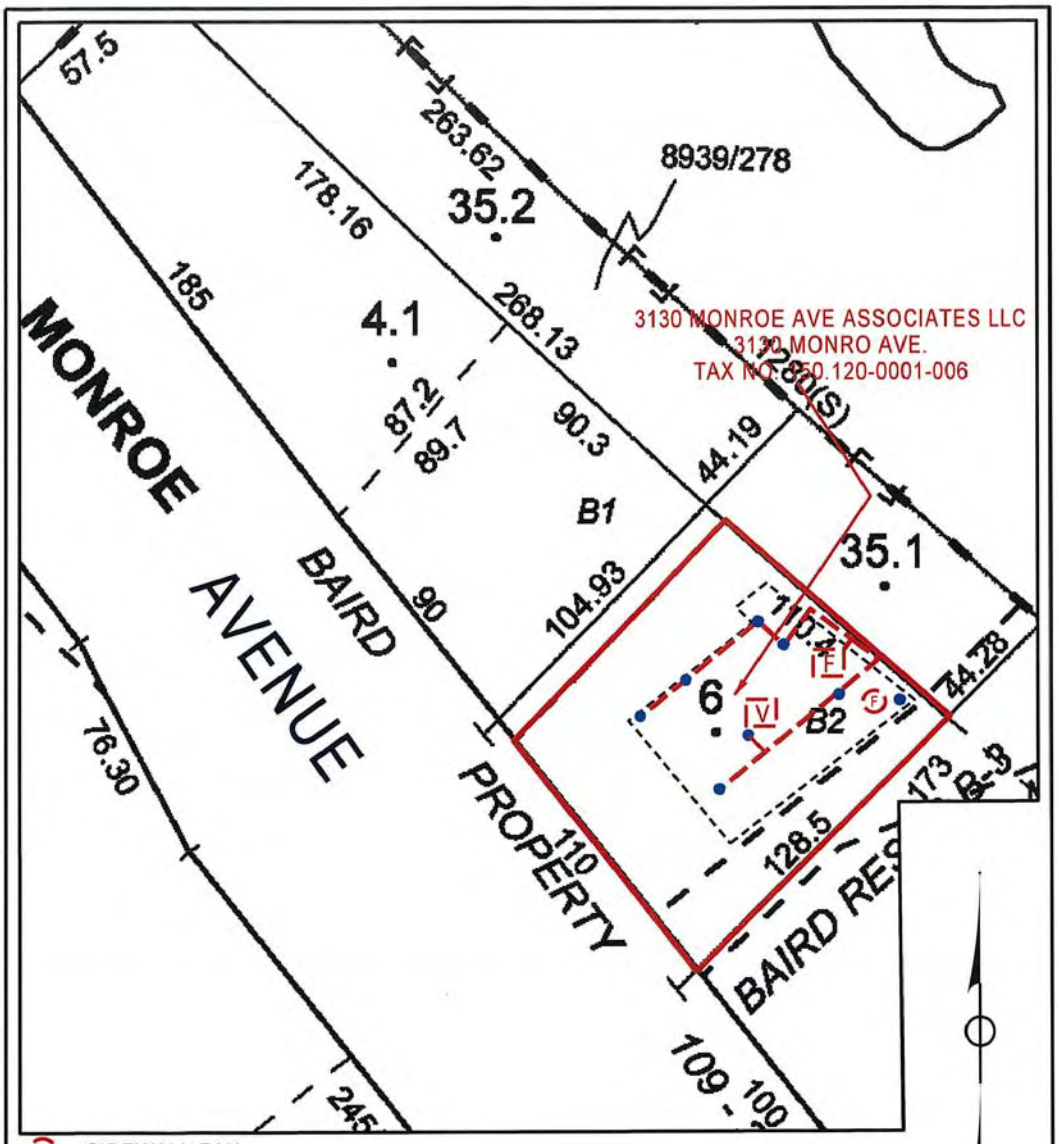
Thence southeasterly along the said southwesterly line of the N.Y.C. Railroad-Auburn branch, along a curve to the right having a radius of 5566.83 feet an arc length of 110.19 feet to the southeasterly corner of Sublot B-2;

Thence S 45°50'52" W along the southeasterly line of Sublot B-2 128.50 feet to the point of beginning, containing 0.293 acres (12,753 square feet) of land, more or less.

Intending and being the same property as that described in deed dated May 25, 1999 from D & L Realty, Inc., to 3130 Monroe Ave. Associates LLC, recorded in book 9163 at page 460 at the Monroe County Clerk's Office on May 26, 1999 and correction warranty deed dated June 21, 2012 recorded in book 11138 at page 264 in the Monroe County Clerk's Office on July 2, 2012 and correction warranty deed dated November 7, 2012 recorded in book 11187 at page 133 in the Monroe County Clerk's Office on November 7, 2012.

APPENDIX 4:

EC As-Built Drawings, Documentation and Drawings



TITLE:
VAPOR MITIGATON AS BUILT DIAGRAM
3130 MONROE AVENUE
TOWN OF PITTSFORD, COUNTY OF MONROE
STATE OF NEW YORK

MITIGATION TECH
Radon Correction Specialists
55 SHUMWAY ROAD, BROCKPORT
NEW YORK 14420
TL: (585) 637-7430

DATE
3/13/2008

SCALE
NTS

mitigation tech *radon correction specialists*

January 24, 2006

Mr. Peter Morton
Passero Associates
100 Liberty Pole Way
Rochester, NY 14604
Via fax: 585-325-1691

Re: Sub-slab ventilation -- Speedy's Cleaners, 3130 Monroe Ave., Rochester NY 14618

Sub-slab air communication test report
Proposed Work Plan r3

Dear Peter:

Based on our discussions and site survey, following is our proposed work plan to provide mitigation of potential soil vapor intrusion by active sub-slab depressurization. This follows typical design parameters common in radon mitigation applications and in comparable successful environmental applications. System configuration is based on acquired data and is subject to modification based on further field observations and measurements. All work will comply with EPA Radon mitigation standard 402-R93-078 and with Section 4 of the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York, dated February, 2005.

Background

On December 28, 2006, as part of a directed site study, we performed a series of sub-slab air communication tests in the western portion of this location to determine the general appropriateness of the technique known as sub-slab ventilation (and sub-slab depressurization) to the mitigation of certain environmental contaminants, and to predict appropriate suction point configuration and the performance requirements of vacuum fans. These tests were done under the general supervision of Mr. Peter Morton of Passero Associates.

We drilled a series of holes into the slab at potential typical system suction point locations. We drilled enough holes to gain a working understanding of the sub-slab characteristics of each particular section. We applied a known vacuum to each point and made differential pressure measurements at various neighboring points to estimate, by interpolation or extrapolation, the expected radius of influence for each point. The specific objective of this procedure is to specify a design that will provide a minimum air pressure differential of .002 water column inches to all designated areas of the sub-slab by installing a series of efficient independent sub-slab vapor extraction systems of the type commonly used in the radon mitigation industry. We have repaired all test holes with urethane caulk (MSDS available) applied over a closed cell backer rod.

Test results (see attachment for point locations)

Vacuum pt	Test point	Reading in wci
1	2	.002
1	3	.004
1	5	.000
2	4	.003
2	5	.000
3	4	.000
3	5	.000
5	6	.011
5	9	.001
6	7	.011
6	9	.003
7	8	.003
7	9	.003
8	9	.011
9	10	.001

General Findings

Our general finding is that the above referenced technique is viable. Different slab sections show material differences in sub-slab air communication, so area alone is not a sufficient predictor of suction point requirements. Slab seams and other potential vapor entry routes will require sealing. Air communication is restricted in the rear northwest section. Air communication is sufficient to allow flexibility in suction point location so that the impact on current use of occupied space can be minimized with cooperative field design decisions.

Recommendations

As a comprehensive approach to provide soil vapor influence to substantially all areas of the sub-slab, we recommend the installation of a high performance radon-type soil vapor extract fan, strategically placed at the exterior rear of the building. The fan will connect to a longitudinal trunk line, manifolded to several suction points, some of which may constitute minor obstacles to the full use of the interior space. Suction points and supporting pipe runs will be installed to the extent possible to accommodate building interior design and function.

Proposed Work Plan

This work plan shall comply with Section 4 of the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York, dated February, 2005.

Furnish and Install:

- Professional design and supervision
- Installation per system description detailed below
- Installation highlights as follows:
- (1) RADONAWAY GP-501 high performance centrifugal in-line fan (150w continuous duty) to provide sub-slab ventilation via ceiling located horizontal trunk line (3" schedule 40 pvc pipe) to sidewall exhaust at rear, corresponding to specified suction points
- Suction points as follows: connection via 2" pvc to excavated cavities in sub-slab, with urethane seal, (6) total, manifolded and with inline adjustment valves as required; all locations approximately per attached drawing and pending field approval by client and client's consultants and as follows: 2) trenches excavated for plumbing modifications (customer to install layer of washed stone in trenches) (1) central east/west partition wall, (1) rear utility area, (2) west exterior wall to interior of footing
- Vacuum indicator on vertical pipe run
- Customer to provide appropriate power in vicinity of each fan
- Urethane sealant at slab joints and penetrations
- Vacuum testing to measure effective pressure field
- At completion, measure pressure differentials and document; label components and provide system description and operational instructions
- Furnish maintenance and periodic inspection plan
- Two year warranty; labor and installed components; although system design is based on achieving a sufficient pressure differential, no specific warranty of effectiveness --effectiveness shall be determined by continuing field measurement provided by others; additional or modified suction points or fans may be required by others at other's expense

System Description

The purpose of the system is to maintain a depressurized zone below the designated portion of the sub-slab compared to the ambient air pressure above the slab. The system shall be of the type typically used in radon mitigation, shall be designed and constructed in accordance with the standards detailed in the following documents: US Environmental Protection Agency (EPA) 402-R-93-078, Radon Mitigation Standards; NYS DEC document, Guidance for Evaluating Soil Vapor Intrusion in the State of New York. Actual configurations of the suction holes and pipe runs will be determined by the Contractor in the field.

System Design

1.1 The sub slab depressurization system shall be designed and installed as permanent, integral addition to the buildings.

1.2 The sub slab depressurization unit shall be designed to avoid the creation of other health, safety, or environmental hazards to building occupants, such as back drafting of natural draft combustion appliances.

1.3 The sub slab depressurization unit shall be designed to maximize soil vapor reduction above the basement slab and in consideration of the need to minimize excess energy usage, to avoid compromising moisture and temperature controls and other comfort features, and to minimize noise.

1.4 The sub slab depressurization unit and its components shall be designed to comply with the laws, ordinances, codes, and regulations of relevant jurisdictional authorities, including applicable mechanical, electrical, building, plumbing, energy, and fire prevention codes.

System Installation

General Requirements

2.1.1 All components of the sub slab depressurization unit shall be installed in compliance with the applicable mechanical, electrical, building, plumbing, energy and fire prevention codes, standards, and regulations of the local jurisdiction.

2.1.2 The Supervision Engineering Firm shall obtain all required local licenses and permits, and display them in the work areas as required by local ordinances.

2.1.3 Where portions of structural framing material must be removed to accommodate vent pipes, material removed shall be no greater than that permitted for plumbing installations by applicable building or plumbing codes.

2.1.4 Where installation of the sub slab depressurization unit requires pipes or ducts to penetrate a firewall or other fire resistance rated wall or floor, penetrations shall be protected in accordance with applicable building, mechanical, fire, and electrical codes.

Vent Pipe Installation Requirements

2.2.1 All joints and connections in sub slab depressurization unit using plastic vent pipes shall be permanently sealed with adhesives as specified by the manufacturer of the pipe material used. Joints or connections in other vent pipe materials shall be made airtight.

2.2.2 Vent pipes shall be fastened to the structure of the building with hangers, strapping, or other supports that will adequately secure the vent material. Existing plumbing pipes, ducts, or mechanical equipment shall not be used to support or secure a vent pipe.

2.2.3 Supports for vent pipes shall be installed at least every 6 feet on horizontal runs. Vertical runs shall be secured either above or below the points of penetration through floors, ceilings, and roofs, or at least every 8 feet on runs that do not penetrate floors, ceilings, or roofs.

2.2.4 To prevent the blockage of air flow into the bottom of vent pipes, these pipes shall be supported or secured in a permanent manner that prevents their downward movement to the bottom of suction pits or sump pits, or into the soil beneath an aggregate layer under a slab.

2.2.5 Vent pipes shall be installed in a configuration that ensures that any rain water or condensation within the pipes drains downward into the ground beneath the slab.

2.2.6 Vent pipes shall not block access to any areas requiring maintenance or inspection. Vents shall not be installed in front of or interfere with any light, opening, door, window or equipment access area required by code. If vent pipes are installed in sump pits, the system shall be designed with removable or flexible couplings to facilitate removal of the sump pit cover for sump pump maintenance.

2.2.7 To prevent re-entrainment of vapors, the point of discharge from vents of fan-powered soil depressurization and block wall depressurization systems shall meet all of the following requirements: (1) be above the eave of the roof, (2) be ten feet or more above ground level, (3) be ten feet or more from any window, door, or other opening into conditioned spaces of the structure that is less than two feet below the exhaust point, and (4) be ten feet or more from any opening into an adjacent building. The total required distance (ten feet) from the point of discharge to openings in the structure may be measured either directly between the two points or be the sum of measurements made around intervening obstacles. Whenever possible, the exhaust point should be positioned above the highest eave of the building and as close to the roof ridge line.

Vent Fan Installation Requirements

2.3.1 Vent fans used in the subslab depressurization unit shall be designed or otherwise sealed to reduce the potential for leakage of soil gas from the fan housing.

2.3.2 The vent fan system shall be equipped with a vacuum indicator mounted in an easily visible location.

2.3.3 Vent fans shall be installed on the exterior of the building or in the interior above the conditioned air space.

2.3.5 Vent fans shall be installed in a configuration that avoids a condensation buildup in the fan housing. Fans should be installed in vertical runs of the vent pipe.

2.3.6 Vent fans mounted on the exterior of buildings shall be rated for outdoor use or installed in a water tight protective housing.

2.3.7 Vent fans shall be mounted and secured in a manner that minimizes transfer of vibration to the structural framing of the building.

2.3.8 To facilitate maintenance and future replacement, vent fans shall be installed in the vent pipe using removable couplings or flexible connections that can be tightly secured to both the fan and the vent pipe.

Suction Pit Requirement for Subslab Depressurization Systems

2.4.1 To provide optimum pressure field extension of the sub slab communication zone, adequate material shall be excavated from the area immediately below the slab penetration point of system vent pipes. The Contractor will make a determination on the adequate amount of material to be removed based on field conditions and experience.

2.5.1 Sump pits that permit entry of soil-gas or that would allow conditioned air to be drawn into a sub-slab depressurization system shall be covered and sealed. The covers on sumps that previously provided protection or relief from surface water collection shall be fitted with a water or mechanically trapped drain. Water traps should be fitted with an automatic supply of priming water.

2.5.2 Openings around vent pipe penetrations of the slab and the foundation walls, shall be cleaned, prepared, and sealed in a permanent, airtight manner using compatible caulks or other sealant materials. (See paragraph 3.5.) Openings around other utility penetrations of the slab, walls, or soil-gas retarder shall also be sealed.

2.5.3 Openings, perimeter channel drains, or cracks that exist where the slab meets the foundation wall (floor-wall joint), shall be sealed with urethane caulk or equivalent material. When the opening or channel is greater than 0.50 inches in width, a foam backer rod or other comparable filler material shall be inserted in the channel before application of the sealant. This sealing technique shall be done in a manner that retains the channel feature as a water control system. Other openings or cracks in slabs or at expansion or control joints should also be sealed. Openings or cracks that are determined to be inaccessible or beyond the ability of the Contractor to seal shall be disclosed to the client and included in the documentation.

Electrical Requirements

2.6.1 Wiring for the subslab depressurization unit shall conform to provisions of the National Electric Code and any additional local regulations.

2.6.2 Wiring may not be located in or chased through the mitigation installation ducting or any other heating or cooling duct work.

2.6.3 Mitigation fans installed on the exterior of buildings shall be hardwired into an electrical circuit. Plugged fans shall not be used outdoors.

