Periodic Review Report:
August 9, 2022 to August 6, 2025
NYSDEC BCP Site No. C828134

Location:

Former Steve Joy's Sunoco
3865 & 3875 West Henrietta Road
Town of Henrietta, Monroe County, New York

Prepared for:

3817 LLC
3817 West Henrietta Road
Rochester, New York 14623

LaBella Project No. 2223592

September 5, 2025

LaBella
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1.0 INTRODUCTION

LaBella Associates, D.P.C. (LaBella) is pleased to submit this Periodic Review Report (PRR) for the Former Steve Joy's Sunoco property, located at 3865 and 3875 West Henrietta Road (NYS Route 15) (hereinafter referred to as the "Site"), under the New York State (NYS) Brownfield Cleanup Program (BCP), as administered by the New York State Department of Environmental Conservation (NYSDEC). The Site was remediated in accordance with Brownfield Cleanup Agreement (BCA) Index #B8-0719-06-06, Site # C828134. A Site Location Map is included as Figure 1.

This report encompasses the monitoring work between the following period: August 9, 2022 to August 6, 2025.

The Site is located in the Town of Henrietta, County of Monroe, New York and is comprised of the following two (2) parcels of land:

- 3865 West Henrietta Road, an approximate 1-acre parcel identified as Block 161.15-1 and Lot 20.1; and
- 3875 West Henrietta Road, an approximate 1.5-acre parcel identified as Block 161.19-1 and Lot 9.

The Site is improved with the following structures:

- A 4,692± square foot building on the 3865 West Henrietta Road parcel; and
- A 12,968 ± square foot building (including the ±500 square foot addition to this building constructed in 2017) on the 3875 West Henrietta Road parcel.

The properties surrounding the Site are commercial properties. The properties directly adjacent to the Site and their current occupants are as follows:

- North – 3861 West Henrietta Road, parking lot;
- East – West Henrietta Road Right-of-way (ROW), then 3870 West Henrietta Road, Lewis General Tire, Inc.;
- South – 3883 West Henrietta Road, an auto dealership; and
- West – overflow parking lots associated with the 3883 West Henrietta Road property.

A Site Plan (included as Figure 2), illustrates the Site boundaries and the adjacent properties.

1.1 Environmental History

Previous environmental investigations (Pre-BCP work) at the Site identified the nature and extent of contamination to be limited to petroleum contamination in soil, groundwater, and soil vapor. The apparent source of the petroleum impacts was from six (6) petroleum underground storage tanks (USTs) and five hydraulic lifts.

The Pre-BCP and BCP Investigation work at the Site included: advancing 73 soil borings; excavating nine (9) test pits; installing sixteen (16) groundwater monitoring wells; the installation of sub-slab soil vapor sampling points; and collecting samples of soil, groundwater, sub-slab vapor, and indoor/outdoor air. Based on the work completed, it was determined that the predominant contaminants at the Site were petroleum-related volatile organic compounds (VOCs) in soil and groundwater.

Petroleum-related semi-volatile organic compounds (SVOCs), chlorinated solvents, and metals were also detected in groundwater, along with a limited area of metals in surface soils. Based on these findings, the following specific areas of contamination were identified:

- Petroleum impacted soil and groundwater between the 3865 Parcel Building and West Henrietta Road, in the area of the former pump islands, was identified at concentrations above the NYSDEC Part 375-6 Restricted Commercial Use Soil Cleanup Objectives (SCOs) and the NYSDEC Part 703 Groundwater Standards;
- Petroleum impacted soil directly north of the central portion of the 3875 Building associated with a UST was identified in the field as impacted;
- Petroleum impacts in soil around hydraulic lifts within the western portion of the 3875 Building was identified in field observations;
- An area of surface soils along West Henrietta Road impacted with the metals (arsenic and barium) was identified at concentrations above the NYSDEC Part 375-6 Restricted Commercial Use SCOs;
- Concentrations of VOCs in the sub-slab soil vapor and indoor air at both buildings at the Site were identified; and
- VOCs and metals in groundwater on the 3875 Parcel were identified at concentrations above the NYSDEC Part 703 Groundwater Standards.

The Remedial Measures completed at the Site have included two (2) Interim Remedial Measures (IRMs) consisting of the removal of USTs and soil. The soil removed during the IRM was transported to an off-site location for treatment in a bio-cell. In addition, a final remedy at the Site consisted of the removing hydraulic lifts, soil and groundwater. The remedies and Areas of Concern (AOC) designation from the Remedial Action Work Plan (RAWP) are summarized below:

- Removal and bioremediation of approximately 1,740 cubic yards of petroleum-impacted soils from AOC #1. This resulted in removing all soils above the NYSDEC Part 375-6.8(b) Protection of Groundwater SCOs with the exception of two areas due to underground utilities, the West Henrietta Road ROW and the on-site building.
- Removal and disposal of six USTs and their contents, which consisted of approximately 8,000 gallons of petroleum impacted waters and 600 gallons of waste oil.
- Removal and disposal of five hydraulic lifts (AOC #2) and removal and off-site disposal of approximately 85 tons of petroleum-impacted soil from seven hydraulic lift locations [i.e., two (2) former locations and the five (5) lifts removed as part of the IRM].
- Removal and disposal of surface soils impacted with heavy metals, excavated from an area measuring 5 feet by 5 feet and 1 foot in depth. The heavy metals were identified during the RI in surface soil sample SS-1 located along the eastern edge of the 3865 West Henrietta property boundary and was identified as AOC #5.
- Installation of a sub-slab depressurization system (SSDS) to mitigate the potential for vapor intrusion within (AOC #3) the existing building at the 3865 West Henrietta Road parcel.

Pressure field extension testing was completed on each of the monitoring points after the installation of the SSDS, and confirmed the system influences the entire slab area. An SSDS was also installed at the 3875 Parcel building during redevelopment of the Mini Cooper dealership in 2012, and this SSDS was expanded to extend beneath the ±500 square foot addition to this building in 2017.

- An Environmental Easement was executed and recorded to restrict land use and prevent future exposure to any contamination remaining at the Site.
- Development and implementation of a Site Management Plan (SMP) for long term management of remaining contamination as required by the Environmental Easement, which includes plans for:
    - Institutional and Engineering Controls;
    - Monitoring;
    - Operation and Maintenance; and
    - Reporting.

2.0 PURPOSE AND SCOPE OF WORK

The purpose of this report is to present the monitoring work completed at the Site during the time period of August 9, 2022 and August 6, 2025. This work was completed in general accordance with the provisions identified in the SMP. As required in the SMP, this report includes the following information:

- Identification, assessment and certification of all Engineering Controls/Institutional Controls (ECs/ICs) required by the remedy for the Site;
- Results of the required annual site inspections and severe condition inspections, if applicable;
- All applicable inspection forms and other records generated for the Site during the reporting period in electronic format (included in report);
- A summary of any discharge monitoring data and/or information generated during the reporting period with comments and conclusions;
- Data summary tables and graphical representations of contaminants of concern by media, including: a list of all compounds analyzed; applicable regulatory standards, with all exceedances highlighted: and a presentation of past data as part of an evaluation of contaminant concentration trends;
- Results of all analyses, copies of all laboratory data sheets, and the required laboratory data deliverables for all samples collected during the reporting period will be submitted electronically in a NYSDEC-approved format;
- A Site evaluation, which includes the following:
    - The compliance of the remedy with the requirements of the Site-specific RAWP;
    - Any new conclusions or observations regarding Site contamination based on inspections or data generated by the Monitoring Plan for the media being monitored;
    - Recommendations regarding any necessary changes to the remedy and/or Monitoring Plan; and
    - The overall performance and effectiveness of the remedy.

3.0 ANNUAL MONITORING

The original SMP identified the ongoing monitoring of the performance of the remedy, via semi-annual sampling of two (2) existing groundwater monitoring wells (3865 Parcel: MW-7 and 3875 Parcel: MW-3R). The original SMP indicated that monitoring the overall reduction in contamination on-site would be conducted for the first two (2) years, with the frequency thereafter to be determined by NYSDEC. The NYSDEC approved annual monitoring of the two (2) wells for VOCs only in a letter dated July 22, 2013. Trends in contaminant levels in groundwater in the affected areas will be evaluated to determine if the remedy continues to be effective in achieving remedial goals.

The original SMP also required a semi-annual inspection of the SSDS and semi-annual monitoring of the biocell soils. In their July 22, 2013 letter, the NYSDEC also approved discontinuing monitoring of the biocell soils.

The current monitoring program is summarized in the following table and was included in the June 2014 SMP update.

Schedule of Monitoring/Inspections

Monitoring Program	Frequency*	Matrix	Analysis
Groundwater Monitoring	Annual	Groundwater	VOCs using USEPA Method 8260 (NYSDEC CP-51 list for 3865 parcel wells and TCL VOCs for 3875 parcel wells)
Sub-Slab Depressurization System Inspection	Annual	Pressure Field Extension Readings	None

* The frequency of events will be conducted as specified until otherwise approved by NYSDEC and NYSDOH

3.1 Groundwater Monitoring

Groundwater monitoring for this PRR was conducted on the following dates:

- July 31, 2025 – Monitoring Well MW-3R and MW-7R were sampled

The location of the wells are shown on Figure 3.

Static water levels (SWLs) from MW-3R and MW-7R were collected during the groundwater sampling event. The groundwater samples were collected using a modified low-flow sampling procedure with a bladder pump or peristaltic pump.

Field measurements of water quality parameters were collected using a water quality meter equipped with an in-line “flow-thru” cell. During the sampling event, the following field measurements were collected:

- pH;
- Conductivity;

- Temperature;
- Oxygen Reduction Potential (ORP);
- Turbidity; and
- Dissolved Oxygen (DO).

Water quality parameter readings were recorded at regular time intervals prior to the collection of groundwater samples. Water quality stabilization criteria are summarized in the following table.

Measurement	Maximum Variability for 3 Consecutive Readings
pH	+/- 0.1 standard units
Conductivity	+/- 3 %
ORP	+/- 10 mV
Turbidity	+/- 10 %
DO	+/- 10 %

During the sampling events, the required criteria were met prior to sample collection. In addition, the SWL was monitored during the sampling to confirm that drawdown in the well was minimized. Groundwater sampling logs that include the in-field parameter measurements are included as Appendix A.

Groundwater samples collected were submitted to a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory. The samples were analyzed for NYSDEC CP-51-list and/or United States Environmental Protection Agency (USEPA) Target Compound List (TCL) VOCs using USEPA Method 8260B. A copy of the laboratory analytical reports are provided in Appendix B.

3.2 Sub-Slab Depressurization System (SSDS) Monitoring

This section discusses the SSDS monitoring performed on July 31, 2025 in the two (2) on-site buildings.

<u>3865 West Henrietta Road Building</u>
The SSDS in the 3865 West Henrietta Road building was monitored on July 31, 2025 in order to verify proper operation of the system.

The manometer installed on this SSDS is located within the wall of the women's restroom and is accessible via a removable wall panel. NYSDEC had requested in October 2015 that an alarm be installed on the SSDS so tenants would be notified with an audible alarm if the system were to lose pressure. The alarm was installed in late 2015.

The location of the SSDS venting point/fan that operates the SSDS for the 3865 Building is shown on Figure 3, and an as-built drawing of the SSDS is included in Appendix D. At the fan location, the following inspections were made:

- the in-line U-tube manometer on the suction side of the piping system indicated a pressure differential of approximately 0.4 inches of water column indicating the system is operating;
- the condition of the piping was observed to determine if any portion of the piping required repair;
- the fan was working properly; and
- labeling of the system was intact.

Based upon the inspections, the SSDS appeared to be in good working order (i.e., the manometer indicated the SSDS was working, the fan was observed to be working, and the piping appeared in good condition). Copies of the inspection forms are included in Appendix C.

3875 West Henrietta Road Building

The SSDS in the 3875 West Henrietta Road building was monitored on July 31, 2025 in order to verify proper operation of the system. The SSDS for the 3875 Building is shown in the as-built drawings included in Appendix D and consists of two systems each of which have a system riser, manometer, alarm and fan.