2.6.4 If the rated electricity requirement of a sub slab depressurization unit fan exceeds 50 percent of the circuit capacity into which it will be connected, or if the total connected load on the circuit (including the vent fan) exceeds 80 percent of the circuit's rated capacity, a separate, dedicated circuit shall be installed to power the fan.

2.6.5 An electrical disconnect switch or a circuit breaker shall be installed in sub slab depressurization unit fan circuits to permit deactivation of the fan for maintenance or repair by the building owner or servicing Contractor (Disconnect switches are not required with plugged fans).

Materials

3.1 All mitigation system electrical components shall be U.L. listed or of equivalent specifications.

3.2 All plastic vent pipes in mitigation systems shall be made of Schedule 40 PVC.

3.3 Vent pipe fittings in a mitigation system shall be of the same material as the vent pipes. (See paragraph 2.3.7 for exception when installing vent fans, and paragraph 2.2.7 for exception when installing vent pipes in sump pit covers.)

3.4 Cleaning solvents and adhesives used to join plastic pipes and fittings shall be as recommended by manufacturers for use with the type of pipe material used in the mitigation system.

3.5 When sealing cracks in slabs and other small openings around penetrations of the slab and foundation walls, caulks and sealants designed for such application shall be used.

3.6 When sealing holes for plumbing rough-in or other large openings in slabs and foundation walls that are below the ground surface, non-shrink mortar, grouts, expanding foam, or similar materials designed for such application shall be used.

3.7 Sump pit covers shall be made of durable plastic or other rigid material and designed to permit airtight sealing. To permit easy removal for sump pump servicing, the cover shall be sealed using silicone or other nonpermanent type caulking materials or an airtight gasket.

3.8 Penetrations of sump covers to accommodate electrical wiring, water ejection pipes, or vent pipes shall be designed to permit airtight sealing around penetrations, using caulk or grommets. Sump covers that permit observation of conditions in the sump pit are recommended.

3.9 A sub membrane depressurization system made be installed in crawlspaces and on soil exposed basements and shall be a minimum of 6 mils (3 mils cross-laminated) polyethylene or equivalent flexible material. Heavier gauge sheeting should be used when areas are used for storage, or frequent entry is required for maintenance of utilities.

Post-Mitigation Testing

4.1 After installation, the Contractor shall reexamine and verify the integrity of the fan mounting seals and all joints in the interior vent piping.

4.2 After installation, the Contractor shall measure suctions or flows in system piping or ducting to assure that the system is operating as designed. A test of pressure field extension shall be performed using established test points. The Contractor shall test the vacuum achieved at each test hole by using a digital manometer, document the findings and prepare a report for the client.

Worker Health and Safety

5.1 Contractors shall comply with all OSHA, state and local standards or regulations relating to worker safety and occupational vapor exposure.

5.2.1 In addition to the OSHA and NIOSH standards, the following requirements that are specific or uniquely applicable for the safety and protection of vapor mitigation workers shall be met:

5.2.2 The Contractor shall have a worker protection plan on file that is available to all employees and is approved by any state or local regulating agencies that require such a plan.

5.2.3 The Contractor shall ensure that appropriate safety equipment such as hard hats, face shields, ear plugs, steel-toe boots and protective gloves are available on the job site during cutting, drilling, grinding, polishing, demolishing or other activity associated with vapor mitigation projects.

5.2.4 All electrical equipment used during mitigation projects shall be properly grounded. Circuits used as a power source should be protected by Ground-fault Circuit Interrupters (GFCI).

5.2.5 When work is required at elevations above the ground or floor, the Contractor shall ensure that ladders or scaffolding are safely installed and operated.

5.2.6 The Contractor shall ensure that respiratory protection conforms with the requirements in the

NIOSH Guide to Industrial Respiratory Protection.

5.2.7 Where combustible materials exist in the specific area of the building where vapor mitigation work is to be conducted, and the Contractor is creating temperatures high enough to induce a flame, the Contractor shall ensure that fire extinguishers suitable for type A, B, and C fires are available in the immediate work area.

5.2.8 In any planned work area where the Contractor or Consultant believes friable asbestos may exist and be disturbed, vapor mitigation work shall not be conducted until a determination is made by a properly trained or accredited person that such work will be undertaken in a manner which complies with applicable asbestos regulations.

5.2.10 When mitigation work requires the use of sealants, adhesives, paints, or other substances that may be hazardous to health, Contractors shall provide employees with the applicable Material Safety Data Sheets (MSDS) and explain the required safety procedures.

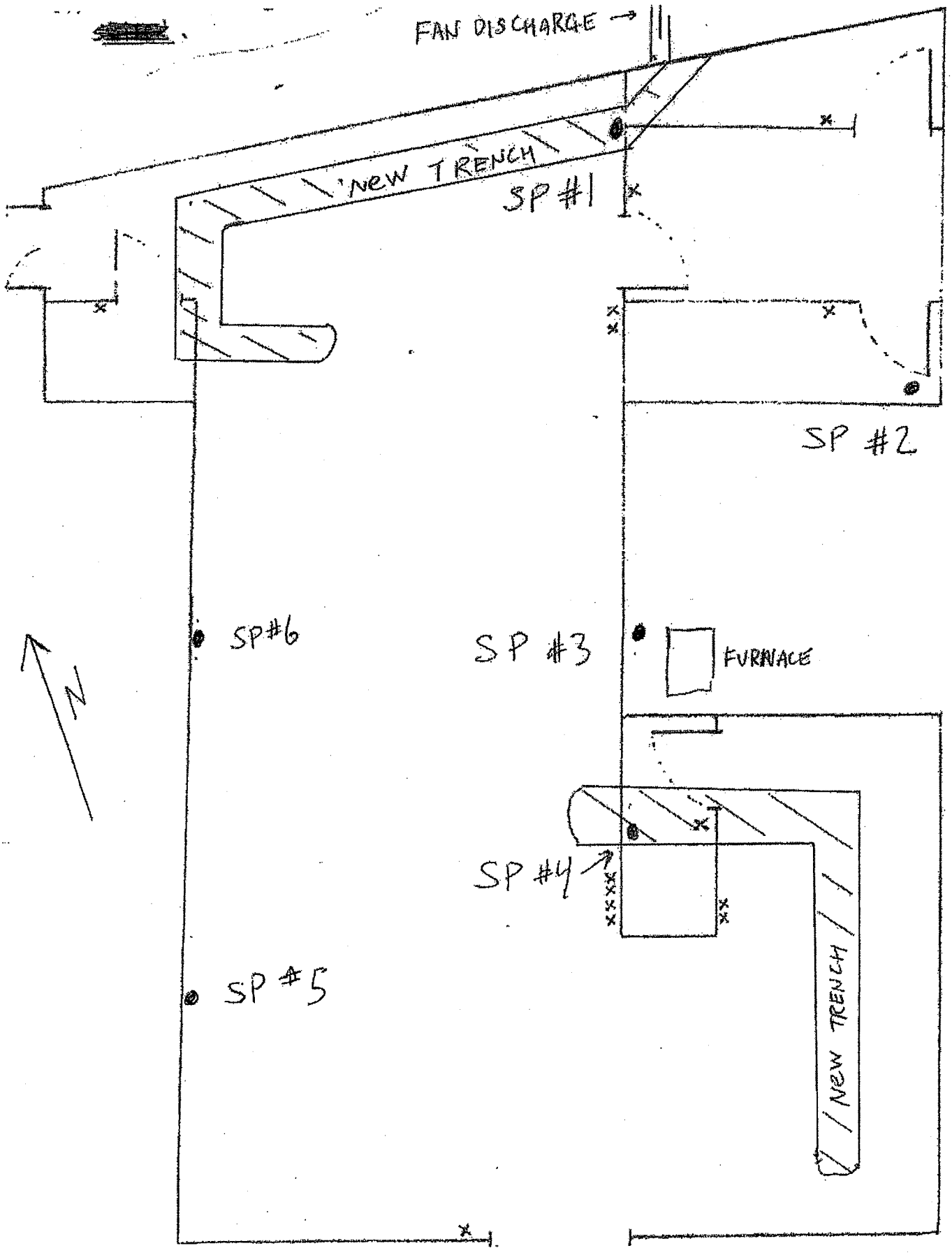
End of proposed work plan

If you have any questions, please contact me.

Thank you.

MITIGATION TECH

Nicholas E. Mouganis EPA listing # 15415-I ; NEHA ID# 100722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NEW TRENCH
SP #1
SP #2
SP #3
FURNACE
SP #4
SP #5
SP #6
N
NEW TRENCH

mitigation tech *radon correction specialists*

January 31, 2006

Mr. Greg MacLean
NYS DEC
6274 East-Avon Lima Rd
Avon, NY 14414

Re: Sub-slab ventilation -- Speedy's Cleaners, 3130 Monroe Ave., Rochester NY 14618

Sub-slab air communication test report – point locations
Supplement to Proposed Work Plan

Dear Greg:

Attached please find the sketch showing the original test point locations and proposed suction point locations for this site. The air communication test was done before the creation of the trenches. The trenches include a 4" layer of highly permeable washed stone and will enhance system performance.

The intent of the design here is to provide coverage for the entire building. Coverage for the western section of the building (currently being remodeled) is verified by test data. At the request of the owners to avoid possibly unnecessary disruption of the tenant space in the eastern section, we have extrapolated from the data for this design proposal. An assumption in this design is a consistent radius of influence from suction points adjacent to the eastern section. Our plan is to verify full coverage by vacuum testing after the completion of the proposed system installation.

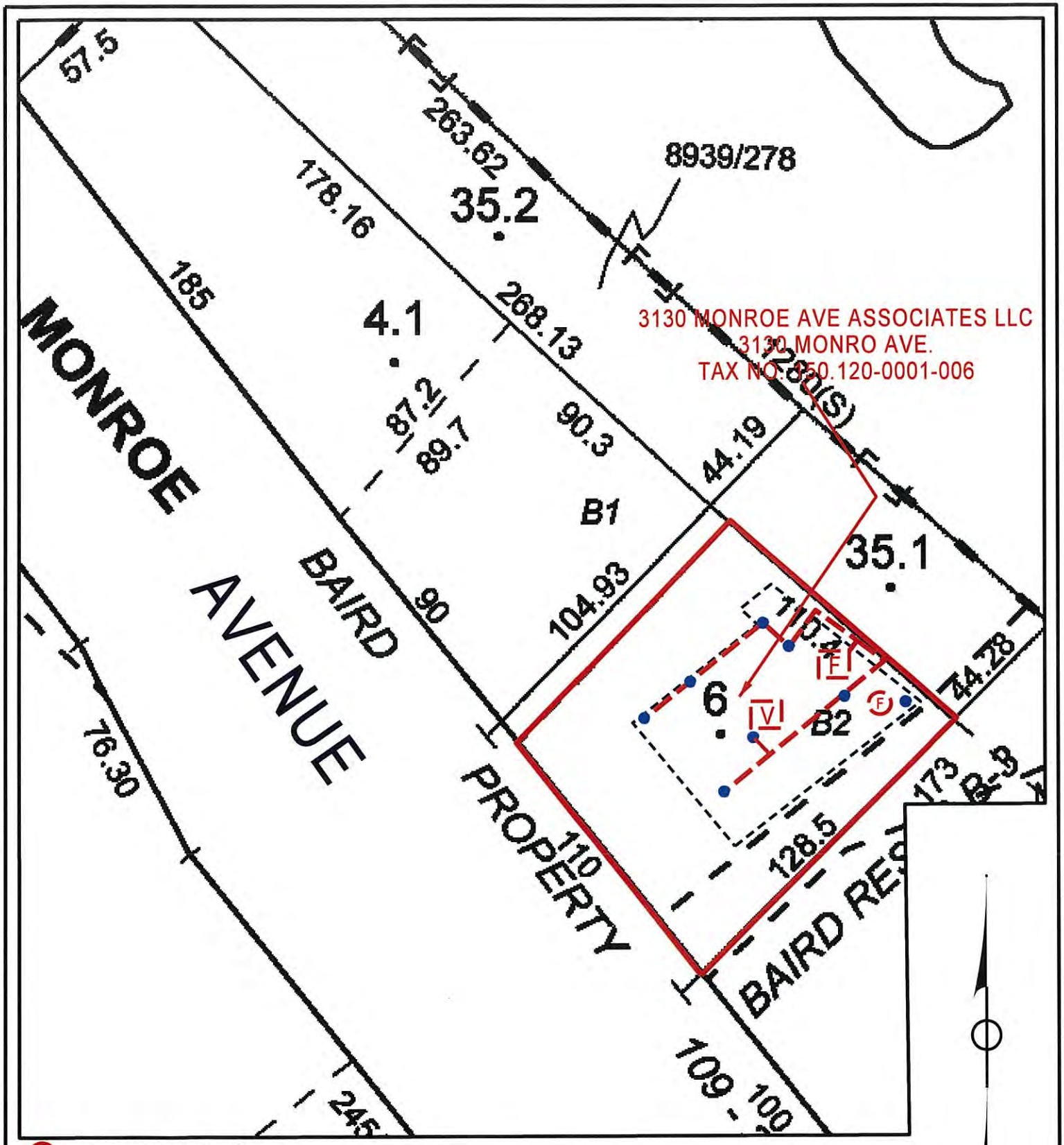
In the event that post-installation full coverage cannot be verified, the owners have agreed to install the additional suction points in the eastern section then determined to be necessary. We have included provisions in the base design to facilitate this.

If you have any questions, please contact me.

Thank you.

Nicholas E. Mouganis EPA listing # 15415-I ; NEHA ID# 100722

C: Peter Morton, Passero Associates



F = SIDEWALL FAN

V = HEAT RECOVERY VENTILATOR

F = ROOF FAN

● = SUCTION CAVITY

TITLE:

VAPOR MITIGATON AS BUILT DIAGRAM

3130 MONROE AVENUE
TOWN OF PITTSFORD, COUNTY OF MONROE
STATE OF NEW YORK

MITIGATION TECH
Radon Correction Specialists
55 SHUMWAY ROAD, BROCKPORT
NEW YORK 14420
TL: (585) 637-7430

DATE
3/13/2008

SCALE
NTS

New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 8
6274 East Avon-Lima Road, Avon, New York 14414-9519
Phone: (585) 226-5353 • **FAX:** (585) 226-8696
Website: www.dec.state.ny.us

Denise M. Sheehan
Commissioner

February 24, 2006

Ms. Angela Demerle, Esq.
Harter, Secrest & Emery, LLP
Twelve Fountain Plaza
Buffalo, New York 14202

Re: Brownfield Cleanup Program - Time Critical IRM Work Plan
Speedy's Cleaners (C828109)
3130 Monroe Avenue
Pittsford (T), Monroe (C)

Dear Ms. Demerle:

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH) and Monroe County Health Department (MCHD), has reviewed the January 25, 2006 Time Critical Interim Remedial Measure (IRM) Work Plan and January 31, 2006 supplemental letter for the subject site. Based on our review, the Department hereby approves the IRM work plan with the following conditions:

1. Depressurization of the entire slab (including the eastern portion of the building) needs to be demonstrated and documented following installation of the system. In the event this can not be demonstrated, appropriate system modifications need to be implemented promptly to achieve depressurization of the entire slab.

2. Post-mitigation indoor air sampling is required in both sides of the building once the system is operating. This sampling should be conducted during this heating season, but no sooner than 30 days after the system is in operation. Sampling is to be performed in accordance with the NYSDOH *Indoor Air Sampling & Analysis Guidance (February 1, 2005)*, including collection of an outdoor ambient sample.

3. An Operation Maintenance and Monitoring (OM&M) Plan needs to be submitted for review and approval within 30 days following system startup. The OM&M plan should be prepared in accordance with Section 4.4 of the NYSDOH *Guidance for Evaluation of Soil Vapor Intrusion in the State of New York*.

4. Subsequent to system installation, the extent of the soil gas plume at the site needs to be characterized to determine if there are potential threats to adjacent buildings. Please provide

a supplement to the RI Work Plan to perform this work within 60 days following system installation. Soil gas sampling is to be performed in accordance with Section 2.7.1 of the NYSDOH *Guidance for Evaluation of Soil Vapor Intrusion in the State of New York*

5. Please ensure that all existing and future tenants of the building are aware of all indoor air data and plans for mitigation as well as routine OM&M of the system..

This conditional approval letter is to be attached to, and become part of, the final approved IRM Work Plan. Copies of the final approved IRM work plan, including the January 31, 2006 supplemental letter and this conditional approval letter, need to be made available at the project document repository prior to implementation of the fieldwork. Please notify this office a minimum of one week prior to the start of fieldwork.

If you should have any questions regarding this letter or I can be of further assistance, please contact me at (585) 226-5356.

Sincerely,

Gregory B. MacLean, P.E.
Environmental Engineer 2
Division of Environmental Remediation

ec: Bart Putzig, P.E., NYSDEC
Ed Belmore, P.E., NYSDEC
James Charles, NYSDEC

cc: Tamara Girard, NYSDOH
Mark VanValkenburg. NYSDOH
Joseph Albert, MCHD
Chris Williams, 3130 Monroe Avenue Associates, LLC

BROWNFIELD CLEANUP PROGRAM (BCP)

TIME CRITICAL
INTERIM REMEDIAL MEASURE (IRM)
WORK PLAN

ECL Article 27/Title 14

SPEEDY'S CLEANERS
3130 Monroe Avenue
Town of Pittsford
Rochester, New York 14618

NYSDEC Site # C828109

Prepared for:
3130 Monroe Avenue Associates, LLC
P.O. Box 499
Pittsford, NY 14534

Prepared by:
Passero Associates
100 Liberty Pole Way
Rochester, NY 14604

January 25, 2006 P.N. 99018.14

DRAFT

TABLE OF CONTENTS

FIGURES

APPENDICES

1.0 INTRODUCTION

This Time Critical Interim Remedial Measure (IRM) is proposed pursuant to the Brownfield Cleanup Program (BCP) Remedial Investigation (RI) at the Speedy's Cleaners facility at 3130 Monroe Avenue in the Town of Pittsford, New York.

1.1 Site Location and Description

The Speedy's Cleaners site is located at 3130 Monroe Avenue in the Town of Pittsford, New York (Figure 1). The Site is an approximately 0.27-acre parcel improved with one building: the west side of the building was operated as Speedy's Cleaners dating back to the 1950s. Speedy's Cleaners operated a dry cleaning operation, and subsequently a drop-off/pick-up location. The adjacent property at the north side of the Site is the Rochester Gas & Electric (RG&E) right-of-way.

1.2 Air Samples

As part of the RI, one sub-slab air sample; two interior air samples (Ambient 1 & 2); and one exterior air sample were collected by Summa canisters for VOC analysis (Figure 2). The samples were collected in 1-liter Summa Canisters for 2 hours with a flow rate calibrated by Centek Laboratories to be < 0.2 liter per minute. The air samples were analyzed by Environmental Protection Agency (EPA) Method TO-15. The results are on the following pages:

TABLE 1 - AIR DATA

Sub-Slab Air Sample

Compound	Result ug/m^3
1,2,4-Trimethylbenzene	14
4-ethyltoluene	6.4
Benzene	33
cis-1,2-Dichloroethene	130
Cyclohexane	42
Ethylbenzene	15
Heptane	26
Hexane	110
m-Xylene	41
o-Xylene	21
p-Xylene	20
Tetrachloroethene	***8300***
Toluene	330
Trans-1,2-Dichloroethene	16
Trichloroethene	460

TABLE 1 (Cont'd)

Ambient 1

Compound	Result ug/m^3
1,3,5-Trimethylbenzene	7.25
2,2,4-trimethylpentane	2.90
4-ethyltoluene	3.50
Benzene	3.54
Carbon tetrachloride	0.640
Chloroform	0.943
cis-1,2-Dichloroethene	13.7
Cyclohexane	4.13
Ethylbenzene	60.9
Freon 11	1.60
Freon 113	1.01

Ambient 1 (Cont'd)

Compound	Result ug/m^3
Freon 12	2.87
Heptane	3.17
Hexane	5.37
m-Xylene	201
Methyl Ethyl Ketone	5.79
o-Xylene	166
p-Xylene	122
Tetrachloroethene	***1110***
Toluene	41.4
Trichloroethene	17.5
Vinyl Chloride	0.753

TABLE 1 (Cont'd)

Ambient 2

Compound	Result ug/m^3
1,3,5-Trimethylbenzene	6.05
2,2,4-trimethylpentane	2.75
4-ethyltoluene	3.30
Benzene	3.86
Carbon tetrachloride	0.640
Chloroform	1.04
cis-1,2-Dichloroethene	12.1
Cyclohexane	3.78
Ethylbenzene	63.6
Freon 11	1.60
Freon 113	1.09

Ambient 2 (Cont'd)

Compound	Result ug/m^3
Freon 12	3.07
Heptane	3.21
Hexane	5.12
m-Xylene	122
Methyl Ethyl Ketone	5.94
Methylene Chloride	0.636
o-Xylene	177
p-Xylene	109
Tetrachloroethene	***629***
Toluene	42.1
Trichloroethene	16.4
Vinyl Chloride	0.779

TABLE 1 (Cont'd)

Exterior

Compound	Result ug/m^3
1,2,4-Trimethylbenzene	7.14
1,3,5-Trimethylbenzene	2.35
2,2,4-trimethylpentane	4.94
2,2,4-trimethylpentane	4.94
4-ethyltoluene	2.55
Benzene	5.29
Cyclohexane	3.29
Ethylbenzene	4.99
Freon 11	1.60
Freon 113	1.09

Exterior (Cont'd)

Compound	Result ug/m^3
Freon 12	2.92
Heptane	2.96
Hexane	7.63
m-Xylene	8.39
Methylene Chloride	0.918
o-Xylene	6.44
p-Xylene	5.03
Tetrachloroethene	4.27
Toluene	22.2
Trichloroethene	0.492

Discussion

These air data were generated in September 2005 while Speedy's Cleaners was still a tenant in the building; Speedy's lease expired and they moved out at the end of December 2005. When Passero Associates visited the building on January 12, 2006 to meet with the owners to discuss the installment and placement of a sub-slab depressurization system, an approximately ½-inch diameter hole was noted in the concrete slab in an area that had previously been obscured by Speedy's clothing racks. This hole which acted as a migration pathway for sub-slab vapors to enter the building will be plugged as the west side of the building is being renovated for a future tenant.

As indicated above, an active sub-slab depressurization system (ASD) will be installed as a Time Critical IRM to address the vapor intrusion issue.

1.3 Rational for Time Critical IRM

The PCE detected in the interior air samples indicates potential exposure to building occupants. The May 2004 Draft Brownfield Cleanup Program Guide states that a Time Critical IRM should be performed where conditions resulting in an immediate threat to life, health, property or natural resources exists. The vapor intrusion into the building warrants that a Time Critical IRM be implemented.

2.0 ACTIVE SUB-SLAB DEPRESSURIZATION SYSTEM (ASD)

2.1 Pilot Test

On December 28, 2006, Mitigation Tech performed a series of sub-slab air communication tests in the western portion of the building to predict appropriate suction point configuration and the performance requirements of vacuum fans.

Mitigation Tech drilled a series of holes into the slab to gain a working understanding of the sub-slab characteristics of each particular section. Mitigation Tech's Pilot Test data and Proposed Work Plan are attached.

The pilot test data indicate that an ASD is viable. Slab seams and other potential vapor entry routes will require sealing.

2.2 Proposed ASD System

The east side of the building is occupied and a new tenant is renovating the western space for occupancy in February 2006. A trench has been cut in the slab in the west side of the building for installation of a new plumbing system. Mitigation Tech has requested that the plumbing trenches be backfilled with permeable gravel to facilitate sub-slab vapor movement. They will install horizontal 2-inch diameter PVC well screens in the trenches prior to re-installation of the slab; these pipes will draw vapors from beneath the building for exterior discharge.

2.3 Post Mitigation Testing

After ASD installation, Mitigation Tech will inspect and verify the integrity of the fan mounting seals and all joints in the interior vent piping. They will measure suctions or flows in system piping or ducting to assure that the system is operating as designed. A test of pressure field extension will be performed using established test points. Mitigation Tech will test the vacuum achieved at each test hole by using a digital monometer, document the findings, and report the results. Mitigation Tech's proposed ASD is presented in Appendix 1.

2.4 Worker Health and Safety

In addition to the Speedy's Cleaners BCP Health & Safety Plan, Mitigation Tech will comply with the following H&S parameters:

- Comply with all OSHA, state and local standards or regulations relating to worker safety and occupational vapor exposure;
- Have a worker protection plan on file that is available to all employees and is approved by any state or local regulating agencies that require such a plan;
- Ensure that appropriate safety equipment such as hard hats, face shields, ear plugs, steel-toe boots and protective gloves are available on the job site during cutting, drilling, grinding, polishing, demolishing or other activity associated with vapor mitigation projects;
- All electrical equipment used during mitigation projects shall be properly grounded. Circuits used as a power source should be protected by Ground-fault Circuit Interrupters (GFCI);

- When work is required at elevations above the ground or floor, Mitigation Tech will ensure that ladders or scaffolding are safely installed and operated;

- Mitigation Tech will ensure that respiratory protection conforms with the requirements in the NIOSH Guide to Industrial Respiratory Protection;

- If combustible materials exist in the specific area of the building where vapor mitigation work is to be conducted, and Mitigation Tech is creating temperatures high enough to induce a flame, they will ensure that fire extinguishers suitable for type A, B, and C fires are available in the immediate work area; and

- When using sealants, adhesives, paints, or other substances that may be hazardous to health, Mitigation Tech will provide employees with the applicable Material Safety Data Sheets (MSDS) and explain the required safety procedures.

Gary W. Passero, P.E.
Chairman and CEO

Peter S. Morton, C.P.G.
Certified Professional Geologist

FIGURE 1
Site Map

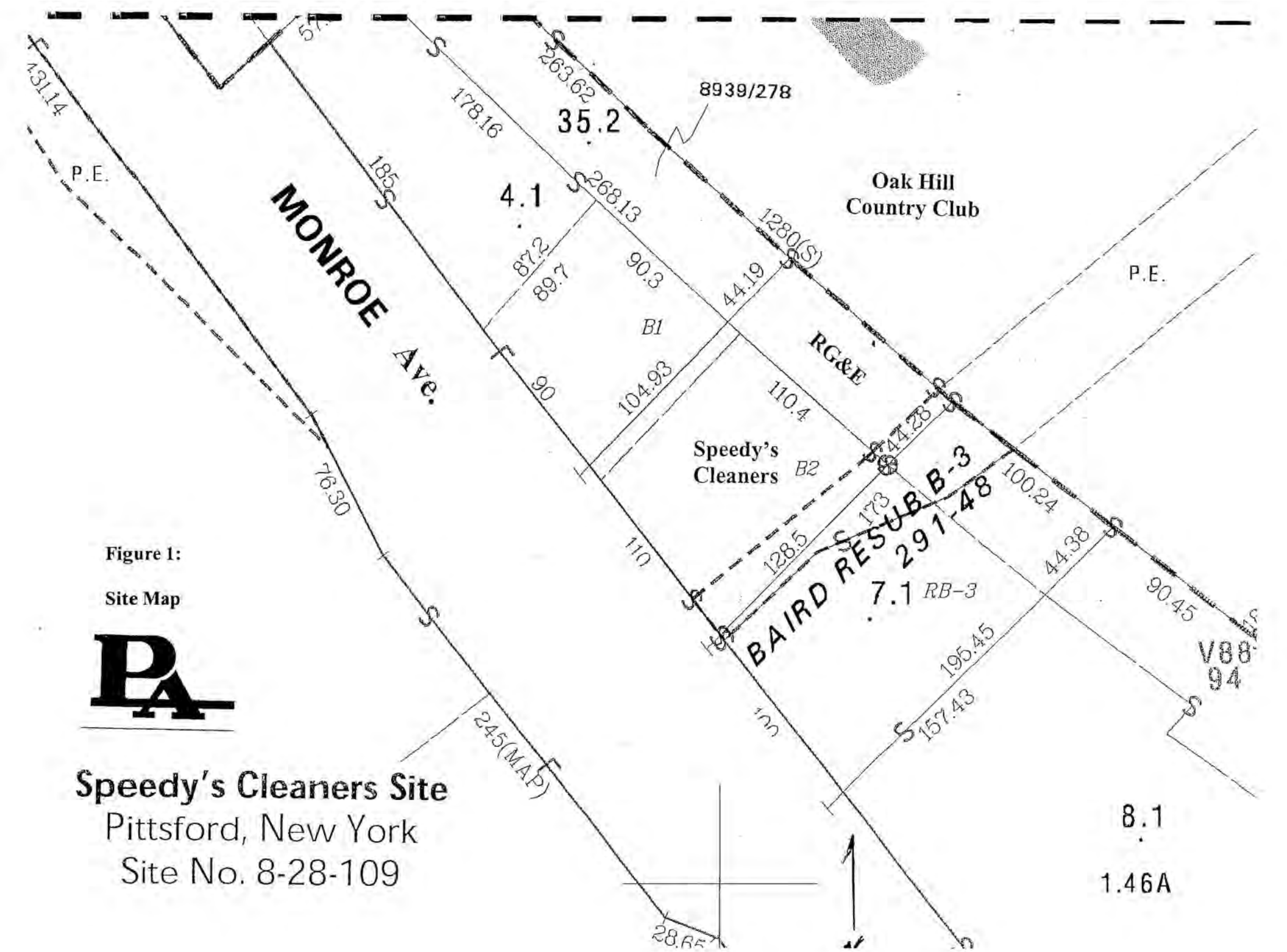


Figure 1:

Site Map

Speedy's Cleaners Site
Pittsford, New York
Site No. 8-28-109

FIGURE 2
Air Sample Locations

11. FLOOR PLANS

Draw a plan view sketch of the basement and first floor of the building. Indicate air sampling locations, possible indoor air pollution sources and PID meter readings. If the building does not have a basement, please note.

Basement:

First Floor:

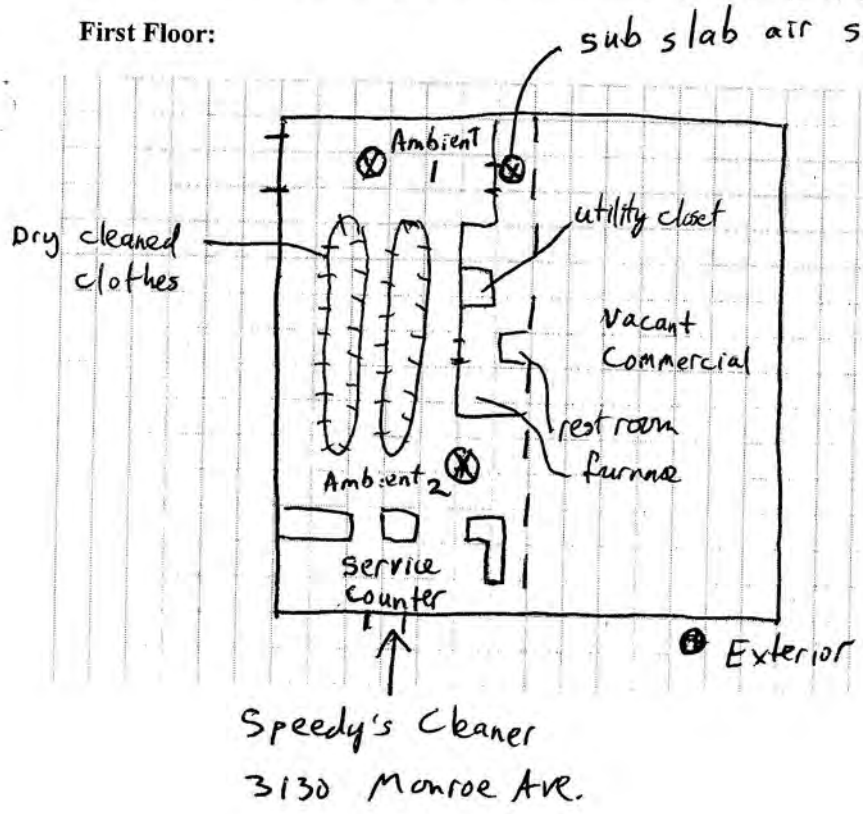


Figure 2:

Air Sample Locations

APPENDIX 1

Mitigation Technologies Work Plan

mitigation tech *radon correction specialists*

January 24, 2006

Mr. Peter Morton
Passero Associates
100 Liberty Pole Way
Rochester, NY 14604
Via fax: 585-325-1691

Re: Sub-slab ventilation -- Speedy's Cleaners, 3130 Monroe Ave., Rochester NY 14618

Sub-slab air communication test report
Proposed Work Plan r3

Dear Peter:

Based on our discussions and site survey, following is our proposed work plan to provide mitigation of potential soil vapor intrusion by active sub-slab depressurization. This follows typical design parameters common in radon mitigation applications and in comparable successful environmental applications. System configuration is based on acquired data and is subject to modification based on further field observations and measurements. All work will comply with EPA Radon mitigation standard 402-R93-078 and with Section 4 of the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York, dated February, 2005.