The two system risers and manometers are located in the wall in the customer reception area and outside of the eastern service area. At each riser/fan location, the following inspections were made:

- the in-line U-tube manometer on the suction sides of the two system riser piping systems indicated pressure differentials of approximately 0.9 and 0.6 inches of water column indicating the systems are operating;
- sub-slab monitoring points were measured with a TSI AirPro AP800 Digital Micromanometer, to determine the pressure differential between the sub-slab and indoor air. The results of this monitoring are included as Table 1.
- the condition of the piping was observed to be in acceptable condition;
- the fan was working properly; and
- labeling of the system was intact.

Based upon the inspections, the SSDS appeared to be in good working order (i.e., the micro-manometer readings indicated the SSDS was working, the fan was observed to be working, and the piping appeared in good condition). A copy of the inspection form is included in Appendix C.

3.3 Deviations from SMP

The following deviations occurred during the reporting period from August 9, 2022 to August 6, 2025:

- The beginning of the certification period was updated from August 6th, 2022 to August 9th, 2022 due to the last PRR covering through August 8th, 2022.
- No groundwater sampling events and no SSDS inspections were conducted in 2023 or 2024.

Based on discussions with the Site owner, he is not aware of any issues with the SSDS for either building that affected their operation or maintenance during this reporting period. Refer to email included in Appendix C.

4.0 SUMMARY OF GROUNDWATER MONITORING

4.1 Groundwater Flow Direction

Static water level measurements were collected during the groundwater monitoring event and are included on the sampling forms. The monitoring work only includes two (2) monitoring wells. Historic monitoring information previously presented to the NYSDEC describes the groundwater flow regime at the Site. For informational purposes, groundwater contour maps from October 2011 and July 2012 are included as Figures 4A and 4B, respectively.

4.2 Summary of Groundwater Results

Groundwater monitoring was performed in July 31, 2025 and included groundwater monitoring wells (3865 Parcel: MW-7R and 3875 Parcel: MW-3R), as shown on Figure 3.

The results of the groundwater monitoring are summarized in Table 2 (VOCs) and are compared to the NYSDEC Part 703 groundwater standards. As summarized in the attached Table 2 and the following table, VOCs were reported above NYSDEC Part 703 groundwater standards in the groundwater samples collected during each monitoring event.

Benzene, isopropylbenzene and n-propylbenzene were identified in the sample collected from monitoring well MW-7R slightly exceeding groundwater standards. In well MW-3R, chlorobenzene, 1,2-dichlorobenzene and 1,4-dichlorobenzene were detected at concentrations slightly exceeding groundwater standards.

5.0 SITE EVALUATION

The annual monitoring work conducted between August 7, 2019 and August 8, 2022 was completed in accordance with the SMP, with any exceptions noted in Section 3.3. The analytical results from the groundwater sampling events summarized on Table 2 indicate that VOC concentrations appear relatively stable in samples collected from wells MW-7/MW-7R and MW-3R. The sample results from MW-7R collected starting in 2021 when MW-7 was replaced are generally lower than those that were collected in the past form MW-7. However; the results from MW-7W appear to be generally stable. The most recent results for MW-3R appear to show that results are generally stable. Total VOCs have increased slightly during the most recent round of sampling mainly due to the detection of acetone; however, acetone was also detected in the trip blank and therefore the acetone concentration is unlikely representative of the Site groundwater concentrations. Based on the above, no changes to the current monitoring program are proposed. Refer to Appendix E showing total VOC trend graphs for monitoring wells. Note that the May 2011 total VOCs data point has been removed from the graphed data as this point has been considered and outlier with unusually low concentrations detected.

The remedial program outlined in the SMP has effectively achieved progress toward meeting the remedial objectives for the Site. Continued monitoring of the SSDS and the implementation of the SMP should ultimately achieve the remedial objectives for the Site. The next groundwater sampling event is scheduled for spring 2026.

6.0 INSTITUTIONAL AND ENGINEERING CONTROLS CERTIFICATION

The completed NYSDEC Institutional and Engineering Controls Certification Form is included in Appendix F.

7.0 CORRECTIVE ACTIONS

As noted in Section 3.3 of this report, sampling was not completed in 2023 or 2024 due to ownership changes. The current owner was made aware of the monitoring requirements and is committed to compliance with the requirements going forward. LaBella has been retained for the next three years to complete sampling and monitoring activities for the Site annually in accordance with the SMP.

New owner contact information is Joe Alloco, 3817 West Henrietta Road, Rochester, New York, 14623, jalloco@bobjohnsonauto.com.

TABLES

Table 2

Groundwater Monitoring
3865 & 3875 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Volatile Organic Compounds (VOCs) in Groundwater
Test Results in Micrograms per Liter (µg/L) or Parts Per Billion (ppb)

Constituent	3875 Parcel																						NYSDEC Part 703: Groundwater Standard
	MW-3R																						
	May 2007	June 2010	October 2010	May 2011	October 2011	May 2007	June 2010	June 2010 Blind Duplicate	May 2011	October 2011	July 2012	April 2014	May 2015	October 2015	June 2016	June 2017	June 2018	July 2019	June 2020	May 2021	August 2022	July 2025	
Petroleum-Related Volatile Organic Compounds																							
Benzene	ND<5.0	**2.3** J	**2.8** J	**3.1** J	**31.7**	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<0.7	ND<50	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<0.50	ND<1.00	ND<0.5	1
Ethyl ether					ND<1.0	---	---	---	---	---	---	---	ND<1.0	---	---	---	---	---	--	---	---	---	Not Available
Ethylbenzene	ND<5.0	ND<5.0	ND<5.0	ND<5.0	**5.2**	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<2.0	ND<1.0	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<2.50	ND<5.00	ND<2.5	5
sec-Butylbenzene	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<2.0	ND<1.0	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	--	--	ND<2.5	5
n-Propylbenzene	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<2.0	ND<1.0	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	--	--	ND<2.5	5
Isopropylbenzene	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<2.0	ND<1.0	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<2.50	ND<5.00	ND<2.5	5
p-Isopropyltoluene	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<2.0	ND<1.0	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	--	--	ND<2.5	5
n-Butylbenzene	---	---	---	---	---	---	---	---	---	---	ND<1.0	ND<5.0	ND<2.0	ND<1.0	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	--	--	ND<2.5	5
Naphthalene	ND<5.0	1.4 BJ	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<5.0	ND<5.0	ND<5.00	ND<5.00	ND<5.00	ND<5.00	ND<5.00	ND<5.00	--	--	ND<2.5	10
Toluene	ND<5.0	ND<5.0	ND<5.0	ND<5.0	1.7	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<2.0	ND<5.0	ND<5.00	ND<5.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<2.50	ND<5.00	ND<2.5	5
1,2,4-Trimethylbenzene	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	2.1 J	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<2.0	1.3	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	--	--	ND<2.5	5
1,3,5-Trimethylbenzene	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<2.0	ND<1.0	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	--	--	ND<2.5	5
m,p-Xylene	ND<5.0	ND<5.0	ND<5.0	ND<5.0	2.2	ND<5.0	3.9 J	ND<5.0	ND<5.0	ND<2.0	ND<5.0	ND<2.0	2.1	ND<2.00	ND<2.00	ND<2.00	ND<2.00	ND<2.00	ND<2.00	ND<2.50	ND<5.00	ND<2.5	5
o-Xylene	ND<5.0	ND<5.0	ND<5.0	ND<5.0	3.9	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<2.0	ND<1.0	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<2.50	ND<5.00	ND<2.5	5
Tert-amyl methyl ether	---	---	---	---	3.4	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	Not Available
Tert-butanol / butyl alcohol	---	---	---	---	12.8	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	Not Available
Methyl-tert-Butyl Ether	2 J	ND<5.0	ND<5.0	1.2 J	**22.5**	**11**	1.4 J	1.3 J	ND<5.0	ND<2.0	**24**	2.97	2.5	1.56	2.25 J	1.35	1.38	1.24	1.1 J	ND<2.50	ND<5.00	0.33 J	10
Solvent-Related Volatile Organic Compounds																							
Acetone	ND<5.0	42		ND<5.0	ND<10.0	16	ND<5.0	ND<5.0	ND<5.0	ND<10.0	6.1	ND<10.0	ND<50	ND <50.0	ND <50.0	ND <50.0	ND <50.0	ND <50.0	ND <50.0	ND <50.0	ND <10.0	16	50
2-Butanone	ND<5.0	8.1		ND<5.0	ND<10.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<10.0	ND<5.0	ND<10.0	ND<10	ND <10.0	ND <10.0	ND <10.0	ND <10.0	ND <10.0	ND <10.0	ND <10.0	ND <10.0	ND<5	50
Cyclohexane	ND<5.0	ND<5.0		ND<5.0	Not Tested	ND<5.0	ND<5.0	ND<5.0	ND<5.0	--	ND<5.0	ND<10.0	ND<1.0	ND<1.00	ND<1.00 R	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND < 1.00	ND <20.0	1.3 J	5
Chlorobenzene	**11** J	3.9 J		**9.1**	ND<1.0	2 J	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	**67.3**	**120**	**106**	**103** J	**130**	**118**	**109**	**120**	**100**	**130**	**120**	5
Dichlorodifluoromethane	---	---		---	ND<2.0	---	---	---	---	ND<2.0	---	ND<2.0	ND<5.0	ND<5.00	ND<5.00	ND<5.00 J0	ND<5.00	ND<5.00	1 J	1.4	ND<5.00	2 J	5
1,2-Dichlorobenzene	ND<5.0	ND<5.0		ND<5.0	ND<10.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<10.0	---	1.4	2.7	2.42	2.41 J	2.80	2.72	2.84	**3.3**	**3.2**	**5.1**	**4.4**	3
1,4-Dichlorobenzene	ND	ND	Not Tested	ND	ND	---	---	---	---	---	---	ND	ND	ND	ND	ND	1.34 U	ND<1.00	1.6 J	**4.1**	**6.2**	**3.8**	3
cis-1,2-Dichloroethene	1 J	ND<5.0		4.4 J	ND<1.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<2.0	ND<1.0	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<5.00	ND<2.5	5
1,1-Dichloroethane	1 J	ND<5.0		ND<5.0	1.2	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<2.0	1.2	ND<1.00	1.24 J	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<2.5	5
Methylcyclohexane	ND<5.0	ND<5.0		ND<5.0	Not Tested	ND<5.0	ND<5.0	ND<5.0	ND<5.0	--	ND<5.0	ND<2.0	ND<1.0	ND<1.00	ND<1.00 R	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND <20.0	1.4 J	Not Available
Methylene Chloride	ND<5.0	ND<5.0		ND<5.0	ND<2.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<2.0	ND<5.0	ND<5.0	ND<5.0	ND<5.00	ND<5.00	ND<5.00	ND<5.00	ND<5.00	ND<5.00	ND<5.00	ND<5.00	ND<2.5	5
trans-1,2-Dichloroethene	ND<5.0	ND<5.0		ND<5.0	ND<1.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<2.0	ND<1.0	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<5.00	ND<2.5	5
Vinyl Chloride	**3** J	ND<5.0		**6.3**	1.8	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<1.0	ND<5.0	ND<2.0	ND<1.0	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<1.00	ND<2.00	ND<1	2
Total VOCs	18	57.7	2.8 J	24.1 J	86.4	29	7.4	1.3	ND	ND	30.1	71.67	129.8	109.98	108.90	134.15	122.10	113.08	125.40	104.60	141.30	149.23	
Total VOC TICs	ND	ND	Not Tested	Not Tested	Not Tested	ND	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Available
Total VOCs and VOC TICs	18	57.7	2.8	24.1	86.4	29	7.4	1.3	ND	ND	30.1	71.7	129.8	109.98	108.9	134.15	122.1	113.08	125.40	104.60	141.30	149.23	

Notes:
VOC analysis by USEPA Method 8260B TCL.
Bold Type denotes that the detected value exceeds its associated NYSDEC Part 703 Groundwater Standard.
ND<5.0 denotes compound not detected above the method detection limits.
J denotes an estimated value; the analyte was positively identified, but the associated numerical value is the approximate concentration of the analyte in the sample.
JO denotes that the laboratory's calibration verification was outside of acceptance limits. Result is estimated.
D denotes that the compound was identified in a secondary dilution performed on the sample.
E denotes that the concentration of the compound was found to exceed the calibration range for the instrument.
U is a data qualifier indicating that during data validation, it was determined that the concentration reported by the laboratory should be "interpreted as undetected."
R is a data qualifier indicating that during data validation, it was determined that the concentration reported by the laboratory should be "rejected".

Table 2

Groundwater Monitoring
3865 & 3875 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Volatile Organic Compounds (VOCs) in Groundwater
Test Results in Micrograms per Liter (µg/L) or Parts Per Billion (ppb)

Constituent	3865 Parcel																		NYSDEC Part 703: Groundwater Standard
	MW-7															MW-7R			
	September 2006	May 2007	June 2010	October 2010	May 2011	October 2011	July 2012	March 2014	May 2015	October 2015	June 2016	June 2017	June 2018	July 2019	June 2020	June 2021	August 2022	July 2025	
Petroleum-Related Volatile Organic Compounds																			
Benzene	**370**	**410**	**740** E	**750** D	ND<5.0	**730**	**870**	**1,150**	**1,200**	**816**	**848**	**675**	**862**	**1130**	**780**	**21**	**22**	**4.1**	1
Ethyl ether	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	--	--	--	Not Available
Ethylbenzene	**880**	**790** E	**250** E	**620** D	ND<5.0	**266**	**610**	**1050**	**950**	**786**	**258**	**332**	**502**	**642**	**920**	**34**	**30**	1.8	5
sec-Butylbenzene	ND <50	**23**	3 J	**5.6**	ND<5.0	ND<100	**11**	ND<40.0	**7.7**	**7.89**	**6.29**	ND<10.0	**6.68** J	ND<20.0	**9.5**	-	**8.1**	2	5
n-Propylbenzene	ND <50	**260** E	**13**	**36**	ND<5.0	ND<100	**86**	**108**	**110**	**89.1**	**18.2**	**22.0**	**29.8** J	**66.7**	**120**	-	**140**	**10**	5
Isopropylbenzene	**78**	**91**	**13**	**33**	ND<5.0	ND<100	**44**	**49.9**	**49**	**43.0**	**21.0**	**18.3**	**26.3** J	**36.5**	**52**	**31**	**49**	**9.8**	5
p-Isopropyltoluene	ND <50	**22**	ND<5.0	---	ND<5.0	ND<100	ND<5.0	ND<40.0	**7.1**	**7.27**	**6.71**	ND<10.0	**8.99** J	ND<20.0	**6.2**	-	ND<10.0	ND<2.5	5
n-Butylbenzene						ND<100	**32**	**28.8** J	**12**	**11.0**	4.16	ND<10.0	**5.62** J	ND<20.0	**14**	-	**14**	ND<2.5	5
Naphthalene	ND <50	**1,100** E	**240** BE	**330** DJ	ND<5.0	**419**	**480**	**478**	**600**	**423**	**620**	**642**	**699**	**329**	**560**	-	**510**	3.6	10
Toluene	**980** D	**690** E	**260** E	**180**	ND<5.0	**106**	**35**	**156**	**120**	**73.9**	**71.9**	**67.6**	**58.5** J	**53**	**57**	**7.3**	3.8 J	ND<2.5	5
1,2,4-Trimethylbenzene	ND <50	**1,100** E	**620** E	**730** D	ND<5.0	**1,400**	**1,200**	**1,390**	**1,300**	**1,380**	**1,540**	**1,750**	**1,760**	**872**	**830**	-	**9.9** J	ND<2.5	5
1,3,5-Trimethylbenzene	ND <50	**630** E	**210** E	**190** DJ	ND<5.0	**422**	**320**	**322**	**200**	**196**	**197**	**290**	**196** J	**37.7**	**70**	-	4.8 J	ND<2.5	5
m,p-Xylene	ND <50	**2,100** E	**2,300** E	**4,700** D	ND<5.0	**6,190**	**2,800**	**4,190**	**2,900**	**2,620**	**3,220**	**3,610**	**3,690**	**1,460**	**1700**	**38**	**46**	1.1 J	5
o-Xylene	ND <50	**760** E	**450** E	**690** D	ND<5.0	**502**	**35**	**363**	**230**	**143**	**332**	**319**	**324**	**66.6**	**98**	2.4 J	ND<10.0	ND<2.5	5
Tert-amyl methyl ether	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	Not Available
Tert-butanol / butyl alcohol	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	Not Available
Methyl-tert-Butyl Ether	ND <10	ND<5	2.4 J	2.4 J	5.6	ND<100	**18**	ND<40.0	ND<1.0	ND<1.0 U	ND<1.00	ND<10.0	1.49 UJ	ND<20.0	ND	---	---	2.2 J	10
Solvent-Related Volatile Organic Compounds																			
Acetone	40 J	ND<5						ND<200	**140**	ND <50.0	ND <50.0	ND <500	ND <50.0		ND <50.0	ND <2.9			50
2-Butanone	ND<50	ND<5						ND<200	ND<10	ND <10.0	ND <10.0	ND <100	ND <10.0		ND <10.0	ND <3.9			50
Cyclohexane	**140**	ND<5						**190** J	**100**	**113**	**82.3** R	**79.5**	**91.0** J		**140**	**110**			5
Chlorobenzene	ND<50	ND<5						ND<40.0	ND<1.0	ND<1.00	ND<1.00	ND<10.0	ND<1.00		ND<1.00	ND<1.4			5
Dichlorodifluoromethane	---	---						ND<40.0	ND<5.0	ND<5.00	ND<5.00	ND<50.0	ND<5.00		ND<5.00	ND<2			5
1,2-Dichlorobenzene	ND<50	ND<5						ND<40.0	ND<1.0	ND<1.00	ND<1.00	ND<10.0	ND<1.00		ND<1.00	ND<1.4			3
1,4-Dichlorobenzene			Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	ND	ND	ND	ND	ND	ND<1.00	Not Tested	ND<1.00	ND<1.4	Not Tested	Not Tested	3
cis-1,2-Dichloroethene	ND<50	ND<5						ND<40.0	ND<1.0	ND<1.00	ND<1.00	ND<10.0	ND<1.00		ND<1.00	ND<1.4			5
1,1-Dichloroethane	ND<50	ND<5						ND<40.0	ND<1.0	ND<1.00	ND<1.00	ND<10.0	ND<1.00		ND<1.00	ND<1.4			5
Methylcyclohexane	**59**	ND<5						**63.2**	**120**	ND<20 U	**37.6** R	**44.8** U	**55.6** J		**59**	**59**			5
Methylene Chloride	ND<36	ND<5						ND<100	ND<5.0	ND<5.00	ND<5.00	ND<50.0	ND<5.00		ND<5.00	1.4 J			5
trans-1,2-Dichloroethene	ND<50	ND<5						ND<40.0	ND<1.0	ND<1.00	ND<1.00	ND<10.0	ND<1.00		ND<1.00	ND<1.4			5
Vinyl Chloride	ND<50	ND<5						ND<40.0	ND<1.0	ND<1.00	ND<1.00	ND<10.0	ND<1.00		ND<1.00	ND<0.14			2
Total VOCs	2,547	7,976	5,101	8,267 D,J	5.6	10,035	6,541	9,286	8,046	6,709	7,143.26	7,805.40	8,316.98	4,693.50	5,415.70	304.10	837.60	34.60	
Total VOC TICs	9,980	5,795	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Tested	Not Available
Total VOCs and VOC TICs	12,527	13,771	5,101	8,267	5.6	10,035	6,541	9,286	8,046	6,709	7,143.26	7,805.40	8,316.98	4,693.50	5,415.70	304.10	837.60	34.60	

Notes:
VOC analysis by USEPA Method 8260B TCL.
Bold Type denotes that the detected value exceeds its associated NYSDEC Part 703 Groundwater Standard.
ND<5.0 denotes compound not detected above the method detection limits.
J denotes an estimated value; the analyte was positively identified, but the associated numerical value is the approximate concentration of the analyte in the sample.
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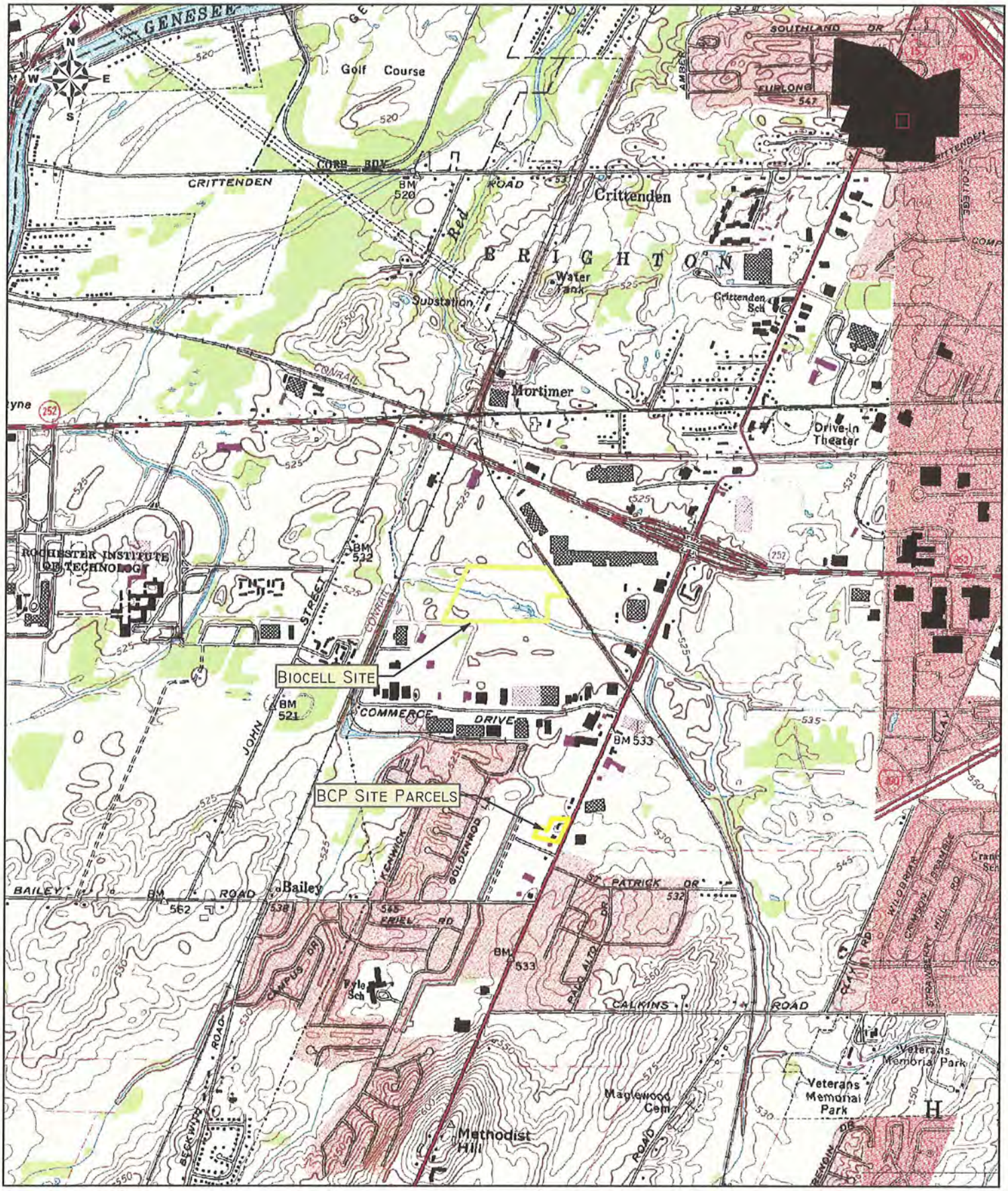
R is a data qualifier indicating that during data validation, it was determined that the concentration reported by the laboratory should be "rejected".