Background

On December 28, 2006, as part of a directed site study, we performed a series of sub-slab air communication tests in the western portion of this location to determine the general appropriateness of the technique known as sub-slab ventilation (and sub-slab depressurization) to the mitigation of certain environmental contaminants, and to predict appropriate suction point configuration and the performance requirements of vacuum fans. These tests were done under the general supervision of Mr. Peter Morton of Passero Associates.

We drilled a series of holes into the slab at potential typical system suction point locations. We drilled enough holes to gain a working understanding of the sub-slab characteristics of each particular section. We applied a known vacuum to each point and made differential pressure measurements at various neighboring points to estimate, by interpolation or extrapolation, the expected radius of influence for each point. The specific objective of this procedure is to specify a design that will provide a minimum air pressure differential of .002 water column inches to all designated areas of the sub-slab by installing a series of efficient independent sub-slab vapor extraction systems of the type commonly used in the radon mitigation industry. We have repaired all test holes with urethane caulk (MSDS available) applied over a closed cell backer rod.

Test results (see attachment for point locations)

Vacuum pt	Test point	Reading in wci
1	2	.002
1	3	.004
1	5	.000
2	4	.003
2	5	.000
3	4	.000
3	5	.000
5	6	.011
5	9	.001
6	7	.011
6	9	.003
7	8	.003
7	9	.003
8	9	.011
9	10	.001

General Findings

Our general finding is that the above referenced technique is viable. Different slab sections show material differences in sub-slab air communication, so area alone is not a sufficient predictor of suction point requirements. Slab seams and other potential vapor entry routes will require sealing. Air communication is restricted in the rear northwest section. Air communication is sufficient to allow flexibility in suction point location so that the impact on current use of occupied space can be minimized with cooperative field design decisions.

Recommendations

As a comprehensive approach to provide soil vapor influence to substantially all areas of the sub-slab, we recommend the installation of a high performance radon-type soil vapor extract fan, strategically placed at the exterior rear of the building. The fan will connect to a longitudinal trunk line, manifolded to several suction points, some of which may constitute minor obstacles to the full use of the interior space. Suction points and supporting pipe runs will be installed to the extent possible to accommodate building interior design and function.

Proposed Work Plan

This work plan shall comply with Section 4 of the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York, dated February, 2005.

Furnish and Install:

- Professional design and supervision
- Installation per system description detailed below
- Installation highlights as follows:
- (1) RADONAWAY GP-501 high performance centrifugal in-line fan (150w continuous duty) to provide sub-slab ventilation via ceiling located horizontal trunk line (3" schedule 40 pvc pipe) to sidewall exhaust at rear, corresponding to specified suction points
- Suction points as follows: connection via 2" pvc to excavated cavities in sub-slab, with urethane seal, (6) total, manifolded and with inline adjustment valves as required; all locations approximately per attached drawing and pending field approval by client and client's consultants and as follows: 2) trenches excavated for plumbing modifications (customer to install layer of washed stone in trenches) (1) central east/west partition wall, (1) rear utility area, (2) west exterior wall to interior of footing
- Vacuum indicator on vertical pipe run
- Customer to provide appropriate power in vicinity of each fan
- Urethane sealant at slab joints and penetrations
- Vacuum testing to measure effective pressure field
- At completion, measure pressure differentials and document; label components and provide system description and operational instructions
- Furnish maintenance and periodic inspection plan
- Two year warranty; labor and installed components; although system design is based on achieving a sufficient pressure differential, no specific warranty of effectiveness –effectiveness shall be determined by continuing field measurement provided by others; additional or modified suction points or fans may be required by others at other's expense

System Description

The purpose of the system is to maintain a depressurized zone below the designated portion of the sub-slab compared to the ambient air pressure above the slab. The system shall be of the type typically used in radon mitigation, shall be designed and constructed in accordance with the standards detailed in the following documents: US Environmental Protection Agency (EPA) 402-R-93-078, Radon Mitigation Standards; NYS DEC document, Guidance for Evaluating Soil Vapor Intrusion in the State of New York. Actual configurations of the suction holes and pipe runs will be determined by the Contractor in the field.

System Design

1.1 The sub slab depressurization system shall be designed and installed as permanent, integral addition to the buildings.

1.2 The sub slab depressurization unit shall be designed to avoid the creation of other health, safety, or environmental hazards to building occupants, such as back drafting of natural draft combustion appliances.

1.3 The sub slab depressurization unit shall be designed to maximize soil vapor reduction above the basement slab and in consideration of the need to minimize excess energy usage, to avoid compromising moisture and temperature controls and other comfort features, and to minimize noise.

1.4 The sub slab depressurization unit and its components shall be designed to comply with the laws, ordinances, codes, and regulations of relevant jurisdictional authorities, including applicable mechanical, electrical, building, plumbing, energy, and fire prevention codes.

System Installation

General Requirements

2.1.1 All components of the sub slab depressurization unit shall be installed in compliance with the applicable mechanical, electrical, building, plumbing, energy and fire prevention codes, standards, and regulations of the local jurisdiction.

2.1.2 The Supervision Engineering Firm shall obtain all required local licenses and permits, and display them in the work areas as required by local ordinances.

2.1.3 Where portions of structural framing material must be removed to accommodate vent pipes, material removed shall be no greater than that permitted for plumbing installations by applicable building or plumbing codes.

2.1.4 Where installation of the sub slab depressurization unit requires pipes or ducts to penetrate a firewall or other fire resistance rated wall or floor, penetrations shall be protected in accordance with applicable building, mechanical, fire, and electrical codes.

Vent Pipe Installation Requirements

2.2.1 All joints and connections in sub slab depressurization unit using plastic vent pipes shall be permanently sealed with adhesives as specified by the manufacturer of the pipe material used. Joints or connections in other vent pipe materials shall be made airtight.

2.2.2 Vent pipes shall be fastened to the structure of the building with hangers, strapping, or other supports that will adequately secure the vent material. Existing plumbing pipes, ducts, or mechanical equipment shall not be used to support or secure a vent pipe.

2.2.3 Supports for vent pipes shall be installed at least every 6 feet on horizontal runs. Vertical runs shall be secured either above or below the points of penetration through floors, ceilings, and roofs, or at least every 8 feet on runs that do not penetrate floors, ceilings, or roofs.

2.2.4 To prevent the blockage of air flow into the bottom of vent pipes, these pipes shall be supported or secured in a permanent manner that prevents their downward movement to the bottom of suction pits or sump pits, or into the soil beneath an aggregate layer under a slab.

2.2.5 Vent pipes shall be installed in a configuration that ensures that any rain water or condensation within the pipes drains downward into the ground beneath the slab.

2.2.6 Vent pipes shall not block access to any areas requiring maintenance or inspection. Vents shall not be installed in front of or interfere with any light, opening, door, window or equipment access area required by code. If vent pipes are installed in sump pits, the system shall be designed with removable or flexible couplings to facilitate removal of the sump pit cover for sump pump maintenance.

2.2.7 To prevent re-entrainment of vapors, the point of discharge from vents of fan-powered soil depressurization and block wall depressurization systems shall meet all of the following requirements: (1) be above the eave of the roof, (2) be ten feet or more above ground level, (3) be ten feet or more from any window, door, or other opening into conditioned spaces of the structure that is less than two feet below the exhaust point, and (4) be ten feet or more from any opening into an adjacent building. The total required distance (ten feet) from the point of discharge to openings in the structure may be measured either directly between the two points or be the sum of measurements made around intervening obstacles. Whenever possible, the exhaust point should be positioned above the highest eave of the building and as close to the roof ridge line.

Vent Fan Installation Requirements

2.3.1 Vent fans used in the subslab depressurization unit shall be designed or otherwise sealed to reduce the potential for leakage of soil gas from the fan housing.

2.3.2 The vent fan system shall be equipped with a vacuum indicator mounted in an easily visible location.

2.3.3 Vent fans shall be installed on the exterior of the building or in the interior above the conditioned air space.

2.3.5 Vent fans shall be installed in a configuration that avoids a condensation buildup in the fan housing. Fans should be installed in vertical runs of the vent pipe.

2.3.6 Vent fans mounted on the exterior of buildings shall be rated for outdoor use or installed in a water tight protective housing.

2.3.7 Vent fans shall be mounted and secured in a manner that minimizes transfer of vibration to the structural framing of the building.

2.3.8 To facilitate maintenance and future replacement, vent fans shall be installed in the vent pipe using removable couplings or flexible connections that can be tightly secured to both the fan and the vent pipe.

Suction Pit Requirement for Subslab Depressurization Systems

2.4.1 To provide optimum pressure field extension of the sub slab communication zone, adequate material shall be excavated from the area immediately below the slab penetration point of system vent pipes. The Contractor will make a determination on the adequate amount of material to be removed based on field conditions and experience.

2.5.1 Sump pits that permit entry of soil-gas or that would allow conditioned air to be drawn into a sub-slab depressurization system shall be covered and sealed. The covers on sumps that previously provided protection or relief from surface water collection shall be fitted with a water or mechanically trapped drain. Water traps should be fitted with an automatic supply of priming water.

2.5.2 Openings around vent pipe penetrations of the slab and the foundation walls, shall be cleaned, prepared, and sealed in a permanent, airtight manner using compatible caulks or other sealant materials. (See paragraph 3.5.) Openings around other utility penetrations of the slab, walls, or soil-gas retarder shall also be sealed.

2.5.3 Openings, perimeter channel drains, or cracks that exist where the slab meets the foundation wall (floor-wall joint), shall be sealed with urethane caulk or equivalent material. When the opening or channel is greater than 0.50 inches in width, a foam backer rod or other comparable filler material shall be inserted in the channel before application of the sealant. This sealing technique shall be done in a manner that retains the channel feature as a water control system. Other openings or cracks in slabs or at expansion or control joints should also be sealed. Openings or cracks that are determined to be inaccessible or beyond the ability of the Contractor to seal shall be disclosed to the client and included in the documentation.

Electrical Requirements

2.6.1 Wiring for the subslab depressurization unit shall conform to provisions of the National Electric Code and any additional local regulations.

2.6.2 Wiring may not be located in or chased through the mitigation installation ducting or any other heating or cooling duct work.

2.6.3 Mitigation fans installed on the exterior of buildings shall be hardwired into an electrical circuit. Plugged fans shall not be used outdoors.

2.6.4 If the rated electricity requirement of a sub slab depressurization unit fan exceeds 50 percent of the circuit capacity into which it will be connected, or if the total connected load on the circuit (including the vent fan) exceeds 80 percent of the circuit's rated capacity, a separate, dedicated circuit shall be installed to power the fan.

2.6.5 An electrical disconnect switch or a circuit breaker shall be installed in sub slab depressurization unit fan circuits to permit deactivation of the fan for maintenance or repair by the building owner or servicing Contractor (Disconnect switches are not required with plugged fans).

Materials

3.1 All mitigation system electrical components shall be U.L. listed or of equivalent specifications.

3.2 All plastic vent pipes in mitigation systems shall be made of Schedule 40 PVC.

3.3 Vent pipe fittings in a mitigation system shall be of the same material as the vent pipes. (See paragraph 2.3.7 for exception when installing vent fans, and paragraph 2.2.7 for exception when installing vent pipes in sump pit covers.)

3.4 Cleaning solvents and adhesives used to join plastic pipes and fittings shall be as recommended by manufacturers for use with the type of pipe material used in the mitigation system.

3.5 When sealing cracks in slabs and other small openings around penetrations of the slab and foundation walls, caulks and sealants designed for such application shall be used.

3.6 When sealing holes for plumbing rough-in or other large openings in slabs and foundation walls that are below the ground surface, non-shrink mortar, grouts, expanding foam, or similar materials designed for such application shall be used.

3.7 Sump pit covers shall be made of durable plastic or other rigid material and designed to permit airtight sealing. To permit easy removal for sump pump servicing, the cover shall be sealed using silicone or other nonpermanent type caulking materials or an airtight gasket.

3.8 Penetrations of sump covers to accommodate electrical wiring, water ejection pipes, or vent pipes shall be designed to permit airtight sealing around penetrations, using caulk or grommets. Sump covers that permit observation of conditions in the sump pit are recommended.

3.9 A sub membrane depressurization system made be installed in crawlspaces and on soil exposed basements and shall be a minimum of 6 mils (3 mils cross-laminated) polyethylene or equivalent flexible material. Heavier gauge sheeting should be used when areas are used for storage, or frequent entry is required for maintenance of utilities.

Post-Mitigation Testing

4.1 After installation, the Contractor shall reexamine and verify the integrity of the fan mounting seals and all joints in the interior vent piping.

4.2 After installation, the Contractor shall measure suctions or flows in system piping or ducting to assure that the system is operating as designed. A test of pressure field extension shall be performed using established test points. The Contractor shall test the vacuum achieved at each test hole by using a digital manometer, document the findings and prepare a report for the client.

Worker Health and Safety

5.1 Contractors shall comply with all OSHA, state and local standards or regulations relating to worker safety and occupational vapor exposure.

5.2.1 In addition to the OSHA and NIOSH standards, the following requirements that are specific or uniquely applicable for the safety and protection of vapor mitigation workers shall be met:

5.2.2 The Contractor shall have a worker protection plan on file that is available to all employees and is approved by any state or local regulating agencies that require such a plan.

5.2.3 The Contractor shall ensure that appropriate safety equipment such as hard hats, face shields, ear plugs, steel-toe boots and protective gloves are available on the job site during cutting, drilling, grinding, polishing, demolishing or other activity associated with vapor mitigation projects.

5.2.4 All electrical equipment used during mitigation projects shall be properly grounded. Circuits used as a power source should be protected by Ground-fault Circuit Interrupters (GFCI).

5.2.5 When work is required at elevations above the ground or floor, the Contractor shall ensure that ladders or scaffolding are safely installed and operated.

5.2.6 The Contractor shall ensure that respiratory protection conforms with the requirements in the

NIOSH Guide to Industrial Respiratory Protection.

5.2.7 Where combustible materials exist in the specific area of the building where vapor mitigation work is to be conducted, and the Contractor is creating temperatures high enough to induce a flame, the Contractor shall ensure that fire extinguishers suitable for type A, B, and C fires are available in the immediate work area.

5.2.8 In any planned work area where the Contractor or Consultant believes friable asbestos may exist and be disturbed, vapor mitigation work shall not be conducted until a determination is made by a properly trained or accredited person that such work will be undertaken in a manner which complies with applicable asbestos regulations.

5.2.10 When mitigation work requires the use of sealants, adhesives, paints, or other substances that may be hazardous to health, Contractors shall provide employees with the applicable Material Safety Data Sheets (MSDS) and explain the required safety procedures.