FIGURES



PROJECT DRAWING NUMBER

2254061

FIGURE 1

DRAWING TITLE

SITE LOCATION MAP

1:24,000

ISSUED FOR: REVIEW

DESIGNED BY: RCN

DRAWN BY: RCN

REVIEWED BY: DPN

DATE: 8/28/09

PROJECT NAME

SITE MANAGEMENT PLAN

BCP SITE #C8281324
3865 & 3875 WEST HENRIETTA RD
ROCHESTER, NY 14623

LaBella
Powered by partnership.

300 STATE STREET
ROCHESTER, NY 14614
P: (585) 454-6110
F: (585)454-3066
www.labellapc.com

LaBella
Powered by partnership.

Periodic Review Report
NYSDEC BCP Site #C8281324
3865 & 3875 West Henrietta Rd
Henrietta, New York

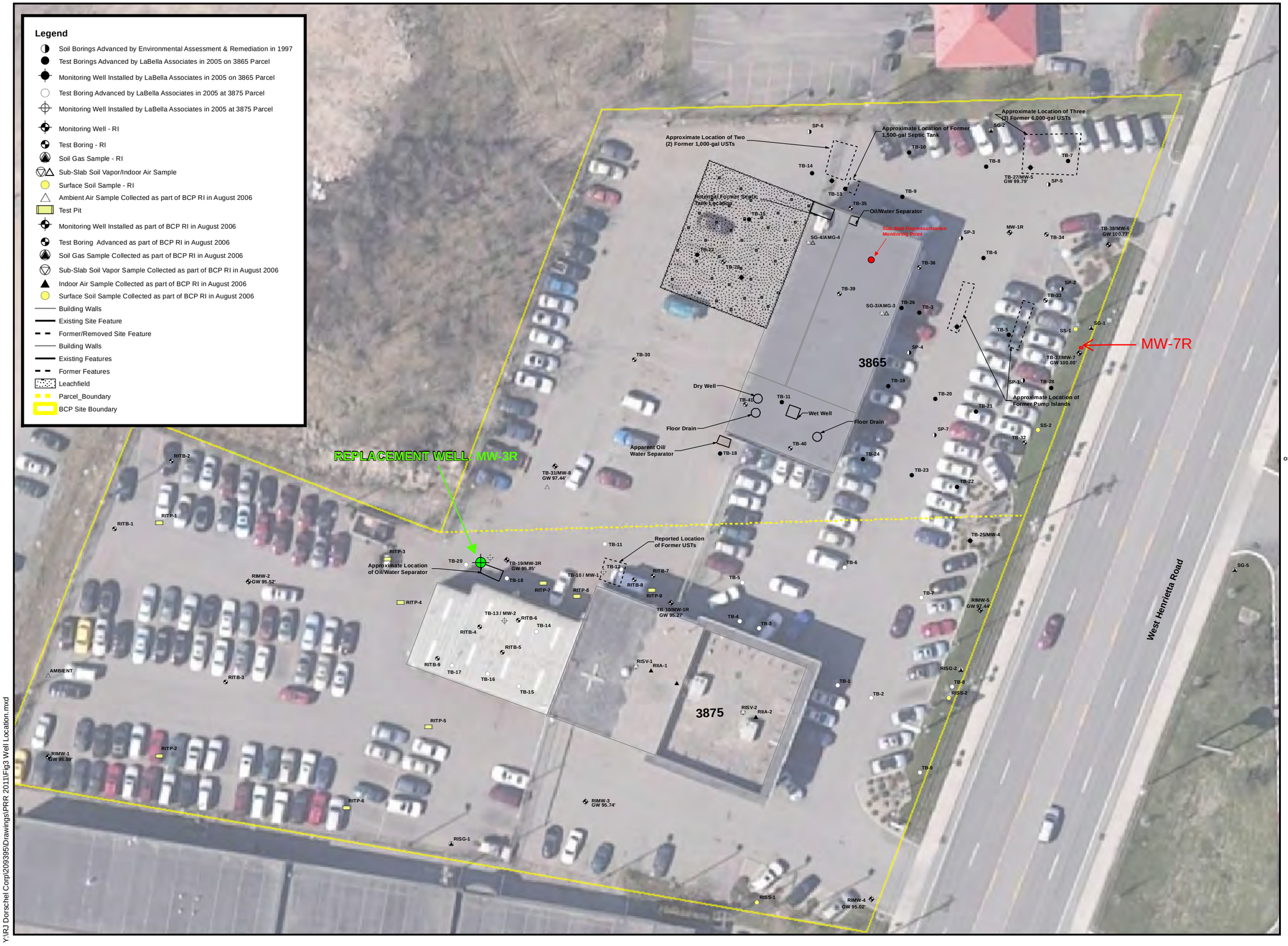
Site Plan and Surrounding Properties

N
W E
S

2254061

FIGURE 2

Y:\RJ Dorschel Corp\209395\Drawings\PRR 2011\Fig2 Site Area Map.mxd



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Periodic Review Report
NYSDEC BCP Site #C8281324
3865 & 3875 West Henrietta Rd
Henrietta, New York

Groundwater Monitoring Well Locations and Location of Sub-Slab Depressurization Fan

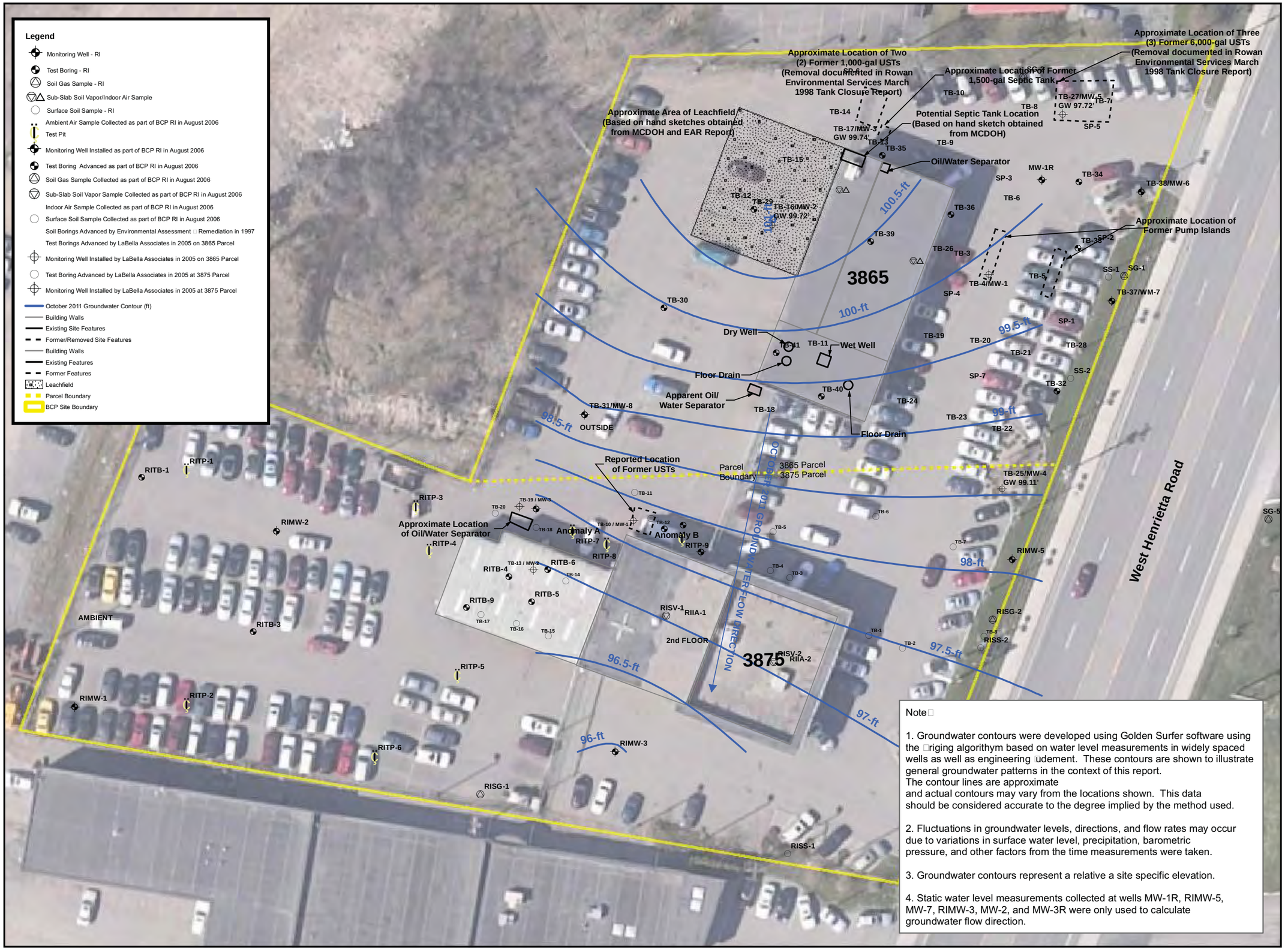
N
W E
S

0 10 20 40
1 inch = 40 feet

2254061

FIGURE 3

Y:\RJ Dorschel Corp\209395\Drawings\PRR 2011\Fig3 Well Location.mxd



Note

1. Groundwater contours were developed using Golden Surfer software using the riging algorithym based on water level measurements in widely spaced wells as well as engineering udement. These contours are shown to illustrate general groundwater patterns in the context of this report.
The contour lines are approximate
and actual contours may vary from the locations shown. This data
should be considered accurate to the degree implied by the method used.

2. Fluctuations in groundwater levels, directions, and flow rates may occur due to variations in surface water level, precipitation, barometric pressure, and other factors from the time measurements were taken.

3. Groundwater contours represent a relative a site specific elevation.

4. Static water level measurements collected at wells MW-1R, RIMW-5, MW-7, RIMW-3, MW-2, and MW-3R were only used to calculate groundwater flow direction.

R: Dorschel Corp 209395 Drawings PRR 2011 Fig5B Groundwater Contour Oct 2010.mxd

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Periodic Review Report
NYSDEC BCP Site #C8281324
3865 & 3875 West Henrietta Rd
Henrietta, New York

October 2011 Groundwater Contours and Site Location Plan

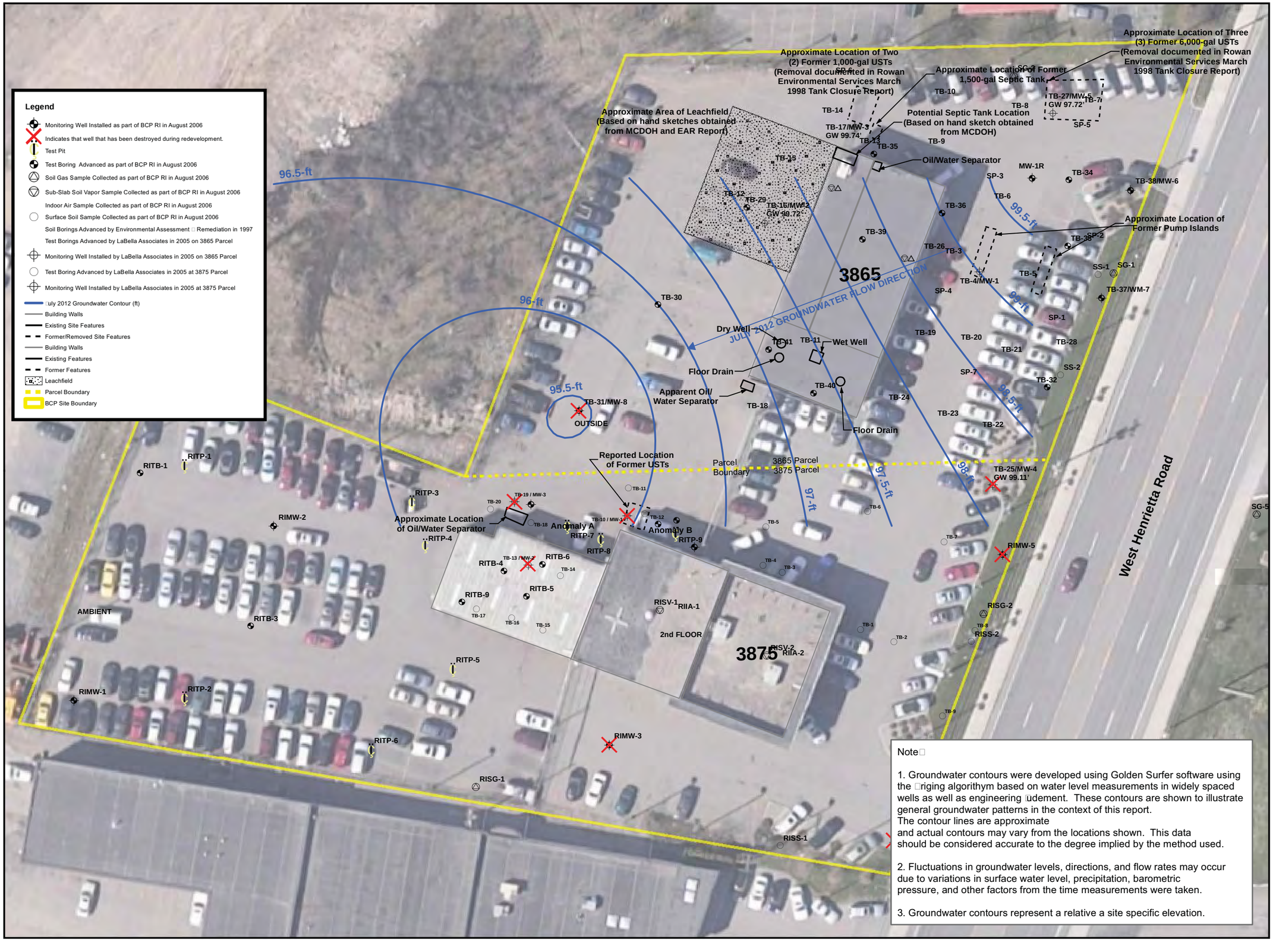
N
W E
S

0 5 10 20

1 inch 40 feet

2254061

FIGURE 4A



R Dorschel Corp 209395 Drawings PRR 2011 Fig5B Groundwater Contour Oct 2010.mxd

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Periodic Review Report
NYSDEC BCP Site #C8281324
3865 & 3875 West Henrietta Rd
Henrietta, New York

July 2012
Groundwater Contours and Site Location Plan

N
W E
S

0 5 10 20
1 inch 40 feet

2254061

FIGURE 4B

APPENDIX A

Groundwater Sample Logs

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300 State Street
Rochester, New York 14614
Telephone: (585) 454-6110
Facsimile: (585) 454-3066

WELL I.D.: MW-7R

Project Name: Former Steve Joy's Sunoco, NYSDEC BCP Site #C828134
Location: 3865 West Henrietta Rd
Project No.: 2254061
Sampled By: K. Maguire
Date: 7/31/25
Weather: Overcast, 65 F

WELL SAMPLING INFORMATION

Well Diameter:	1"	Static Water Level:	4.44'
Depth of Well:	11.52'	Length of Well Screen:	
Measuring Point:	TOC	Depth to Top of Pump:	9'
Pump Type:	Peristaltic	Tubing Type:	LDPE

FIELD PARAMETER MEASUREMENT

Time	Pump Rate (mL/min)	Gallons Purged	Temp °C	Dissolved O_2 (mg/L) + 10%	Conductivity (mS/cm) +/- 3%	pH +/- 0.1	Redox (mV) +/- 10 mV	Turbidity (NTU) + 10%	Depth to Water Ft. BGS		Comments
1245			17.8	0.55	1.189	6.49	-73.3	552.39	9.94		
1250			18.7	0.56	0.009	6.74	-68.3	33.43			Adjusting pump speed
1255			18.7	1.20	1.302	6.53	-71.2	456.79	8.75		
1300			17.4	1.95	1.284	6.56	-48.0	327.06	9.20		
1305			17.9	4.04	1.302	6.60	-32.3	251.29	9.24		Water running low
1310			18.4	5.79	1.295	6.67	-31.7	161.38	9.25		Bubbles coming up

Total 0.5 Gallons Purged

Purge Time Start: 12:42 Purge Time End: 13:15 9.25

OBSERVATIONS

Sample collected @: 13:20
Duplicated Collected: YES / **NO** If so Sample ID: _____
MS /MSD Collected: **YES** / NO

Notes:
Water black, gasoline odor, no sheen
Sample ID: MW-07R-20250731 MS/MSD

LaBella
Powered by partnership.

300 State Street
Rochester, New York 14614
Telephone: (585) 454-6110
Facsimile: (585) 454-3066

WELL I.D.: MW-3R

Project Name: Former Steve Joy's Sunoco, NYSDEC BCP Site #C828134
Location: 3875 West Henrietta Rd
Project No.: 2254061
Sampled By: K. Maguire
Date: 7/31/25
Weather: Overcast, 65 F

WELL SAMPLING INFORMATION

Well Diameter:	2"	Static Water Level:	4.49'
Depth of Well:	15.2'	Length of Well Screen:	
Measuring Point:	TOC	Depth to Top of Pump:	13'
Pump Type:	Peristaltic	Tubing Type:	LDPE

FIELD PARAMETER MEASUREMENT

Time	Pump Rate (mL/min)	Gallons Purged	Temp °C	Dissolved O_2 (mg/L) + 10%	Conductivity (mS/cm) +/- 3%	pH +/- 0.1	Redox (mV) +/- 10 mV	Turbidity (NTU) + 10%	Depth to Water Ft. BGS		Comments
1405			20.4	1.13	15.188	5.77	63.9	5.16	4.30		
1410			21.5	0.43	14.962	5.85	19.6	14.94	4.70		
1415			21.8	0.37	14.404	5.91	-12.1	13.98	5.00		
1420			21.6	0.31	13.745	5.98	-35.3	18.55	5.30		
1425			21.4	0.29	13.490	6.05	-59.1	13.25	5.42		
1430			21.8	0.32	14.162	6.03	-55.1	30.12	5.51		

Total 0.75 Gallons Purged

Purge Time Start: 14:05 Purge Time End: 14:35 Final Static Water Level: 5.51

OBSERVATIONS

Sample collected @: 14:35
Duplicated Collected: **YES** / NO If so Sample ID: BD-01
MS /MSD Collected: YES / **NO**

Notes:
Clear, no odor, no sheen

APPENDIX B

Laboratory Analytical Report

ANALYTICAL REPORT

Lab Number:	L2548205
Client:	LaBella Associates, P.C. 300 State Street Suite 201 Rochester, NY 14614
ATTN:	Mike Pelychaty
Phone:	(585) 295-6253
Project Name:	FORMER STEVE SAY'S SUNOCO
Project Number:	2254061
Report Date:	08/14/25

Certifications & Approvals: MA (M-MA086), NH NELAP (2064), CT (PH-0826), IL (200077), IN (C-MA-03), KY (KY98045), ME (MA00086), MD (348), NJ (MA935), NY (11148), NC (25700/666), OR (MA-1316), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #525-23-122-91930A1).

Eight Walkup Drive, Westborough, MA 01581-1019
508-898-9220 (Fax) 508-898-9193 800-624-9220 - www.alphalab.com

Project Name: FORMER STEVE SAY'S SUNOCO
Project Number: 2254061

Lab Number: L2548205
Report Date: 08/14/25

Lab Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2548205-01	MW-3R-20250731	WATER	3865 W HENRIETTA RD	07/31/25 13:20	07/31/25
L2548205-02	MW-7R-20250731	WATER	3865 W HENRIETTA RD	07/31/25 14:35	07/31/25
L2548205-03	BD-01	WATER	3865 W HENRIETTA RD	07/31/25 14:35	07/31/25
L2548205-04	TRIP BLANK	WATER	3865 W HENRIETTA RD	07/31/25 00:00	07/31/25

Project Name:	FORMER STEVE SAY'S SUNOCO	**Lab Number:**	L2548205
Project Number:	2254061	**Report Date:**	08/14/25

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Pace Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments and solids are reported on a dry weight basis unless otherwise noted. Tissues are reported "as received" or on a wet weight basis, unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Pace's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Pace Project Manager and made arrangements for Pace to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name: FORMER STEVE SAY'S SUNOCO **Lab Number:** L2548205
Project Number: 2254061 **Report Date:** 08/14/25

Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

Sample Receipt

L2548205-02: The analyses performed were specified by the client.

L2548205-04: A sample identified as "TRIP BLANK" was received, but not listed on the chain of custody. At the client's request, this sample was analyzed.

Volatile Organics

L2548205-04: The Trip Blank has a concentration above the reporting limit for acetone. The sample was re-analyzed and confirmed the original results. The results of the original analysis are reported.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Tiffani Morrissey - Tiffani Morrissey

Title: Technical Director/Representative Date: 08/14/25

ORGANICS

VOLATILES

Project Name: FORMER STEVE SAY'S SUNOCO **Lab Number:** L2548205

Project Number: 2254061 **Report Date:** 08/14/25

SAMPLE RESULTS

Lab ID: L2548205-01
Client ID: MW-3R-20250731
Sample Location: 3865 W HENRIETTA RD

Date Collected: 07/31/25 13:20
Date Received: 07/31/25
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 08/11/25 21:27
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	120		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	4.4		ug/l	2.5	0.70	1

Project Name: FORMER STEVE SAY'S SUNOCO **Lab Number:** L2548205

Project Number: 2254061 **Report Date:** 08/14/25

SAMPLE RESULTS

Lab ID: L2548205-01 Date Collected: 07/31/25 13:20

Client ID: MW-3R-20250731 Date Received: 07/31/25

Sample Location: 3865 W HENRIETTA RD Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	3.8		ug/l	2.5	0.70	1
Methyl tert butyl ether	0.33	J	ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	2.0	J	ug/l	5.0	1.0	1
Acetone	16		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
Methyl Acetate	ND		ug/l	2.0	0.23	1
Cyclohexane	1.3	J	ug/l	10	0.27	1
Freon-113	ND		ug/l	2.5	0.70	1
Methyl cyclohexane	1.4	J	ug/l	10	0.40	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	95		70-130
Toluene-d8	88		70-130
4-Bromofluorobenzene	98		70-130
Dibromofluoromethane	102		70-130

Project Name: FORMER STEVE SAY'S SUNOCO **Lab Number:** L2548205

Project Number: 2254061 **Report Date:** 08/14/25

SAMPLE RESULTS

Lab ID: L2548205-02
Client ID: MW-7R-20250731
Sample Location: 3865 W HENRIETTA RD

Date Collected: 07/31/25 14:35
Date Received: 07/31/25
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 08/12/25 10:04
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Benzene	4.1		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	1.8	J	ug/l	2.5	0.70	1
Methyl tert butyl ether	2.2	J	ug/l	2.5	0.17	1
p/m-Xylene	1.1	J	ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	1.1	J	ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	2.0	J	ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	9.8		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	3.6		ug/l	2.5	0.70	1
n-Propylbenzene	10		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	107		70-130
Toluene-d8	105		70-130
4-Bromofluorobenzene	111		70-130
Dibromofluoromethane	101		70-130

Project Name: FORMER STEVE SAY'S SUNOCO **Lab Number:** L2548205

Project Number: 2254061 **Report Date:** 08/14/25

SAMPLE RESULTS

Lab ID: L2548205-03
Client ID: BD-01
Sample Location: 3865 W HENRIETTA RD

Date Collected: 07/31/25 14:35
Date Received: 07/31/25
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 08/12/25 10:30
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	0.39	J	ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	108		70-130
Toluene-d8	103		70-130
4-Bromofluorobenzene	108		70-130
Dibromofluoromethane	102		70-130