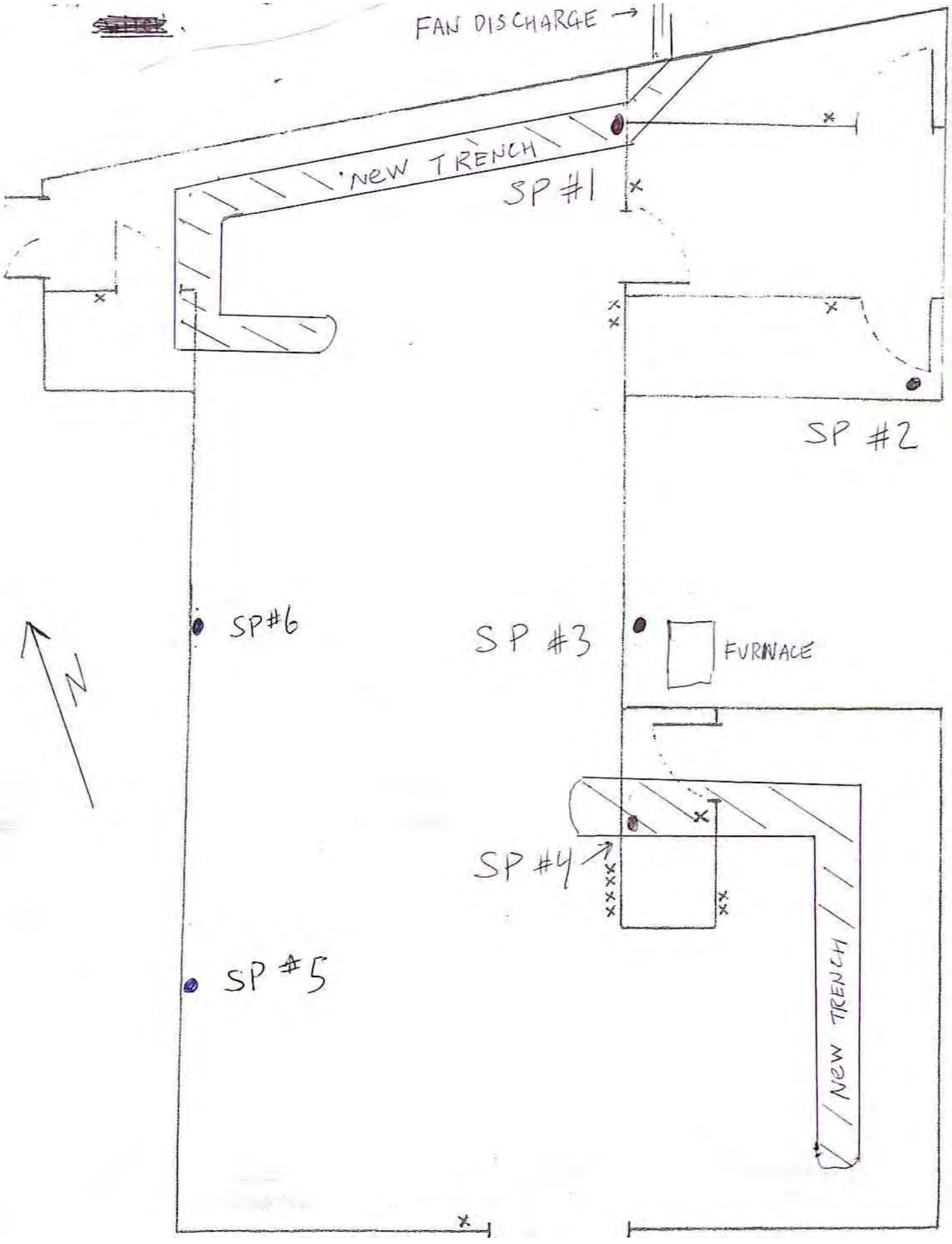
End of proposed work plan

If you have any questions, please contact me.

Thank you.

MITIGATION TECH

Nicholas E. Mouganis EPA listing # 15415-I ; NEHA ID# 100722


FAN DISCHARGE →
NEW TRENCH
SP #1
SP #2
SP#6
SP #3
FURNACE
N
SP #4
SP #5
NEW TRENCH

APPENDIX 2

Air Data Sheets

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Sub Slab
Lab Order:	C0509015	**Tag Number:**	201, 192
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-001A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	ND	5.0		ppbV	1	9/21/2005
1,1,2,2-Tetrachloroethane	ND	5.0		ppbV	1	9/21/2005
1,1,2-Trichloroethane	ND	5.0		ppbV	1	9/21/2005
1,1-Dichloroethane	ND	5.0		ppbV	1	9/21/2005
1,1-Dichloroethene	ND	5.0		ppbV	1	9/21/2005
1,2,4-Trichlorobenzene	ND	5.0		ppbV	1	9/21/2005
1,2,4-Trimethylbenzene	3	5.0	J	ppbV	1	9/21/2005
1,2-Dibromoethane	ND	5.0		ppbV	1	9/21/2005
1,2-Dichlorobenzene	ND	5.0		ppbV	1	9/21/2005
1,2-Dichloroethane	ND	5.0		ppbV	1	9/21/2005
1,2-Dichloropropane	ND	5.0		ppbV	1	9/21/2005
1,3,5-Trimethylbenzene	ND	5.0		ppbV	1	9/21/2005
1,3-butadiene	ND	5.0		ppbV	1	9/21/2005
1,3-Dichlorobenzene	ND	5.0		ppbV	1	9/21/2005
1,4-Dichlorobenzene	ND	5.0		ppbV	1	9/21/2005
1,4-Dioxane	ND	5.0		ppbV	1	9/21/2005
2,2,4-trimethylpentane	ND	5.0		ppbV	1	9/21/2005
4-ethyltoluene	1	5.0	J	ppbV	1	9/21/2005
Acetone	ND	5.0		ppbV	1	9/21/2005
Allyl chloride	ND	5.0		ppbV	1	9/21/2005
Benzene	10	5.0		ppbV	1	9/21/2005
Benzyl chloride	ND	5.0		ppbV	1	9/21/2005
Bromodichloromethane	ND	5.0		ppbV	1	9/21/2005
Bromoform	ND	5.0		ppbV	1	9/21/2005
Bromomethane	ND	5.0		ppbV	1	9/21/2005
Carbon disulfide	ND	5.0		ppbV	1	9/21/2005
Carbon tetrachloride	ND	5.0		ppbV	1	9/21/2005
Chlorobenzene	ND	5.0		ppbV	1	9/21/2005
Chloroethane	ND	5.0		ppbV	1	9/21/2005
Chloroform	ND	5.0		ppbV	1	9/21/2005
Chloromethane	ND	5.0		ppbV	1	9/21/2005
cis-1,2-Dichloroethene	33	5.0		ppbV	1	9/21/2005
cis-1,3-Dichloropropene	ND	5.0		ppbV	1	9/21/2005
Cyclohexane	12	5.0		ppbV	1	9/21/2005
Dibromochloromethane	ND	5.0		ppbV	1	9/21/2005
Ethyl acetate	ND	5.0		ppbV	1	9/21/2005
Ethylbenzene	3	5.0	J	ppbV	1	9/21/2005
Freon 11	ND	5.0		ppbV	1	9/21/2005
Freon 113	ND	5.0		ppbV	1	9/21/2005
Freon 114	ND	5.0		ppbV	1	9/21/2005

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected at or below quantitation limits
- JN Non-routine analyte. Quantitation estimated.
- ND Not Detected at the Reporting Limit
- S Spike Recovery outside accepted recovery limits

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Sub Slab
Lab Order:	C0509015	**Tag Number:**	201, 192
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-001A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15		**TO-15**				Analyst: **RJP**
Freon 12	ND	5.0		ppbV	1	9/21/2005
Heptane	6.3	5.0		ppbV	1	9/21/2005
Hexachloro-1,3-butadiene	ND	5.0		ppbV	1	9/21/2005
Hexane	31	5.0		ppbV	1	9/21/2005
Isopropyl alcohol	ND	5.0		ppbV	1	9/21/2005
m-Xylene	9.3	5.0		ppbV	1	9/21/2005
Methyl Butyl Ketone	ND	5.0		ppbV	1	9/21/2005
Methyl Ethyl Ketone	ND	5.0		ppbV	1	9/21/2005
Methyl Isobutyl Ketone	ND	5.0		ppbV	1	9/21/2005
Methyl tert-butyl ether	ND	5.0		ppbV	1	9/21/2005
Methylene chloride	ND	5.0		ppbV	1	9/21/2005
o-Xylene	5	5.0	J	ppbV	1	9/21/2005
p-Xylene	4	5.0	J	ppbV	1	9/21/2005
Propylene	ND	5.0		ppbV	1	9/21/2005
Styrene	ND	5.0		ppbV	1	9/21/2005
Tetrachloroethylene	1200	50		ppbV	10	9/21/2005
Tetrahydrofuran	ND	5.0		ppbV	1	9/21/2005
Toluene	85	5.0		ppbV	1	9/21/2005
trans-1,2-Dichloroethene	4	5.0	J	ppbV	1	9/21/2005
trans-1,3-Dichloropropene	ND	5.0		ppbV	1	9/21/2005
Trichloroethene	84	5.0		ppbV	1	9/21/2005
Vinyl acetate	ND	5.0		ppbV	1	9/21/2005
Vinyl Bromide	ND	5.0		ppbV	1	9/21/2005
Vinyl chloride	ND	5.0		ppbV	1	9/21/2005
Surr: Bromofluorobenzene	97.7	70-130		%REC	1	9/21/2005
AIR TOXIC TO15_1UG/M3		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	1	3.0	J	ppbV	20	9/20/2005
1,1,2,2-Tetrachloroethane	ND	3.0		ppbV	20	9/20/2005
1,1,2-Trichloroethane	ND	3.0		ppbV	20	9/20/2005
1,1-Dichloroethane	ND	3.0		ppbV	20	9/20/2005
1,1-Dichloroethene	ND	3.0		ppbV	20	9/20/2005
1,2,4-Trichlorobenzene	ND	3.0		ppbV	20	9/20/2005
1,2,4-Trimethylbenzene	3.4	3.0		ppbV	20	9/20/2005
1,2-Dibromoethane	ND	3.0		ppbV	20	9/20/2005
1,2-Dichlorobenzene	ND	3.0		ppbV	20	9/20/2005
1,2-Dichloroethane	ND	3.0		ppbV	20	9/20/2005
1,2-Dichloropropane	ND	3.0		ppbV	20	9/20/2005
1,3,5-Trimethylbenzene	1	3.0	J	ppbV	20	9/20/2005
1,3-butadiene	ND	3.0		ppbV	20	9/20/2005

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected at or below quantitation limits
- JN Non-routine analyte. Quantitation estimated.
- ND Not Detected at the Reporting Limit
- S Spike Recovery outside accepted recovery limits

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Sub Slab
Lab Order:	C0509015	**Tag Number:**	201, 192
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-001A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15_1UG/M3		**TO-15**				Analyst: **RJP**
1,3-Dichlorobenzene	ND	3.0		ppbV	20	9/20/2005
1,4-Dichlorobenzene	ND	3.0		ppbV	20	9/20/2005
1,4-Dioxane	ND	6.0		ppbV	20	9/20/2005
2,2,4-trimethylpentane	ND	3.0		ppbV	20	9/20/2005
4-ethyltoluene	2	3.0	J	ppbV	20	9/20/2005
Acetone	ND	6.0		ppbV	20	9/20/2005
Allyl chloride	ND	3.0		ppbV	20	9/20/2005
Benzene	1	3.0	J	ppbV	20	9/20/2005
Benzyl chloride	ND	3.0		ppbV	20	9/20/2005
Bromodichloromethane	ND	3.0		ppbV	20	9/20/2005
Bromoform	ND	3.0		ppbV	20	9/20/2005
Bromomethane	ND	3.0		ppbV	20	9/20/2005
Carbon disulfide	ND	3.0		ppbV	20	9/20/2005
Carbon tetrachloride	ND	3.0		ppbV	20	9/20/2005
Chlorobenzene	ND	3.0		ppbV	20	9/20/2005
Chloroethane	ND	3.0		ppbV	20	9/20/2005
Chloroform	2	3.0	J	ppbV	20	9/20/2005
Chloromethane	ND	3.0		ppbV	20	9/20/2005
cis-1,2-Dichloroethene	52	3.0	E	ppbV	20	9/20/2005
cis-1,3-Dichloropropene	ND	3.0		ppbV	20	9/20/2005
Cyclohexane	ND	3.0		ppbV	20	9/20/2005
Dibromochloromethane	ND	3.0		ppbV	20	9/20/2005
Ethyl acetate	ND	5.0		ppbV	20	9/20/2005
Ethylbenzene	3.4	3.0		ppbV	20	9/20/2005
Freon 11	ND	3.0		ppbV	20	9/20/2005
Freon 113	1	3.0	J	ppbV	20	9/20/2005
Freon 114	ND	3.0		ppbV	20	9/20/2005
Freon 12	ND	3.0		ppbV	20	9/20/2005
Heptane	ND	3.0		ppbV	20	9/20/2005
Hexachloro-1,3-butadiene	ND	3.0		ppbV	20	9/20/2005
Hexane	ND	3.0		ppbV	20	9/20/2005
Isopropyl alcohol	ND	3.0		ppbV	20	9/20/2005
m-Xylene	7.2	3.0		ppbV	20	9/20/2005
Methyl Butyl Ketone	ND	6.0		ppbV	20	9/20/2005
Methyl Ethyl Ketone	ND	6.0		ppbV	20	9/20/2005
Methyl Isobutyl Ketone	ND	6.0		ppbV	20	9/20/2005
Methyl tert-butyl ether	ND	3.0		ppbV	20	9/20/2005
Methylene chloride	ND	3.0		ppbV	20	9/20/2005
o-Xylene	3.4	3.0		ppbV	20	9/20/2005
p-Xylene	3	3.0	J	ppbV	20	9/20/2005

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected at or below quantitation limits
- JN Non-routine analyte. Quantitation estimated.
- ND Not Detected at the Reporting Limit
- S Spike Recovery outside accepted recovery limits

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Sub Slab
Lab Order:	C0509015	**Tag Number:**	201, 192
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-001A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15_1UG/M3		**TO-15**				Analyst: **RJP**
Propylene	ND	3.0		ppbV	20	9/20/2005
Styrene	ND	3.0		ppbV	20	9/20/2005
Tetrachloroethylene	2600	3.0	E	ppbV	20	9/20/2005
Tetrahydrofuran	ND	3.0		ppbV	20	9/20/2005
Toluene	120	3.0	E	ppbV	20	9/20/2005
trans-1,2-Dichloroethene	5.6	3.0		ppbV	20	9/20/2005
trans-1,3-Dichloropropene	ND	3.0		ppbV	20	9/20/2005
Trichloroethene	160	3.0	E	ppbV	20	9/20/2005
Vinyl acetate	ND	3.0		ppbV	20	9/20/2005
Vinyl Bromide	ND	3.0		ppbV	20	9/20/2005
Vinyl chloride	ND	3.0		ppbV	20	9/20/2005
Surr: Bromofluorobenzene	84.0	70-130		%REC	20	9/20/2005

NOTES:

E - Estimated value. The amount exceeds the linear working range of the instrument. See Method TO-15 for final result

* Due to the high concentration of the target analyte, the sample was analyzed at a 20x dilution.