Project Name: FORMER STEVE SAY'S SUNOCO **Lab Number:** L2548205

Project Number: 2254061 **Report Date:** 08/14/25

SAMPLE RESULTS

Lab ID: L2548205-04
Client ID: TRIP BLANK
Sample Location: 3865 W HENRIETTA RD

Date Collected: 07/31/25 00:00
Date Received: 07/31/25
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 08/12/25 09:13
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1

Project Name: FORMER STEVE SAY'S SUNOCO **Lab Number:** L2548205

Project Number: 2254061 **Report Date:** 08/14/25

SAMPLE RESULTS

Lab ID: L2548205-04 Date Collected: 07/31/25 00:00

Client ID: TRIP BLANK Date Received: 07/31/25

Sample Location: 3865 W HENRIETTA RD Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	9.8		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
Methyl Acetate	ND		ug/l	2.0	0.23	1
Cyclohexane	ND		ug/l	10	0.27	1
Freon-113	ND		ug/l	2.5	0.70	1
Methyl cyclohexane	ND		ug/l	10	0.40	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	106		70-130
Toluene-d8	109		70-130
4-Bromofluorobenzene	107		70-130
Dibromofluoromethane	106		70-130

Project Name: FORMER STEVE SAY'S SUNOCO **Lab Number:** L2548205

Project Number: 2254061 **Report Date:** 08/14/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 08/12/25 08:48
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 04 Batch: WG2101969-12					
Methylene chloride	ND		ug/l	2.5	0.70
1,1-Dichloroethane	ND		ug/l	2.5	0.70
Chloroform	ND		ug/l	2.5	0.70
Carbon tetrachloride	ND		ug/l	0.50	0.13
1,2-Dichloropropane	ND		ug/l	1.0	0.14
Dibromochloromethane	ND		ug/l	0.50	0.15
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50
Tetrachloroethene	ND		ug/l	0.50	0.18
Chlorobenzene	ND		ug/l	2.5	0.70
Trichlorofluoromethane	ND		ug/l	2.5	0.70
1,2-Dichloroethane	ND		ug/l	0.50	0.13
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70
Bromodichloromethane	ND		ug/l	0.50	0.19
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14
Bromoform	ND		ug/l	2.0	0.65
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17
Benzene	ND		ug/l	0.50	0.16
Toluene	ND		ug/l	2.5	0.70
Ethylbenzene	ND		ug/l	2.5	0.70
Chloromethane	ND		ug/l	2.5	0.70
Bromomethane	ND		ug/l	2.5	0.70
Vinyl chloride	ND		ug/l	1.0	0.07
Chloroethane	ND		ug/l	2.5	0.70
1,1-Dichloroethene	ND		ug/l	0.50	0.17
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Trichloroethene	ND		ug/l	0.50	0.18
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70

Project Name: FORMER STEVE SAY'S SUNOCO **Lab Number:** L2548205

Project Number: 2254061 **Report Date:** 08/14/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 08/12/25 08:48
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 04 Batch: WG2101969-12					
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70
Methyl tert butyl ether	ND		ug/l	2.5	0.17
p/m-Xylene	ND		ug/l	2.5	0.70
o-Xylene	ND		ug/l	2.5	0.70
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Styrene	ND		ug/l	2.5	0.70
Dichlorodifluoromethane	ND		ug/l	5.0	1.0
Acetone	ND		ug/l	5.0	1.5
Carbon disulfide	ND		ug/l	5.0	1.0
2-Butanone	ND		ug/l	5.0	1.9
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0
2-Hexanone	ND		ug/l	5.0	1.0
1,2-Dibromoethane	ND		ug/l	2.0	0.65
n-Butylbenzene	ND		ug/l	2.5	0.70
sec-Butylbenzene	ND		ug/l	2.5	0.70
tert-Butylbenzene	ND		ug/l	2.5	0.70
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70
Isopropylbenzene	ND		ug/l	2.5	0.70
p-Isopropyltoluene	ND		ug/l	2.5	0.70
Naphthalene	ND		ug/l	2.5	0.70
n-Propylbenzene	ND		ug/l	2.5	0.70
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70
Methyl Acetate	ND		ug/l	2.0	0.23
Cyclohexane	ND		ug/l	10	0.27
Freon-113	ND		ug/l	2.5	0.70
Methyl cyclohexane	ND		ug/l	10	0.40

Project Name: FORMER STEVE SAY'S SUNOCO **Lab Number:** L2548205

Project Number: 2254061 **Report Date:** 08/14/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 08/12/25 08:48
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 04 Batch: WG2101969-12					

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	107		70-130
Toluene-d8	109		70-130
4-Bromofluorobenzene	108		70-130
Dibromofluoromethane	104		70-130

Project Name: FORMER STEVE SAY'S SUNOCO **Lab Number:** L2548205

Project Number: 2254061 **Report Date:** 08/14/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 08/11/25 13:35
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01 Batch: WG2102136-5					
Methylene chloride	ND		ug/l	2.5	0.70
1,1-Dichloroethane	ND		ug/l	2.5	0.70
Chloroform	ND		ug/l	2.5	0.70
Carbon tetrachloride	ND		ug/l	0.50	0.13
1,2-Dichloropropane	ND		ug/l	1.0	0.14
Dibromochloromethane	ND		ug/l	0.50	0.15
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50
Tetrachloroethene	ND		ug/l	0.50	0.18
Chlorobenzene	ND		ug/l	2.5	0.70
Trichlorofluoromethane	ND		ug/l	2.5	0.70
1,2-Dichloroethane	ND		ug/l	0.50	0.13
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70
Bromodichloromethane	ND		ug/l	0.50	0.19
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14
Bromoform	ND		ug/l	2.0	0.65
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17
Benzene	ND		ug/l	0.50	0.16
Toluene	ND		ug/l	2.5	0.70
Ethylbenzene	ND		ug/l	2.5	0.70
Chloromethane	ND		ug/l	2.5	0.70
Bromomethane	ND		ug/l	2.5	0.70
Vinyl chloride	ND		ug/l	1.0	0.07
Chloroethane	ND		ug/l	2.5	0.70
1,1-Dichloroethene	ND		ug/l	0.50	0.17
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Trichloroethene	ND		ug/l	0.50	0.18
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70

Project Name: FORMER STEVE SAY'S SUNOCO **Lab Number:** L2548205

Project Number: 2254061 **Report Date:** 08/14/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 08/11/25 13:35
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01 Batch: WG2102136-5					
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70
Methyl tert butyl ether	ND		ug/l	2.5	0.17
p/m-Xylene	ND		ug/l	2.5	0.70
o-Xylene	ND		ug/l	2.5	0.70
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Styrene	ND		ug/l	2.5	0.70
Dichlorodifluoromethane	ND		ug/l	5.0	1.0
Acetone	ND		ug/l	5.0	1.5
Carbon disulfide	ND		ug/l	5.0	1.0
2-Butanone	ND		ug/l	5.0	1.9
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0
2-Hexanone	ND		ug/l	5.0	1.0
1,2-Dibromoethane	ND		ug/l	2.0	0.65
n-Butylbenzene	ND		ug/l	2.5	0.70
sec-Butylbenzene	ND		ug/l	2.5	0.70
tert-Butylbenzene	ND		ug/l	2.5	0.70
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70
Isopropylbenzene	ND		ug/l	2.5	0.70
p-Isopropyltoluene	ND		ug/l	2.5	0.70
Naphthalene	ND		ug/l	2.5	0.70
n-Propylbenzene	ND		ug/l	2.5	0.70
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70
Methyl Acetate	ND		ug/l	2.0	0.23
Cyclohexane	ND		ug/l	10	0.27
Freon-113	ND		ug/l	2.5	0.70
Methyl cyclohexane	ND		ug/l	10	0.40

Project Name: FORMER STEVE SAY'S SUNOCO **Lab Number:** L2548205

Project Number: 2254061 **Report Date:** 08/14/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 08/11/25 13:35
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01 Batch: WG2102136-5					

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	91		70-130
Toluene-d8	99		70-130
4-Bromofluorobenzene	105		70-130
Dibromofluoromethane	96		70-130

Project Name: FORMER STEVE SAY'S SUNOCO **Lab Number:** L2548205

Project Number: 2254061 **Report Date:** 08/14/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 08/12/25 08:48
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 02-03 Batch: WG2102685-5					
Benzene	ND		ug/l	0.50	0.16
Toluene	ND		ug/l	2.5	0.70
Ethylbenzene	ND		ug/l	2.5	0.70
Methyl tert butyl ether	ND		ug/l	2.5	0.17
p/m-Xylene	ND		ug/l	2.5	0.70
o-Xylene	ND		ug/l	2.5	0.70
Xylenes, Total	ND		ug/l	2.5	0.70
n-Butylbenzene	ND		ug/l	2.5	0.70
sec-Butylbenzene	ND		ug/l	2.5	0.70
tert-Butylbenzene	ND		ug/l	2.5	0.70
Isopropylbenzene	ND		ug/l	2.5	0.70
p-Isopropyltoluene	ND		ug/l	2.5	0.70
Naphthalene	ND		ug/l	2.5	0.70
n-Propylbenzene	ND		ug/l	2.5	0.70
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	107		70-130
Toluene-d8	109		70-130
4-Bromofluorobenzene	108		70-130
Dibromofluoromethane	104		70-130

Lab Control Sample Analysis
Batch Quality Control

Project Name: FORMER STEVE SAY'S SUNOCO
Project Number: 2254061

Lab Number: L2548205
Report Date: 08/14/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 04 Batch: WG2101969-10 WG2101969-11								
Methylene chloride	99		100		70-130	1		20
1,1-Dichloroethane	91		95		70-130	4		20
Chloroform	110		110		70-130	0		20
Carbon tetrachloride	110		110		63-132	0		20
1,2-Dichloropropane	80		86		70-130	7		20
Dibromochloromethane	95		100		63-130	5		20
1,1,2-Trichloroethane	92		98		70-130	6		20
Tetrachloroethene	110		120		70-130	9		20
Chlorobenzene	100		100		75-130	0		20
Trichlorofluoromethane	120		120		62-150	0		20
1,2-Dichloroethane	95		100		70-130	5		20
1,1,1-Trichloroethane	110		120		67-130	9		20
Bromodichloromethane	100		100		67-130	0		20
trans-1,3-Dichloropropene	100		110		70-130	10		20
cis-1,3-Dichloropropene	98		100		70-130	2		20
Bromoform	89		92		54-136	3		20
1,1,2,2-Tetrachloroethane	86		90		67-130	5		20
Benzene	100		100		70-130	0		20
Toluene	100		100		70-130	0		20
Ethylbenzene	110		110		70-130	0		20
Chloromethane	**62**	Q	**63**	Q	64-130	2		20
Bromomethane	77		83		39-139	8		20
Vinyl chloride	79		81		55-140	3		20

Lab Control Sample Analysis
Batch Quality Control

Project Name: FORMER STEVE SAY'S SUNOCO
Project Number: 2254061

Lab Number: L2548205
Report Date: 08/14/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 04 Batch: WG2101969-10 WG2101969-11								
Chloroethane	86		86		55-138	0		20
1,1-Dichloroethene	100		100		61-145	0		20
trans-1,2-Dichloroethene	100		100		70-130	0		20
Trichloroethene	98		99		70-130	1		20
1,2-Dichlorobenzene	100		100		70-130	0		20
1,3-Dichlorobenzene	100		100		70-130	0		20
1,4-Dichlorobenzene	100		100		70-130	0		20
Methyl tert butyl ether	90		97		63-130	7		20
p/m-Xylene	105		110		70-130	5		20
o-Xylene	105		105		70-130	0		20
cis-1,2-Dichloroethene	98		100		70-130	2		20
Styrene	100		105		70-130	5		20
Dichlorodifluoromethane	120		120		36-147	0		20
Acetone	61		62		58-148	2		20
Carbon disulfide	100		100		51-130	0		20
2-Butanone	**60**	Q	**58**	Q	63-138	3		20
4-Methyl-2-pentanone	64		66		59-130	3		20
2-Hexanone	71		70		57-130	1		20
1,2-Dibromoethane	91		94		70-130	3		20
n-Butylbenzene	110		110		53-136	0		20
sec-Butylbenzene	100		110		70-130	10		20
tert-Butylbenzene	100		110		70-130	10		20
1,2-Dibromo-3-chloropropane	80		83		41-144	4		20