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected at or below quantitation limits
JN	Non-routine analyte. Quantitation estimated.	ND	Not Detected at the Reporting Limit
S	Spike Recovery outside accepted recovery limits		

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Ambient 1
Lab Order:	C0509015	**Tag Number:**	196, 53
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-002A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15 1UG/M3 W/ 0.25UG/M3 TCE		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	ND	0.150		ppbV	1	9/20/2005
1,1,2,2-Tetrachloroethane	ND	0.150		ppbV	1	9/20/2005
1,1,2-Trichloroethane	ND	0.150		ppbV	1	9/20/2005
1,1-Dichloroethane	ND	0.150		ppbV	1	9/20/2005
1,1-Dichloroethene	ND	0.150		ppbV	1	9/20/2005
1,2,4-Trichlorobenzene	ND	0.150		ppbV	1	9/20/2005
1,2,4-Trimethylbenzene	ND	3.00		ppbV	20	9/20/2005
1,2-Dibromoethane	ND	0.150		ppbV	1	9/20/2005
1,2-Dichlorobenzene	ND	0.150		ppbV	1	9/20/2005
1,2-Dichloroethane	ND	0.150		ppbV	1	9/20/2005
1,2-Dichloropropane	ND	0.150		ppbV	1	9/20/2005
1,3,5-Trimethylbenzene	1.45	0.150		ppbV	1	9/20/2005
1,3-butadiene	ND	0.150		ppbV	1	9/20/2005
1,3-Dichlorobenzene	ND	0.150		ppbV	1	9/20/2005
1,4-Dichlorobenzene	ND	0.150		ppbV	1	9/20/2005
1,4-Dioxane	ND	0.300		ppbV	1	9/20/2005
2,2,4-trimethylpentane	0.610	0.150		ppbV	1	9/20/2005
4-ethyltoluene	0.700	0.150		ppbV	1	9/20/2005
Acetone	ND	0.300		ppbV	1	9/20/2005
Allyl chloride	ND	0.150		ppbV	1	9/20/2005
Benzene	1.09	0.150		ppbV	1	9/20/2005
Benzyl chloride	ND	0.150		ppbV	1	9/20/2005
Bromodichloromethane	ND	0.150		ppbV	1	9/20/2005
Bromoform	ND	0.150		ppbV	1	9/20/2005
Bromomethane	ND	0.150		ppbV	1	9/20/2005
Carbon disulfide	ND	0.150		ppbV	1	9/20/2005
Carbon tetrachloride	0.10	0.150	J	ppbV	1	9/20/2005
Chlorobenzene	ND	0.150		ppbV	1	9/20/2005
Chloroethane	ND	0.150		ppbV	1	9/20/2005
Chloroform	0.190	0.150		ppbV	1	9/20/2005
Chloromethane	ND	0.150		ppbV	1	9/20/2005
cis-1,2-Dichloroethene	3.40	3.00		ppbV	20	9/20/2005
cis-1,3-Dichloropropene	ND	0.150		ppbV	1	9/20/2005
Cyclohexane	1.18	0.150		ppbV	1	9/20/2005
Dibromochloromethane	ND	0.150		ppbV	1	9/20/2005
Ethyl acetate	ND	0.250		ppbV	1	9/20/2005
Ethylbenzene	13.8	3.00		ppbV	20	9/20/2005
Freon 11	0.280	0.150		ppbV	1	9/20/2005
Freon 113	0.13	0.150	J	ppbV	1	9/20/2005
Freon 114	ND	0.150		ppbV	1	9/20/2005

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected at or below quantitation limits
- JN Non-routine analyte. Quantitation estimated.
- ND Not Detected at the Reporting Limit
- S Spike Recovery outside accepted recovery limits

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Ambient 1
Lab Order:	C0509015	**Tag Number:**	196, 53
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-002A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15 1UG/M3 W/ 0.25UG/M3 TCE		**TO-15**				Analyst: **RJP**
Freon 12	0.570	0.150		ppbV	1	9/20/2005
Heptane	0.760	0.150		ppbV	1	9/20/2005
Hexachloro-1,3-butadiene	ND	0.150		ppbV	1	9/20/2005
Hexane	1.50	0.150		ppbV	1	9/20/2005
Isopropyl alcohol	ND	0.150		ppbV	1	9/20/2005
m-Xylene	45.6	18.0		ppbV	120	9/20/2005
Methyl Butyl Ketone	ND	0.300		ppbV	1	9/20/2005
Methyl Ethyl Ketone	1.93	0.300		ppbV	1	9/20/2005
Methyl Isobutyl Ketone	ND	0.300		ppbV	1	9/20/2005
Methyl tert-butyl ether	ND	0.150		ppbV	1	9/20/2005
Methylene chloride	0.270	0.150		ppbV	1	9/20/2005
o-Xylene	37.6	3.00		ppbV	20	9/20/2005
p-Xylene	27.6	3.00		ppbV	20	9/20/2005
Propylene	ND	0.150		ppbV	1	9/20/2005
Styrene	ND	0.150		ppbV	1	9/20/2005
Tetrachloroethylene	161	18.0		ppbV	120	9/20/2005
Tetrahydrofuran	ND	0.150		ppbV	1	9/20/2005
Toluene	10.8	3.00		ppbV	20	9/20/2005
trans-1,2-Dichloroethene	ND	0.150		ppbV	1	9/20/2005
trans-1,3-Dichloropropene	ND	0.150		ppbV	1	9/20/2005
Trichloroethene	3.20	0.800		ppbV	20	9/20/2005
Vinyl acetate	ND	0.150		ppbV	1	9/20/2005
Vinyl Bromide	ND	0.150		ppbV	1	9/20/2005
Vinyl chloride	0.290	0.150		ppbV	1	9/20/2005
Surr: Bromofluorobenzene	124	70-130		%REC	1	9/20/2005

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected at or below quantitation limits
JN	Non-routine analyte. Quantitation estimated.	ND	Not Detected at the Reporting Limit
S	Spike Recovery outside accepted recovery limits		

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Ambient 2
Lab Order:	C0509015	**Tag Number:**	137, 65
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-003A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15 1UG/M3 W/ 0.25UG/M3 TCE		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	ND	0.150		ppbV	1	9/20/2005
1,1,2,2-Tetrachloroethane	ND	0.150		ppbV	1	9/20/2005
1,1,2-Trichloroethane	ND	0.150		ppbV	1	9/20/2005
1,1-Dichloroethane	ND	0.150		ppbV	1	9/20/2005
1,1-Dichloroethene	ND	0.150		ppbV	1	9/20/2005
1,2,4-Trichlorobenzene	ND	0.150		ppbV	1	9/20/2005
1,2,4-Trimethylbenzene	ND	3.00		ppbV	20	9/20/2005
1,2-Dibromoethane	ND	0.150		ppbV	1	9/20/2005
1,2-Dichlorobenzene	ND	0.150		ppbV	1	9/20/2005
1,2-Dichloroethane	ND	0.150		ppbV	1	9/20/2005
1,2-Dichloropropane	ND	0.150		ppbV	1	9/20/2005
1,3,5-Trimethylbenzene	1.21	0.150		ppbV	1	9/20/2005
1,3-butadiene	ND	0.150		ppbV	1	9/20/2005
1,3-Dichlorobenzene	ND	0.150		ppbV	1	9/20/2005
1,4-Dichlorobenzene	ND	0.150		ppbV	1	9/20/2005
1,4-Dioxane	ND	0.300		ppbV	1	9/20/2005
2,2,4-trimethylpentane	0.580	0.150		ppbV	1	9/20/2005
4-ethyltoluene	0.660	0.150		ppbV	1	9/20/2005
Acetone	ND	0.300		ppbV	1	9/20/2005
Allyl chloride	ND	0.150		ppbV	1	9/20/2005
Benzene	1.19	0.150		ppbV	1	9/20/2005
Benzyl chloride	ND	0.150		ppbV	1	9/20/2005
Bromodichloromethane	ND	0.150		ppbV	1	9/20/2005
Bromoform	ND	0.150		ppbV	1	9/20/2005
Bromomethane	ND	0.150		ppbV	1	9/20/2005
Carbon disulfide	ND	0.150		ppbV	1	9/20/2005
Carbon tetrachloride	0.10	0.150	J	ppbV	1	9/20/2005
Chlorobenzene	ND	0.150		ppbV	1	9/20/2005
Chloroethane	ND	0.150		ppbV	1	9/20/2005
Chloroform	0.210	0.150		ppbV	1	9/20/2005
Chloromethane	ND	0.150		ppbV	1	9/20/2005
cis-1,2-Dichloroethene	3.00	3.00		ppbV	20	9/20/2005
cis-1,3-Dichloropropene	ND	0.150		ppbV	1	9/20/2005
Cyclohexane	1.08	0.150		ppbV	1	9/20/2005
Dibromochloromethane	ND	0.150		ppbV	1	9/20/2005
Ethyl acetate	ND	0.250		ppbV	1	9/20/2005
Ethylbenzene	14.4	3.00		ppbV	20	9/20/2005
Freon 11	0.280	0.150		ppbV	1	9/20/2005
Freon 113	0.14	0.150	J	ppbV	1	9/20/2005
Freon 114	ND	0.150		ppbV	1	9/20/2005

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected at or below quantitation limits
- JN Non-routine analyte. Quantitation estimated.
- ND Not Detected at the Reporting Limit
- S Spike Recovery outside accepted recovery limits

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Ambient 2
Lab Order:	C0509015	**Tag Number:**	137, 65
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-003A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15 1UG/M3 W/ 0.25UG/M3 TCE		**TO-15**				Analyst: **RJP**
Freon 12	0.610	0.150		ppbV	1	9/20/2005
Heptane	0.770	0.150		ppbV	1	9/20/2005
Hexachloro-1,3-butadiene	ND	0.150		ppbV	1	9/20/2005
Hexane	1.43	0.150		ppbV	1	9/20/2005
Isopropyl alcohol	ND	0.150		ppbV	1	9/20/2005
m-Xylene	27.6	18.0		ppbV	120	9/20/2005
Methyl Butyl Ketone	ND	0.300		ppbV	1	9/20/2005
Methyl Ethyl Ketone	1.98	0.300		ppbV	1	9/20/2005
Methyl Isobutyl Ketone	ND	0.300		ppbV	1	9/20/2005
Methyl tert-butyl ether	ND	0.150		ppbV	1	9/20/2005
Methylene chloride	0.180	0.150		ppbV	1	9/20/2005
o-Xylene	40.2	3.00		ppbV	20	9/20/2005
p-Xylene	24.8	3.00		ppbV	20	9/20/2005
Propylene	ND	0.150		ppbV	1	9/20/2005
Styrene	ND	0.150		ppbV	1	9/20/2005
Tetrachloroethylene	91.2	18.0		ppbV	120	9/20/2005
Tetrahydrofuran	ND	0.150		ppbV	1	9/20/2005
Toluene	11.0	3.00		ppbV	20	9/20/2005
trans-1,2-Dichloroethene	ND	0.150		ppbV	1	9/20/2005
trans-1,3-Dichloropropene	ND	0.150		ppbV	1	9/20/2005
Trichloroethene	3.00	0.800		ppbV	20	9/20/2005
Vinyl acetate	ND	0.150		ppbV	1	9/20/2005
Vinyl Bromide	ND	0.150		ppbV	1	9/20/2005
Vinyl chloride	0.300	0.150		ppbV	1	9/20/2005
Surr: Bromofluorobenzene	121	70-130		%REC	1	9/20/2005

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected at or below quantitation limits
JN	Non-routine analyte. Quantitation estimated.	ND	Not Detected at the Reporting Limit
S	Spike Recovery outside accepted recovery limits		

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Outdoor
Lab Order:	C0509015	**Tag Number:**	225, 179
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-004A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15 1UG/M3 W/ 0.25UG/M3 TCE		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	ND	0.150		ppbV	1	9/20/2005
1,1,2,2-Tetrachloroethane	ND	0.150		ppbV	1	9/20/2005
1,1,2-Trichloroethane	ND	0.150		ppbV	1	9/20/2005
1,1-Dichloroethane	ND	0.150		ppbV	1	9/20/2005
1,1-Dichloroethene	ND	0.150		ppbV	1	9/20/2005
1,2,4-Trichlorobenzene	ND	0.150		ppbV	1	9/20/2005
1,2,4-Trimethylbenzene	1.43	0.150		ppbV	1	9/20/2005
1,2-Dibromoethane	ND	0.150		ppbV	1	9/20/2005
1,2-Dichlorobenzene	ND	0.150		ppbV	1	9/20/2005
1,2-Dichloroethane	ND	0.150		ppbV	1	9/20/2005
1,2-Dichloropropane	ND	0.150		ppbV	1	9/20/2005
1,3,5-Trimethylbenzene	0.470	0.150		ppbV	1	9/20/2005
1,3-butadiene	ND	0.150		ppbV	1	9/20/2005
1,3-Dichlorobenzene	ND	0.150		ppbV	1	9/20/2005
1,4-Dichlorobenzene	ND	0.150		ppbV	1	9/20/2005
1,4-Dioxane	ND	0.300		ppbV	1	9/20/2005
2,2,4-trimethylpentane	1.04	0.150		ppbV	1	9/20/2005
4-ethyltoluene	0.510	0.150		ppbV	1	9/20/2005
Acetone	ND	0.300		ppbV	1	9/20/2005
Allyl chloride	ND	0.150		ppbV	1	9/20/2005
Benzene	1.63	0.150		ppbV	1	9/20/2005
Benzyl chloride	ND	0.150		ppbV	1	9/20/2005
Bromodichloromethane	ND	0.150		ppbV	1	9/20/2005
Bromoform	ND	0.150		ppbV	1	9/20/2005
Bromomethane	ND	0.150		ppbV	1	9/20/2005
Carbon disulfide	ND	0.150		ppbV	1	9/20/2005
Carbon tetrachloride	ND	0.150		ppbV	1	9/20/2005
Chlorobenzene	ND	0.150		ppbV	1	9/20/2005
Chloroethane	ND	0.150		ppbV	1	9/20/2005
Chloroform	ND	0.150		ppbV	1	9/20/2005
Chloromethane	ND	0.150		ppbV	1	9/20/2005
cis-1,2-Dichloroethene	ND	0.150		ppbV	1	9/20/2005
cis-1,3-Dichloropropene	ND	0.150		ppbV	1	9/20/2005
Cyclohexane	0.940	0.150		ppbV	1	9/20/2005
Dibromochloromethane	ND	0.150		ppbV	1	9/20/2005
Ethyl acetate	ND	0.250		ppbV	1	9/20/2005
Ethylbenzene	1.13	0.150		ppbV	1	9/20/2005
Freon 11	0.280	0.150		ppbV	1	9/20/2005
Freon 113	0.14	0.150	J	ppbV	1	9/20/2005
Freon 114	ND	0.150		ppbV	1	9/20/2005

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected at or below quantitation limits
- JN Non-routine analyte. Quantitation estimated.
- ND Not Detected at the Reporting Limit
- S Spike Recovery outside accepted recovery limits

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Outdoor
Lab Order:	C0509015	**Tag Number:**	225, 179
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-004A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15 1UG/M3 W/ 0.25UG/M3 TCE		**TO-15**				Analyst: **RJP**
Freon 12	0.580	0.150		ppbV	1	9/20/2005
Heptane	0.710	0.150		ppbV	1	9/20/2005
Hexachloro-1,3-butadiene	ND	0.150		ppbV	1	9/20/2005
Hexane	2.13	0.150		ppbV	1	9/20/2005
Isopropyl alcohol	ND	0.150		ppbV	1	9/20/2005
m-Xylene	1.90	1.50		ppbV	10	9/20/2005
Methyl Butyl Ketone	ND	0.300		ppbV	1	9/20/2005
Methyl Ethyl Ketone	ND	0.300		ppbV	1	9/20/2005
Methyl Isobutyl Ketone	ND	0.300		ppbV	1	9/20/2005
Methyl tert-butyl ether	ND	0.150		ppbV	1	9/20/2005
Methylene chloride	0.260	0.150		ppbV	1	9/20/2005
o-Xylene	1.46	0.150		ppbV	1	9/20/2005
p-Xylene	1.14	0.150		ppbV	1	9/20/2005
Propylene	ND	0.150		ppbV	1	9/20/2005
Styrene	ND	0.150		ppbV	1	9/20/2005
Tetrachloroethylene	0.620	0.150		ppbV	1	9/20/2005
Tetrahydrofuran	ND	0.150		ppbV	1	9/20/2005
Toluene	5.80	1.50		ppbV	10	9/20/2005
trans-1,2-Dichloroethene	ND	0.150		ppbV	1	9/20/2005
trans-1,3-Dichloropropene	ND	0.150		ppbV	1	9/20/2005
Trichloroethene	0.0900	0.0400		ppbV	1	9/20/2005
Vinyl acetate	ND	0.150		ppbV	1	9/20/2005
Vinyl Bromide	ND	0.150		ppbV	1	9/20/2005
Vinyl chloride	ND	0.150		ppbV	1	9/20/2005
Surr: Bromofluorobenzene	100	70-130		%REC	1	9/20/2005

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected at or below quantitation limits
JN	Non-routine analyte. Quantitation estimated.	ND	Not Detected at the Reporting Limit
S	Spike Recovery outside accepted recovery limits		