Lab Control Sample Analysis
Batch Quality Control

Project Name: FORMER STEVE SAY'S SUNOCO
Project Number: 2254061
Lab Number: L2548205
Report Date: 08/14/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 04 Batch: WG2101969-10 WG2101969-11								
Isopropylbenzene	110		110		70-130	0		20
p-Isopropyltoluene	95		98		70-130	3		20
Naphthalene	87		92		70-130	6		20
n-Propylbenzene	110		110		69-130	0		20
1,2,4-Trichlorobenzene	100		110		70-130	10		20
1,3,5-Trimethylbenzene	100		110		64-130	10		20
1,2,4-Trimethylbenzene	110		110		70-130	0		20
Methyl Acetate	**62**	Q	**68**	Q	70-130	9		20
Cyclohexane	85		88		70-130	3		20
Freon-113	100		110		70-130	10		20
Methyl cyclohexane	100		100		70-130	0		20

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	106		105		70-130
Toluene-d8	109		109		70-130
4-Bromofluorobenzene	109		109		70-130
Dibromofluoromethane	100		101		70-130

Lab Control Sample Analysis
Batch Quality Control

Project Name: FORMER STEVE SAY'S SUNOCO
Project Number: 2254061

Lab Number: L2548205
Report Date: 08/14/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 Batch: WG2102136-3 WG2102136-4								
Methylene chloride	94		90		70-130	4		20
1,1-Dichloroethane	97		92		70-130	5		20
Chloroform	88		82		70-130	7		20
Carbon tetrachloride	87		80		63-132	8		20
1,2-Dichloropropane	100		95		70-130	5		20
Dibromochloromethane	94		92		63-130	2		20
1,1,2-Trichloroethane	100		99		70-130	1		20
Tetrachloroethene	93		88		70-130	6		20
Chlorobenzene	100		98		75-130	2		20
Trichlorofluoromethane	95		87		62-150	9		20
1,2-Dichloroethane	87		82		70-130	6		20
1,1,1-Trichloroethane	86		81		67-130	6		20
Bromodichloromethane	88		80		67-130	10		20
trans-1,3-Dichloropropene	91		88		70-130	3		20
cis-1,3-Dichloropropene	97		91		70-130	6		20
Bromoform	95		88		54-136	8		20
1,1,2,2-Tetrachloroethane	120		110		67-130	9		20
Benzene	96		90		70-130	6		20
Toluene	100		94		70-130	6		20
Ethylbenzene	110		100		70-130	10		20
Chloromethane	86		82		64-130	5		20
Bromomethane	46		44		39-139	4		20
Vinyl chloride	100		96		55-140	4		20

Lab Control Sample Analysis
Batch Quality Control

Project Name: FORMER STEVE SAY'S SUNOCO
Project Number: 2254061

Lab Number: L2548205
Report Date: 08/14/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 Batch: WG2102136-3 WG2102136-4								
Chloroethane	110		100		55-138	10		20
1,1-Dichloroethene	96		92		61-145	4		20
trans-1,2-Dichloroethene	96		91		70-130	5		20
Trichloroethene	92		87		70-130	6		20
1,2-Dichlorobenzene	110		100		70-130	10		20
1,3-Dichlorobenzene	110		100		70-130	10		20
1,4-Dichlorobenzene	110		100		70-130	10		20
Methyl tert butyl ether	89		85		63-130	5		20
p/m-Xylene	105		100		70-130	5		20
o-Xylene	100		100		70-130	0		20
cis-1,2-Dichloroethene	97		93		70-130	4		20
Styrene	100		100		70-130	0		20
Dichlorodifluoromethane	90		84		36-147	7		20
Acetone	89		84		58-148	6		20
Carbon disulfide	97		91		51-130	6		20
2-Butanone	88		94		63-138	7		20
4-Methyl-2-pentanone	96		100		59-130	4		20
2-Hexanone	88		86		57-130	2		20
1,2-Dibromoethane	100		95		70-130	5		20
n-Butylbenzene	120		110		53-136	9		20
sec-Butylbenzene	100		98		70-130	2		20
tert-Butylbenzene	120		110		70-130	9		20
1,2-Dibromo-3-chloropropane	91		87		41-144	4		20

Lab Control Sample Analysis
Batch Quality Control

Project Name: FORMER STEVE SAY'S SUNOCO
Project Number: 2254061

Lab Number: L2548205
Report Date: 08/14/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 Batch: WG2102136-3 WG2102136-4								
Isopropylbenzene	120		110		70-130	9		20
p-Isopropyltoluene	110		99		70-130	11		20
Naphthalene	110		100		70-130	10		20
n-Propylbenzene	120		110		69-130	9		20
1,2,4-Trichlorobenzene	92		87		70-130	6		20
1,3,5-Trimethylbenzene	110		110		64-130	0		20
1,2,4-Trimethylbenzene	110		110		70-130	0		20
Methyl Acetate	97		94		70-130	3		20
Cyclohexane	100		94		70-130	6		20
Freon-113	92		85		70-130	8		20
Methyl cyclohexane	92		84		70-130	9		20

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	87		86		70-130
Toluene-d8	100		100		70-130
4-Bromofluorobenzene	106		106		70-130
Dibromofluoromethane	92		93		70-130

Lab Control Sample Analysis
Batch Quality Control

Project Name: FORMER STEVE SAY'S SUNOCO
Project Number: 2254061

Lab Number: L2548205
Report Date: 08/14/25

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 02-03 Batch: WG2102685-3 WG2102685-4								
Benzene	100		100		70-130	0		20
Toluene	100		100		70-130	0		20
Ethylbenzene	110		110		70-130	0		20
Methyl tert butyl ether	90		97		63-130	7		20
p/m-Xylene	105		110		70-130	5		20
o-Xylene	105		105		70-130	0		20
n-Butylbenzene	110		110		53-136	0		20
sec-Butylbenzene	100		110		70-130	10		20
tert-Butylbenzene	100		110		70-130	10		20
Isopropylbenzene	110		110		70-130	0		20
p-Isopropyltoluene	95		98		70-130	3		20
Naphthalene	87		92		70-130	6		20
n-Propylbenzene	110		110		69-130	0		20
1,3,5-Trimethylbenzene	100		110		64-130	10		20
1,2,4-Trimethylbenzene	110		110		70-130	0		20

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	106		105		70-130
Toluene-d8	109		109		70-130
4-Bromofluorobenzene	109		109		70-130
Dibromofluoromethane	100		101		70-130

Matrix Spike Analysis
Batch Quality Control

Project Name: FORMER STEVE SAY'S SUNOCO
Project Number: 2254061
Lab Number: L2548205
Report Date: 08/14/25

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 02-03 QC Batch ID: WG2102685-6 WG2102685-7 QC Sample: L2548205-02 Client ID: MW-7R-20250731												
Benzene	4.1	10	16	119		15	109		70-130	6		20
Toluene	ND	10	12	120		11	110		70-130	9		20
Ethylbenzene	1.8J	10	14	**140**	Q	13	130		70-130	7		20
Methyl tert butyl ether	2.2J	10	13	130		13	130		63-130	0		20
p/m-Xylene	1.1J	20	24	120		23	115		70-130	4		20
o-Xylene	ND	20	23	115		22	110		70-130	4		20
n-Butylbenzene	ND	10	12	120		10	100		53-136	18		20
sec-Butylbenzene	2.0J	10	14	**140**	Q	12	120		70-130	15		20
tert-Butylbenzene	ND	10	12	120		10	100		70-130	18		20
Isopropylbenzene	9.8	10	23	**132**	Q	21	112		70-130	9		20
p-Isopropyltoluene	ND	10	10	100		9.1	91		70-130	9		20
Naphthalene	3.6	10	15	114		15	114		70-130	0		20
n-Propylbenzene	10	10	23	130		21	110		69-130	9		20
1,3,5-Trimethylbenzene	ND	10	11	110		10	100		64-130	10		20
1,2,4-Trimethylbenzene	ND	10	12	120		10	100		70-130	18		20

Surrogate	MS % Recovery	MS Qualifier	MSD % Recovery	MSD Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	105		105		70-130
4-Bromofluorobenzene	110		108		70-130
Dibromofluoromethane	97		98		70-130
Toluene-d8	108		109		70-130

Project Name: FORMER STEVE SAY'S SUNOCO
Project Number: 2254061

Lab Number: L2548205
Report Date: 08/14/25

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
A	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L2548205-01A	Vial HCl preserved	NA	NA			Y	Absent		NYTCL-8260-R2(14)
L2548205-01B	Vial HCl preserved	NA	NA			Y	Absent		NYTCL-8260-R2(14)
L2548205-01C	Vial HCl preserved	NA	NA			Y	Absent		NYTCL-8260-R2(14)
L2548205-02A	Vial HCl preserved	NA	NA			Y	Absent		NYCP51-8260-G(14)
L2548205-02A1	Vial HCl preserved	NA	NA			Y	Absent		NYCP51-8260-G(14)
L2548205-02A2	Vial HCl preserved	NA	NA			Y	Absent		NYCP51-8260-G(14)
L2548205-02B	Vial HCl preserved	NA	NA			Y	Absent		NYCP51-8260-G(14)
L2548205-02B1	Vial HCl preserved	NA	NA			Y	Absent		NYCP51-8260-G(14)
L2548205-02B2	Vial HCl preserved	NA	NA			Y	Absent		NYCP51-8260-G(14)
L2548205-02C	Vial HCl preserved	NA	NA			Y	Absent		NYCP51-8260-G(14)
L2548205-02C1	Vial HCl preserved	NA	NA			Y	Absent		NYCP51-8260-G(14)
L2548205-02C2	Vial HCl preserved	NA	NA			Y	Absent		NYCP51-8260-G(14)
L2548205-03A	Vial HCl preserved	NA	NA			Y	Absent		NYCP51-8260-G(14)
L2548205-03B	Vial HCl preserved	NA	NA			Y	Absent		NYCP51-8260-G(14)
L2548205-03C	Vial HCl preserved	NA	NA			Y	Absent		NYCP51-8260-G(14)
L2548205-04A	Vial HCl preserved	NA	NA			Y	Absent		NYTCL-8260-R2(14)
L2548205-04B	Vial HCl preserved	NA	NA			Y	Absent		NYTCL-8260-R2(14)

*Values in parentheses indicate holding time in days

Project Name:	FORMER STEVE SAY'S SUNOCO	**Lab Number:**	L2548205
Project Number:	2254061	**Report Date:**	08/14/25

GLOSSARY

Acronyms

DL	- Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
EDL	- Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).
EMPC	- Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.
EPA	- Environmental Protection Agency.
LCS	- Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LCSD	- Laboratory Control Sample Duplicate: Refer to LCS.
LFB	- Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LOD	- Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
LOQ	- Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.) Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
MDL	- Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
MS	- Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.
MSD	- Matrix Spike Sample Duplicate: Refer to MS.
NA	- Not Applicable.
NC	- Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.
NDPA/DPA	- N-Nitrosodiphenylamine/Diphenylamine.
NI	- Not Ignitable.
NP	- Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.
NR	- No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.
RL	- Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
RPD	- Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.
SRM	- Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.
STLP	- Semi-dynamic Tank Leaching Procedure per EPA Method 1315.
TEF	- Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.
TEQ	- Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.
TIC	- Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: DU Report with 'J' Qualifiers

Project Name:	FORMER STEVE SAY'S SUNOCO	**Lab Number:**	L2548205
Project Number:	2254061	**Report Date:**	08/14/25

Footnotes

1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Chlordane: The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA,this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Gasoline Range Organics (GRO): Gasoline Range Organics (GRO) results include all chromatographic peaks eluting from Methyl tert butyl ether through Naphthalene, with the exception of GRO analysis in support of State of Ohio programs, which includes all chromatographic peaks eluting from Hexane through Dodecane.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenz(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. For MassDEP DW compliance analysis only, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL. Note: If a 'Total' result is requested, the results of its individual components will also be reported.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

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

F - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

J - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively

Report Format: DU Report with 'J' Qualifiers

Project Name:	FORMER STEVE SAY'S SUNOCO	**Lab Number:**	L2548205
Project Number:	2254061	**Report Date:**	08/14/25

Data Qualifiers

Identified Compounds (TICs). For calculated parameters, this represents that one or more values used in the calculation were estimated.