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Sub Slab
Lab Order:	C0509015	**Tag Number:**	201, 192
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-001A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	ND	28		ug/m3	1	9/21/2005
1,1,2,2-Tetrachloroethane	ND	35		ug/m3	1	9/21/2005
1,1,2-Trichloroethane	ND	28		ug/m3	1	9/21/2005
1,1-Dichloroethane	ND	21		ug/m3	1	9/21/2005
1,1-Dichloroethene	ND	20		ug/m3	1	9/21/2005
1,2,4-Trichlorobenzene	ND	38		ug/m3	1	9/21/2005
1,2,4-Trimethylbenzene	14	25	J	ug/m3	1	9/21/2005
1,2-Dibromoethane	ND	39		ug/m3	1	9/21/2005
1,2-Dichlorobenzene	ND	31		ug/m3	1	9/21/2005
1,2-Dichloroethane	ND	21		ug/m3	1	9/21/2005
1,2-Dichloropropane	ND	23		ug/m3	1	9/21/2005
1,3,5-Trimethylbenzene	ND	25		ug/m3	1	9/21/2005
1,3-butadiene	ND	11		ug/m3	1	9/21/2005
1,3-Dichlorobenzene	ND	31		ug/m3	1	9/21/2005
1,4-Dichlorobenzene	ND	31		ug/m3	1	9/21/2005
1,4-Dioxane	ND	18		ug/m3	1	9/21/2005
2,2,4-trimethylpentane	ND	24		ug/m3	1	9/21/2005
4-ethyltoluene	6.4	25	J	ug/m3	1	9/21/2005
Acetone	ND	12		ug/m3	1	9/21/2005
Allyl chloride	ND	16		ug/m3	1	9/21/2005
Benzene	33	16		ug/m3	1	9/21/2005
Benzyl chloride	ND	29		ug/m3	1	9/21/2005
Bromodichloromethane	ND	34		ug/m3	1	9/21/2005
Bromoform	ND	53		ug/m3	1	9/21/2005
Bromomethane	ND	20		ug/m3	1	9/21/2005
Carbon disulfide	ND	16		ug/m3	1	9/21/2005
Carbon tetrachloride	ND	32		ug/m3	1	9/21/2005
Chlorobenzene	ND	23		ug/m3	1	9/21/2005
Chloroethane	ND	13		ug/m3	1	9/21/2005
Chloroform	ND	25		ug/m3	1	9/21/2005
Chloromethane	ND	10		ug/m3	1	9/21/2005
cis-1,2-Dichloroethene	130	20		ug/m3	1	9/21/2005
cis-1,3-Dichloropropene	ND	23		ug/m3	1	9/21/2005
Cyclohexane	42	17		ug/m3	1	9/21/2005
Dibromochloromethane	ND	43		ug/m3	1	9/21/2005
Ethyl acetate	ND	18		ug/m3	1	9/21/2005
Ethylbenzene	15	22	J	ug/m3	1	9/21/2005
Freon 11	ND	29		ug/m3	1	9/21/2005
Freon 113	ND	39		ug/m3	1	9/21/2005
Freon 114	ND	36		ug/m3	1	9/21/2005

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected at or below quantitation limits
- JN Non-routine analyte. Quantitation estimated.
- ND Not Detected at the Reporting Limit
- S Spike Recovery outside accepted recovery limits

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Sub Slab
Lab Order:	C0509015	**Tag Number:**	201, 192
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-001A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15		**TO-15**				Analyst: **RJP**
Freon 12	ND	25		ug/m3	1	9/21/2005
Heptane	26	21		ug/m3	1	9/21/2005
Hexachloro-1,3-butadiene	ND	54		ug/m3	1	9/21/2005
Hexane	110	18		ug/m3	1	9/21/2005
Isopropyl alcohol	ND	12		ug/m3	1	9/21/2005
m-Xylene	41	22		ug/m3	1	9/21/2005
Methyl Butyl Ketone	ND	21		ug/m3	1	9/21/2005
Methyl Ethyl Ketone	ND	15		ug/m3	1	9/21/2005
Methyl Isobutyl Ketone	ND	21		ug/m3	1	9/21/2005
Methyl tert-butyl ether	ND	18		ug/m3	1	9/21/2005
Methylene chloride	ND	18		ug/m3	1	9/21/2005
o-Xylene	21	22	J	ug/m3	1	9/21/2005
p-Xylene	20	22	J	ug/m3	1	9/21/2005
Propylene	ND	8.7		ug/m3	1	9/21/2005
Styrene	ND	22		ug/m3	1	9/21/2005
Tetrachloroethylene	8300	340		ug/m3	10	9/21/2005
Tetrahydrofuran	ND	15		ug/m3	1	9/21/2005
Toluene	330	19		ug/m3	1	9/21/2005
trans-1,2-Dichloroethene	16	20	J	ug/m3	1	9/21/2005
trans-1,3-Dichloropropene	ND	23		ug/m3	1	9/21/2005
Trichloroethene	460	27		ug/m3	1	9/21/2005
Vinyl acetate	ND	18		ug/m3	1	9/21/2005
Vinyl Bromide	ND	22		ug/m3	1	9/21/2005
Vinyl chloride	ND	13		ug/m3	1	9/21/2005
AIR TOXIC TO15_1UG/M3		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	6.7	17	J	ug/m3	20	9/20/2005
1,1,2,2-Tetrachloroethane	ND	21		ug/m3	20	9/20/2005
1,1,2-Trichloroethane	ND	17		ug/m3	20	9/20/2005
1,1-Dichloroethane	ND	12		ug/m3	20	9/20/2005
1,1-Dichloroethene	ND	12		ug/m3	20	9/20/2005
1,2,4-Trichlorobenzene	ND	23		ug/m3	20	9/20/2005
1,2,4-Trimethylbenzene	17	15		ug/m3	20	9/20/2005
1,2-Dibromoethane	ND	23		ug/m3	20	9/20/2005
1,2-Dichlorobenzene	ND	18		ug/m3	20	9/20/2005
1,2-Dichloroethane	ND	12		ug/m3	20	9/20/2005
1,2-Dichloropropane	ND	14		ug/m3	20	9/20/2005
1,3,5-Trimethylbenzene	6.0	15	J	ug/m3	20	9/20/2005
1,3-butadiene	ND	6.7		ug/m3	20	9/20/2005
1,3-Dichlorobenzene	ND	18		ug/m3	20	9/20/2005

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected at or below quantitation limits
- JN Non-routine analyte. Quantitation estimated.
- ND Not Detected at the Reporting Limit
- S Spike Recovery outside accepted recovery limits

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Sub Slab
Lab Order:	C0509015	**Tag Number:**	201, 192
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-001A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15_1UG/M3		**TO-15**				Analyst: **RJP**
1,4-Dichlorobenzene	ND	18		ug/m3	20	9/20/2005
1,4-Dioxane	ND	22		ug/m3	20	9/20/2005
2,2,4-trimethylpentane	ND	14		ug/m3	20	9/20/2005
4-ethyltoluene	9.0	15	J	ug/m3	20	9/20/2005
Acetone	ND	14		ug/m3	20	9/20/2005
Allyl chloride	ND	9.5		ug/m3	20	9/20/2005
Benzene	4.5	9.7	J	ug/m3	20	9/20/2005
Benzyl chloride	ND	18		ug/m3	20	9/20/2005
Bromodichloromethane	ND	20		ug/m3	20	9/20/2005
Bromoform	ND	32		ug/m3	20	9/20/2005
Bromomethane	ND	12		ug/m3	20	9/20/2005
Carbon disulfide	ND	9.5		ug/m3	20	9/20/2005
Carbon tetrachloride	ND	19		ug/m3	20	9/20/2005
Chlorobenzene	ND	14		ug/m3	20	9/20/2005
Chloroethane	ND	8.0		ug/m3	20	9/20/2005
Chloroform	8.9	15	J	ug/m3	20	9/20/2005
Chloromethane	ND	6.3		ug/m3	20	9/20/2005
cis-1,2-Dichloroethene	210	12	E	ug/m3	20	9/20/2005
cis-1,3-Dichloropropene	ND	14		ug/m3	20	9/20/2005
Cyclohexane	ND	10		ug/m3	20	9/20/2005
Dibromochloromethane	ND	26		ug/m3	20	9/20/2005
Ethyl acetate	ND	18		ug/m3	20	9/20/2005
Ethylbenzene	15	13		ug/m3	20	9/20/2005
Freon 11	ND	17		ug/m3	20	9/20/2005
Freon 113	11	23	J	ug/m3	20	9/20/2005
Freon 114	ND	21		ug/m3	20	9/20/2005
Freon 12	ND	15		ug/m3	20	9/20/2005
Heptane	ND	12		ug/m3	20	9/20/2005
Hexachloro-1,3-butadiene	ND	33		ug/m3	20	9/20/2005
Hexane	ND	11		ug/m3	20	9/20/2005
Isopropyl alcohol	ND	7.5		ug/m3	20	9/20/2005
m-Xylene	32	13		ug/m3	20	9/20/2005
Methyl Butyl Ketone	ND	25		ug/m3	20	9/20/2005
Methyl Ethyl Ketone	ND	18		ug/m3	20	9/20/2005
Methyl Isobutyl Ketone	ND	25		ug/m3	20	9/20/2005
Methyl tert-butyl ether	ND	11		ug/m3	20	9/20/2005
Methylene chloride	ND	11		ug/m3	20	9/20/2005
o-Xylene	15	13		ug/m3	20	9/20/2005
p-Xylene	12	13	J	ug/m3	20	9/20/2005
Propylene	ND	5.2		ug/m3	20	9/20/2005

Qualifiers:

- B Analyte detected in the associated Method Blank
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- J Analyte detected at or below quantitation limits
- JN Non-routine analyte. Quantitation estimated.
- ND Not Detected at the Reporting Limit
- S Spike Recovery outside accepted recovery limits

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Sub Slab
Lab Order:	C0509015	**Tag Number:**	201, 192
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-001A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15_1UG/M3		**TO-15**				Analyst: **RJP**
Styrene	ND	13		ug/m3	20	9/20/2005
Tetrachloroethylene	18000	21	E	ug/m3	20	9/20/2005
Tetrahydrofuran	ND	9.0		ug/m3	20	9/20/2005
Toluene	450	11	E	ug/m3	20	9/20/2005
trans-1,2-Dichloroethene	23	12		ug/m3	20	9/20/2005
trans-1,3-Dichloropropene	ND	14		ug/m3	20	9/20/2005
Trichloroethene	860	16	E	ug/m3	20	9/20/2005
Vinyl acetate	ND	11		ug/m3	20	9/20/2005
Vinyl Bromide	ND	13		ug/m3	20	9/20/2005
Vinyl chloride	ND	7.8		ug/m3	20	9/20/2005

NOTES:

E - Estimated value. The amount exceeds the linear working range of the instrument. See Method TO-15 for final result

* Due to the high concentration of the target analyte, the sample was analyzed at a 20x dilution.

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected at or below quantitation limits
JN	Non-routine analyte. Quantitation estimated.	ND	Not Detected at the Reporting Limit
S	Spike Recovery outside accepted recovery limits		

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Ambient 1
Lab Order:	C0509015	**Tag Number:**	196, 53
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-002A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15 1UG/M3 W/ 0.25UG/M3 TCE		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	ND	0.832		ug/m3	1	9/20/2005
1,1,2,2-Tetrachloroethane	ND	1.05		ug/m3	1	9/20/2005
1,1,2-Trichloroethane	ND	0.832		ug/m3	1	9/20/2005
1,1-Dichloroethane	ND	0.617		ug/m3	1	9/20/2005
1,1-Dichloroethene	ND	0.605		ug/m3	1	9/20/2005
1,2,4-Trichlorobenzene	ND	1.13		ug/m3	1	9/20/2005
1,2,4-Trimethylbenzene	ND	15.0		ug/m3	20	9/20/2005
1,2-Dibromoethane	ND	1.17		ug/m3	1	9/20/2005
1,2-Dichlorobenzene	ND	0.917		ug/m3	1	9/20/2005
1,2-Dichloroethane	ND	0.617		ug/m3	1	9/20/2005
1,2-Dichloropropane	ND	0.705		ug/m3	1	9/20/2005
1,3,5-Trimethylbenzene	7.25	0.750		ug/m3	1	9/20/2005
1,3-butadiene	ND	0.337		ug/m3	1	9/20/2005
1,3-Dichlorobenzene	ND	0.917		ug/m3	1	9/20/2005
1,4-Dichlorobenzene	ND	0.917		ug/m3	1	9/20/2005
1,4-Dioxane	ND	1.10		ug/m3	1	9/20/2005
2,2,4-trimethylpentane	2.90	0.712		ug/m3	1	9/20/2005
4-ethyltoluene	3.50	0.750		ug/m3	1	9/20/2005
Acetone	ND	0.724		ug/m3	1	9/20/2005
Allyl chloride	ND	0.477		ug/m3	1	9/20/2005
Benzene	3.54	0.487		ug/m3	1	9/20/2005
Benzyl chloride	ND	0.877		ug/m3	1	9/20/2005
Bromodichloromethane	ND	1.02		ug/m3	1	9/20/2005
Bromoform	ND	1.58		ug/m3	1	9/20/2005
Bromomethane	ND	0.592		ug/m3	1	9/20/2005
Carbon disulfide	ND	0.475		ug/m3	1	9/20/2005
Carbon tetrachloride	0.640	0.959	J	ug/m3	1	9/20/2005
Chlorobenzene	ND	0.702		ug/m3	1	9/20/2005
Chloroethane	ND	0.402		ug/m3	1	9/20/2005
Chloroform	0.943	0.744		ug/m3	1	9/20/2005
Chloromethane	ND	0.315		ug/m3	1	9/20/2005
cis-1,2-Dichloroethene	13.7	12.1		ug/m3	20	9/20/2005
cis-1,3-Dichloropropene	ND	0.692		ug/m3	1	9/20/2005
Cyclohexane	4.13	0.525		ug/m3	1	9/20/2005
Dibromochloromethane	ND	1.30		ug/m3	1	9/20/2005
Ethyl acetate	ND	0.916		ug/m3	1	9/20/2005
Ethylbenzene	60.9	13.2		ug/m3	20	9/20/2005
Freon 11	1.60	0.857		ug/m3	1	9/20/2005
Freon 113	1.01	1.17	J	ug/m3	1	9/20/2005
Freon 114	ND	1.07		ug/m3	1	9/20/2005

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected at or below quantitation limits
- JN Non-routine analyte. Quantitation estimated
- ND Not Detected at the Reporting Limit
- S Spike Recovery outside accepted recovery limits

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Ambient 1
Lab Order:	C0509015	**Tag Number:**	196, 53
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-002A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15 1UG/M3 W/ 0.25UG/M3 TCE		**TO-15**				Analyst: **RJP**
Freon 12	2.87	0.754		ug/m3	1	9/20/2005
Heptane	3.17	0.625		ug/m3	1	9/20/2005
Hexachloro-1,3-butadiene	ND	1.63		ug/m3	1	9/20/2005
Hexane	5.37	0.537		ug/m3	1	9/20/2005
Isopropyl alcohol	ND	0.375		ug/m3	1	9/20/2005
m-Xylene	201	79.4		ug/m3	120	9/20/2005
Methyl Butyl Ketone	ND	1.25		ug/m3	1	9/20/2005
Methyl Ethyl Ketone	5.79	0.899		ug/m3	1	9/20/2005
Methyl Isobutyl Ketone	ND	1.25		ug/m3	1	9/20/2005
Methyl tert-butyl ether	ND	0.550		ug/m3	1	9/20/2005
Methylene chloride	0.953	0.530		ug/m3	1	9/20/2005
o-Xylene	166	13.2		ug/m3	20	9/20/2005
p-Xylene	122	13.2		ug/m3	20	9/20/2005
Propylene	ND	0.262		ug/m3	1	9/20/2005
Styrene	ND	0.649		ug/m3	1	9/20/2005
Tetrachloroethylene	1110	124		ug/m3	120	9/20/2005
Tetrahydrofuran	ND	0.450		ug/m3	1	9/20/2005
Toluene	41.4	11.5		ug/m3	20	9/20/2005
trans-1,2-Dichloroethene	ND	0.604		ug/m3	1	9/20/2005
trans-1,3-Dichloropropene	ND	0.692		ug/m3	1	9/20/2005
Trichloroethene	17.5	4.37		ug/m3	20	9/20/2005
Vinyl acetate	ND	0.537		ug/m3	1	9/20/2005
Vinyl Bromide	ND	0.667		ug/m3	1	9/20/2005
Vinyl chloride	0.753	0.390		ug/m3	1	9/20/2005

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected at or below quantitation limits
- JN Non-routine analyte. Quantitation estimated.
- ND Not Detected at the Reporting Limit
- S Spike Recovery outside accepted recovery limits

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Ambient 2
Lab Order:	C0509015	**Tag Number:**	137, 65
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-003A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15 1UG/M3 W/ 0.25UG/M3 TCE		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	ND	0.832		ug/m3	1	9/20/2005
1,1,2,2-Tetrachloroethane	ND	1.05		ug/m3	1	9/20/2005
1,1,2-Trichloroethane	ND	0.832		ug/m3	1	9/20/2005
1,1-Dichloroethane	ND	0.617		ug/m3	1	9/20/2005
1,1-Dichloroethene	ND	0.605		ug/m3	1	9/20/2005
1,2,4-Trichlorobenzene	ND	1.13		ug/m3	1	9/20/2005
1,2,4-Trimethylbenzene	ND	15.0		ug/m3	20	9/20/2005
1,2-Dibromoethane	ND	1.17		ug/m3	1	9/20/2005
1,2-Dichlorobenzene	ND	0.917		ug/m3	1	9/20/2005
1,2-Dichloroethane	ND	0.617		ug/m3	1	9/20/2005
1,2-Dichloropropane	ND	0.705		ug/m3	1	9/20/2005
1,3,5-Trimethylbenzene	6.05	0.750		ug/m3	1	9/20/2005
1,3-butadiene	ND	0.337		ug/m3	1	9/20/2005
1,3-Dichlorobenzene	ND	0.917		ug/m3	1	9/20/2005
1,4-Dichlorobenzene	ND	0.917		ug/m3	1	9/20/2005
1,4-Dioxane	ND	1.10		ug/m3	1	9/20/2005
2,2,4-trimethylpentane	2.75	0.712		ug/m3	1	9/20/2005
4-ethyltoluene	3.30	0.750		ug/m3	1	9/20/2005
Acetone	ND	0.724		ug/m3	1	9/20/2005
Allyl chloride	ND	0.477		ug/m3	1	9/20/2005
Benzene	3.86	0.487		ug/m3	1	9/20/2005
Benzyl chloride	ND	0.877		ug/m3	1	9/20/2005
Bromodichloromethane	ND	1.02		ug/m3	1	9/20/2005
Bromoform	ND	1.58		ug/m3	1	9/20/2005
Bromomethane	ND	0.592		ug/m3	1	9/20/2005
Carbon disulfide	ND	0.475		ug/m3	1	9/20/2005
Carbon tetrachloride	0.640	0.959	J	ug/m3	1	9/20/2005
Chlorobenzene	ND	0.702		ug/m3	1	9/20/2005
Chloroethane	ND	0.402		ug/m3	1	9/20/2005
Chloroform	1.04	0.744		ug/m3	1	9/20/2005
Chloromethane	ND	0.315		ug/m3	1	9/20/2005
cis-1,2-Dichloroethene	12.1	12.1		ug/m3	20	9/20/2005
cis-1,3-Dichloropropene	ND	0.692		ug/m3	1	9/20/2005
Cyclohexane	3.78	0.525		ug/m3	1	9/20/2005
Dibromochloromethane	ND	1.30		ug/m3	1	9/20/2005
Ethyl acetate	ND	0.916		ug/m3	1	9/20/2005
Ethylbenzene	63.6	13.2		ug/m3	20	9/20/2005
Freon 11	1.60	0.857		ug/m3	1	9/20/2005
Freon 113	1.09	1.17	J	ug/m3	1	9/20/2005
Freon 114	ND	1.07		ug/m3	1	9/20/2005

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected at or below quantitation limits
- JN Non-routine analyte. Quantitation estimated.
- ND Not Detected at the Reporting Limit
- S Spike Recovery outside accepted recovery limits

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Ambient 2
Lab Order:	C0509015	**Tag Number:**	137, 65
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-003A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15 1UG/M3 W/ 0.25UG/M3 TCE		**TO-15**				Analyst: **RJP**
Freon 12	3.07	0.754		ug/m3	1	9/20/2005
Heptane	3.21	0.625		ug/m3	1	9/20/2005
Hexachloro-1,3-butadiene	ND	1.63		ug/m3	1	9/20/2005
Hexane	5.12	0.537		ug/m3	1	9/20/2005
Isopropyl alcohol	ND	0.375		ug/m3	1	9/20/2005
m-Xylene	122	79.4		ug/m3	120	9/20/2005
Methyl Butyl Ketone	ND	1.25		ug/m3	1	9/20/2005
Methyl Ethyl Ketone	5.94	0.899		ug/m3	1	9/20/2005
Methyl Isobutyl Ketone	ND	1.25		ug/m3	1	9/20/2005
Methyl tert-butyl ether	ND	0.550		ug/m3	1	9/20/2005
Methylene chloride	0.636	0.530		ug/m3	1	9/20/2005
o-Xylene	177	13.2		ug/m3	20	9/20/2005
p-Xylene	109	13.2		ug/m3	20	9/20/2005
Propylene	ND	0.262		ug/m3	1	9/20/2005
Styrene	ND	0.649		ug/m3	1	9/20/2005
Tetrachloroethylene	629	124		ug/m3	120	9/20/2005
Tetrahydrofuran	ND	0.450		ug/m3	1	9/20/2005
Toluene	42.1	11.5		ug/m3	20	9/20/2005
trans-1,2-Dichloroethene	ND	0.604		ug/m3	1	9/20/2005
trans-1,3-Dichloropropene	ND	0.692		ug/m3	1	9/20/2005
Trichloroethene	16.4	4.37		ug/m3	20	9/20/2005
Vinyl acetate	ND	0.537		ug/m3	1	9/20/2005
Vinyl Bromide	ND	0.667		ug/m3	1	9/20/2005
Vinyl chloride	0.779	0.390		ug/m3	1	9/20/2005

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected at or below quantitation limits
- JN Non-routine analyte. Quantitation estimated.
- ND Not Detected at the Reporting Limit
- S Spike Recovery outside accepted recovery limits

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Outdoor
Lab Order:	C0509015	**Tag Number:**	225, 179
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-004A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15 1UG/M3 W/ 0.25UG/M3 TCE		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	ND	0.832		ug/m3	1	9/20/2005
1,1,2,2-Tetrachloroethane	ND	1.05		ug/m3	1	9/20/2005
1,1,2-Trichloroethane	ND	0.832		ug/m3	1	9/20/2005
1,1-Dichloroethane	ND	0.617		ug/m3	1	9/20/2005
1,1-Dichloroethene	ND	0.605		ug/m3	1	9/20/2005
1,2,4-Trichlorobenzene	ND	1.13		ug/m3	1	9/20/2005
1,2,4-Trimethylbenzene	7.14	0.749		ug/m3	1	9/20/2005
1,2-Dibromoethane	ND	1.17		ug/m3	1	9/20/2005
1,2-Dichlorobenzene	ND	0.917		ug/m3	1	9/20/2005
1,2-Dichloroethane	ND	0.617		ug/m3	1	9/20/2005
1,2-Dichloropropane	ND	0.705		ug/m3	1	9/20/2005
1,3,5-Trimethylbenzene	2.35	0.750		ug/m3	1	9/20/2005
1,3-butadiene	ND	0.337		ug/m3	1	9/20/2005
1,3-Dichlorobenzene	ND	0.917		ug/m3	1	9/20/2005
1,4-Dichlorobenzene	ND	0.917		ug/m3	1	9/20/2005
1,4-Dioxane	ND	1.10		ug/m3	1	9/20/2005
2,2,4-trimethylpentane	4.94	0.712		ug/m3	1	9/20/2005
4-ethyltoluene	2.55	0.750		ug/m3	1	9/20/2005
Acetone	ND	0.724		ug/m3	1	9/20/2005
Allyl chloride	ND	0.477		ug/m3	1	9/20/2005
Benzene	5.29	0.487		ug/m3	1	9/20/2005
Benzyl chloride	ND	0.877		ug/m3	1	9/20/2005
Bromodichloromethane	ND	1.02		ug/m3	1	9/20/2005
Bromoform	ND	1.58		ug/m3	1	9/20/2005
Bromomethane	ND	0.592		ug/m3	1	9/20/2005
Carbon disulfide	ND	0.475		ug/m3	1	9/20/2005
Carbon tetrachloride	ND	0.959		ug/m3	1	9/20/2005
Chlorobenzene	ND	0.702		ug/m3	1	9/20/2005
Chloroethane	ND	0.402		ug/m3	1	9/20/2005
Chloroform	ND	0.744		ug/m3	1	9/20/2005
Chloromethane	ND	0.315		ug/m3	1	9/20/2005
cis-1,2-Dichloroethene	ND	0.604		ug/m3	1	9/20/2005
cis-1,3-Dichloropropene	ND	0.692		ug/m3	1	9/20/2005
Cyclohexane	3.29	0.525		ug/m3	1	9/20/2005
Dibromochloromethane	ND	1.30		ug/m3	1	9/20/2005
Ethyl acetate	ND	0.916		ug/m3	1	9/20/2005
Ethylbenzene	4.99	0.662		ug/m3	1	9/20/2005
Freon 11	1.60	0.857		ug/m3	1	9/20/2005
Freon 113	1.09	1.17	J	ug/m3	1	9/20/2005
Freon 114	ND	1.07		ug/m3	1	9/20/2005

Qualifiers:

- B Analyte detected in the associated Method Blank
- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected at or below quantitation limits
- JN Non-routine analyte. Quantitation estimated.
- ND Not Detected at the Reporting Limit
- S Spike Recovery outside accepted recovery limits

Centek Laboratories, LLC

Date: *23-Sep-05*

CLIENT:	Passero Associates	**Client Sample ID:**	Outdoor
Lab Order:	C0509015	**Tag Number:**	225, 179
Project:	99018.14	**Collection Date:**	9/16/2005
Lab ID:	C0509015-004A	**Matrix:**	AIR

Analyses	Result	Limit	Qual	Units	DF	Date Analyzed
AIR TOXIC TO15 1UG/M3 W/ 0.25UG/M3 TCE		**TO-15**				Analyst: **RJP**
Freon 12	2.92	0.754		ug/m3	1	9/20/2005
Heptane	2.96	0.625		ug/m3	1	9/20/2005
Hexachloro-1,3-butadiene	ND	1.63		ug/m3	1	9/20/2005
Hexane	7.63	0.537		ug/m3	1	9/20/2005
Isopropyl alcohol	ND	0.375		ug/m3	1	9/20/2005
m-Xylene	8.39	6.62		ug/m3	10	9/20/2005
Methyl Butyl Ketone	ND	1.25		ug/m3	1	9/20/2005
Methyl Ethyl Ketone	ND	0.899		ug/m3	1	9/20/2005
Methyl Isobutyl Ketone	ND	1.25		ug/m3	1	9/20/2005
Methyl tert-butyl ether	ND	0.550		ug/m3	1	9/20/2005
Methylene chloride	0.918	0.530		ug/m3	1	9/20/2005
o-Xylene	6.44	0.662		ug/m3	1	9/20/2005
p-Xylene	5.03	0.662		ug/m3	1	9/20/2005
Propylene	ND	0.262		ug/m3	1	9/20/2005
Styrene	ND	0.649		ug/m3	1	9/20/2005
Tetrachloroethylene	4.27	1.03		ug/m3	1	9/20/2005
Tetrahydrofuran	ND	0.450		ug/m3	1	9/20/2005
Toluene	22.2	5.75		ug/m3	10	9/20/2005
trans-1,2-Dichloroethene	ND	0.604		ug/m3	1	9/20/2005
trans-1,3-Dichloropropene	ND	0.692		ug/m3	1	9/20/2005
Trichloroethene	0.492	0.218		ug/m3	1	9/20/2005
Vinyl acetate	ND	0.537		ug/m3	1	9/20/2005
Vinyl Bromide	ND	0.667		ug/m3	1	9/20/2005
Vinyl chloride	ND	0.390		ug/m3	1	9/20/2005

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected at or below quantitation limits
JN	Non-routine analyte. Quantitation estimated.	ND	Not Detected at the Reporting Limit
S	Spike Recovery outside accepted recovery limits		

mitigation tech *radon correction specialists*

January 31, 2006

Mr. Greg MacLean
NYS DEC
6274 East-Avon Lima Rd
Avon, NY 14414

Re: Sub-slab ventilation -- Speedy's Cleaners, 3130 Monroe Ave., Rochester NY 14618

Sub-slab air communication test report – point locations
Supplement to Proposed Work Plan

Dear Greg:

Attached please find the sketch showing the original test point locations and proposed suction point locations for this site. The air communication test was done before the creation of the trenches. The trenches include a 4" layer of highly permeable washed stone and will enhance system performance.

The intent of the design here is to provide coverage for the entire building. Coverage for the western section of the building (currently being remodeled) is verified by test data. At the request of the owners to avoid possibly unnecessary disruption of the tenant space in the eastern section, we have extrapolated from the data for this design proposal. An assumption in this design is a consistent radius of influence from suction points adjacent to the eastern section. Our plan is to verify full coverage by vacuum testing after the completion of the proposed system installation.

In the event that post-installation full coverage cannot be verified, the owners have agreed to install the additional suction points in the eastern section then determined to be necessary. We have included provisions in the base design to facilitate this.

If you have any questions, please contact me.

Thank you.

Nicholas E. Mouganis EPA listing # 15415-I ; NEHA ID# 100722

C: Peter Morton, Passero Associates

New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 8
6274 East Avon-Lima Road, Avon, New York 14414-9519
Phone: (585) 226-5353 • **FAX:** (585) 226-8696
Website: www.dec.state.ny.us

Denise M. Sheehan
Commissioner

February 24, 2006

Ms. Angela Demerle, Esq.
Harter, Secrest & Emery, LLP
Twelve Fountain Plaza
Buffalo, New York 14202

Re: Brownfield Cleanup Program - Time Critical IRM Work Plan
Speedy's Cleaners (C828109)
3130 Monroe Avenue
Pittsford (T), Monroe (C)

Dear Ms. Demerle:

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH) and Monroe County Health Department (MCHD), has reviewed the January 25, 2006 Time Critical Interim Remedial Measure (IRM) Work Plan and January 31, 2006 supplemental letter for the subject site. Based on our review, the Department hereby approves the IRM work plan with the following conditions:

1. Depressurization of the entire slab (including the eastern portion of the building) needs to be demonstrated and documented following installation of the system. In the event this can not be demonstrated, appropriate system modifications need to be implemented promptly to achieve depressurization of the entire slab.

2. Post-mitigation indoor air sampling is required in both sides of the building once the system is operating. This sampling should be conducted during this heating season, but no sooner than 30 days after the system is in operation. Sampling is to be performed in accordance with the NYSDOH *Indoor Air Sampling & Analysis Guidance (February 1, 2005)*, including collection of an outdoor ambient sample.

3. An Operation Maintenance and Monitoring (OM&M) Plan needs to be submitted for review and approval within 30 days following system startup. The OM&M plan should be prepared in accordance with Section 4.4 of the NYSDOH *Guidance for Evaluation of Soil Vapor Intrusion in the State of New York*.

4. Subsequent to system installation, the extent of the soil gas plume at the site needs to be characterized to determine if there are potential threats to adjacent buildings. Please provide

a supplement to the RI Work Plan to perform this work within 60 days following system installation. Soil gas sampling is to be performed in accordance with Section 2.7.1 of the NYSDOH *Guidance for Evaluation of Soil Vapor Intrusion in the State of New York*

5. Please ensure that all existing and future tenants of the building are aware of all indoor air data and plans for mitigation as well as routine OM&M of the system..

This conditional approval letter is to be attached to, and become part of, the final approved IRM Work Plan. Copies of the final approved IRM work plan, including the January 31, 2006 supplemental letter and this conditional approval letter, need to be made available at the project document repository prior to implementation of the fieldwork. Please notify this office a minimum of one week prior to the start of fieldwork.

If you should have any questions regarding this letter or I can be of further assistance, please contact me at (585) 226-5356.

Sincerely,

Gregory B. MacLean, P.E.
Environmental Engineer 2
Division of Environmental Remediation

ec: Bart Putzig, P.E., NYSDEC
Ed Belmore, P.E., NYSDEC
James Charles, NYSDEC

cc: Tamara Girard, NYSDOH
Mark VanValkenburg. NYSDOH
Joseph Albert, MCHD
Chris Williams, 3130 Monroe Avenue Associates, LLC

APPENDIX 4:

Digital Copy of SMP (CD)