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

ND - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

V - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Z - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Project Name: FORMER STEVE SAY'S SUNOCO
Project Number: 2254061
Lab Number: L2548205
Report Date: 08/14/25

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - VI, 2018.

LIMITATION OF LIABILITIES

Pace Analytical Services performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Pace Analytical Services shall be to re-perform the work at it's own expense. In no event shall Pace Analytical Services be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Pace Analytical Services.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility – 8 Walkup Dr. Westborough, MA 01581
EPA 624.1: m/p-xylene, o-xylene, Naphthalene
EPA 625.1: alpha-Terpineol
EPA 8260D: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270E: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine, alpha-Terpineol, Azobenzene; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048
SM 2540D: TSS.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
MADEP-APH.
Nonpotable Water: EPA RSK-175 Dissolved Gases
Biological Tissue Matrix: EPA 3050B

Mansfield Facility – 120 Forbes Blvd. Mansfield, MA 02048
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Nonpotable Water: EPA RSK-175 Dissolved Gases

The following test method is not included in our New Jersey Secondary NELAP Scope of Accreditation:

Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048
Determination of Selected Perfluorinated Alkyl Substances by Solid Phase Extraction and Liquid Chromatography/Tandem Mass Spectrometry Isotope Dilution (via Alpha SOP 23528)

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility – 8 Walkup Dr. Westborough, MA 01581

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 524.2: THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N**, SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, SM4500CL-G, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables).
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT.**

Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522, EPA 537.1.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb**,** As, Be, Cd, Ca, Cr, Cu, Fe, Pb, Mg, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1: Hg. **EPA 245.7:** Hg.
SM2340B

Certification IDs:

Westborough Facility – 8 Walkup Dr. Westborough, MA 01581
CT PH-0826, IL 200077, IN C-MA-03, KY kY98045, ME MA00086, MD 348, MA M-MA086, NH 2064, NJ MA935, NY 11148, NC (DW) 25700, NC (NPW/SCM) 666, OR MA-1316, PA 68-03671, RI LAO00065, TX T104704476, VT VT-0935, VA 460195

Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048
MA M-MA00030, CT PH-0825, ANAB/DoD L2474, IL 200081, IN C-MA-04, KY KY98046, LA 85084, ME MA00030, MI 9110, MN 025-999-495, NH 2062, NJ MA015, NY 11627, NC (NPW/SCM) 685, OR MA-0262, PA 68-02089, RI LAO00299, TX T-104704419, VT VT-0015, VA 460194, WA C954

Mansfield Facility – 120 Forbes Blvd. Mansfield, MA 02048
ANAB/DoD L2474, LA 245052, ME MA01156, MN 025-999-498, NH 2249, NJ MA025, NY 12191, OR 4203, TX T104704583, VA 460311, WA C1104.

For a complete listing of analytes and methods, please contact your Project Manager.

NEW YORK CHAIN OF CUSTODY

Pace ANALYTICAL SERVICES

Westborough, MA 01581 — 8 Walkup Dr. — TEL: 508-898-9220 — FAX: 508-898-9193

Mansfield, MA 02048 — 320 Forbes Blvd — TEL: 508-822-9300 — FAX: 508-822-3288

Service Centers
Woodcliff Lake, NJ 07677: 123 Tice Blvd, Suite 101
Albany, NY 12205: 14 Walker Way
Tonawanda, NY 14150: 275 Cooper Ave, Suite 105

Page 1 of 1

Date Rec'd in Lab: 8/1/25

Pace Job #: 60548205

Client Information

Client: LaBella Associates
Address: 300 State St
Rochester NY 14614
Phone: 585-454-6110
Fax:
Email: mpelychaty@labellapc.com

Project Information

Project Name: Former Steve Jay's Sunoco
Project Location: 3865 W Henrietta Rd
Project #: 2254061
(Use Project name as Project #): ☒
Project Manager: M. Pelychaty
PACE Quote #:

Turn-Around Time
Standard ☒ Due Date:
Rush (only if pre approved) ☐ # of Days:

Deliverables

☐ ASP-A ☒ ASP-B
☐ EQuIS (1 File) ☐ EQuIS (4 File)
☐ Other

Regulatory Requirement
☐ NY TOGS ☐ NY Part 375
☐ AWQ Standards ☐ NY CP-51
☐ NY Restricted Use ☐ Other
☐ NY Unrestricted Use N/A
☐ NYC Sewer Discharge

Billing Information

☒ Same as Client Info
PO #

Disposal Site Information
Please identify below location of applicable disposal facilities.
Disposal Facility: N/A
☐ NJ ☐ NY
☐ Other:

These samples have been previously analyzed by Pace ☐

Other project specific requirements/comments:

Please specify Metals or TAL.

ANALYSIS

Sample Filtration
☐ Done
☐ Lab to do
Preservation
☐ Lab to do N/A
(Please Specify below)

PACE Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	CP51 VOC	TAL+CP51 VOC	Sample Specific Comments	Total Bottle
48205 01	MW-3R-20250731	7/31/25	1320	water	KM		X		9
02	MW-7R-20250731	7/31/25	1435	water	KM	X			3
03	BD-01	7/31/25	1435	water	KM	X			3

Preservative Code:
A = None
B = HCl
C = HNO_3
D = H_2SO_4
E = NaOH
F = MeOH
G = $NaHSO_4$
H = $Na_2S_2O_3$
K/E = Zn Ac/NaOH
O = Other

Container Code
P = Plastic
A = Amber Glass
V = Vial
G = Glass
B = Bacteria Cup
C = Cube
O = Other
E = Encore
D = BOD Bottle

Westboro: Certification No: MA935
Mansfield: Certification No: MA015

Container Type	G	G
Preservative	B	B

Relinquished By:	Date/Time	Received By:	Date/Time
Kayla Maguire	7/31/25 1525	Secure Storage Pace	7/31/25 1525
Secure Storage Pace	7/31/25 1805	FedEx Roch S.C.	7/31/25 1805
Russell B Baker	7-31-25 18:11		7/31 2300
	8/1 0330		8/1/25 0330

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. BY EXECUTING THIS COC, THE CLIENT HAS READ AND AGREES TO BE BOUND BY PACE'S TERMS & CONDITIONS. (See reverse side.)

Form No: 01-25 HC (rev. 29-Jan-2025)

Sample Delivery Group Summary

Pace Job Number : L2548205

Account Name : LaBella Associates, P.C.
Project Number : 2254061
Project Name : FORMER STEVE SAY'S SUNOCO

Received : 31-JUL-2025
Reviewer : Julie Convery

Delivery Information

Samples Delivered By : Pace Courier

Chain of Custody : Present

Cooler Information

Cooler	Seal/Seal#	Preservation	Temperature(°C)	Additional Information
A	Absent/	Ice	3.2	

Condition Information

1) All samples on COC received?	**YES**
2) Extra samples received? Following additional samples were received: -04	**YES**
3) Are there any sample container discrepancies?	**NO**
4) Are there any discrepancies between COC & sample labels?	**NO**
5) Are samples in appropriate containers for requested analysis?	**YES**
6) Are samples properly preserved for requested analysis?	**YES**
7) Are samples within holding time for requested analysis?	**YES**
8) All sampling equipment returned?	**NA**

Volatile Organics/VPH

1) Reagent Water Vials Frozen by Client?	**NO**

APPENDIX C

Site Inspection Form

LaBella
Powered by partnership.

300 State Street
Rochester, New York 14614
Phone: (585) 454-6110
Fax: (585) 454-3066

SITE-WIDE INSPECTION FORM

Project Name: NYSDEC BCP Site No. C828134
Location: 3865 & 3875 West Henrietta Road, Rochester, New York
Project No.: 2254061
Inspected By: Mike Pelychaty
Date of Inspection: 7/31/2025
Weather Conditions: Overcast 65 F

INSPECTION FINDINGS

3865 Building SSDS VENT FAN & GENERAL LOCATION 5/28/2021	FAN OPERATING PROPERLY (YES/NO) and MANOMETER READING (H_2O"):	PIPING and LABELLING IN GOOD CONDITION (YES/NO)	COMMENTS AND/OR ACTIONS TAKEN
Fan Located in Women's Restroom, behind wall panel.	Yes, -0.4"WC	Behind wall	U-tube manometer on system riser
3875 Building **SSDS VENT FAN & GENERAL LOCATION** **7/10/2020**	**FAN OPERATING PROPERLY (YES/NO) and MANOMETER READING (H_2O"):**	**PIPING and LABELLING IN GOOD CONDITION (YES/NO)**	**COMMENTS AND/OR ACTIONS TAKEN**
Customer Reception Area	Yes, -0.9" WC	In wall	U-tube manometer on system riser
Eastern Portion of Service Area	Yes, -0.6" WC	Yes	U-tube manometer on system riser
Western Portion Service Area	--	--	No system riser here
GENERAL SITE CONDITIONS **7/10/2020**	**CURRENT USE OF SITE (COMMERCIAL/ RESIDENTIAL/ETC.)**	**SITE RECORDS UP TO DATE (YES/NO)**	**COMMENTS AND/OR ACTIONS TAKEN**
Everything appears to be in good condition.	Commercial auto sales and service	Yes	

Brett, Alexander

From: Pelychaty, Mike
Sent: Tuesday, August 26, 2025 10:09 AM
To: Brett, Alexander
Subject: FW: [Ext] Fw: Sub-Slab Depressurization System for Buildings 3865 and 3875 West Henrietta Rd Buildings

Michael Pelychaty, PG

LaBella Associates | Rochester Investigation & Remediation Manager

585-295-6253 **direct**

585-454-6110 **office**

From: Jim Grabowski <jgrabowski@bobjohnsonauto.com>
Sent: Tuesday, August 26, 2025 9:49 AM
To: Pelychaty, Mike <mpelychaty@LaBellaPC.com>
Subject: [Ext] Fw: Sub-Slab Depressurization System for Buildings 3865 and 3875 West Henrietta Rd Buildings

Mike,

Below is the response from my facilities manager. You can email him directly if you have further specific questions.

Sincerely,

Jim Grabowski

Get Outlook for iOS

From: Scott Vanorden <svanorden@bobjohnsonauto.com>
Sent: Tuesday, August 26, 2025 9:10:18 AM
To: Jim Grabowski <jgrabowski@bobjohnsonauto.com>
Subject: Re: Sub-Slab Depressurization System for Buildings 3865 and 3875 West Henrietta Rd Buildings

No problems no issues.

Get Outlook for iOS

From: Jim Grabowski <jgrabowski@bobjohnsonauto.com>
Sent: Tuesday, August 26, 2025 6:47:51 AM

To: Scott Vanorden <svanorden@bobjohnsonauto.com>
Subject: Fw: Sub-Slab Depressurization System for Buildings 3865 and 3875 West Henrietta Rd Buildings

Scott,

Please see the email below.

Jim Grabowski

Get Outlook for iOS

From: Pelychaty, Mike <mpelychaty@LaBellaPC.com>
Sent: Tuesday, August 26, 2025 6:43:01 AM
To: Jim Grabowski <jgrabowski@bobjohnsonauto.com>
Cc: Joe Alloco <jalloco@bobjohnsonauto.com>; Brett, Alexander <ABrett@LaBellaPC.com>
Subject: Sub-Slab Depressurization System for Buildings 3865 and 3875 West Henrietta Rd Buildings

Jim,

Are you aware for any issues for the Sub-Slab Depressurization System for Buildings 3865 and 3875 West Henrietta Rd Buildings that affected their operation or required maintenance during this current reporting period from between August 9, 2022 to August 6, 2025. I would like to include your response for inclusion into the Periodic Review Report. Please let me know if you have any questions.

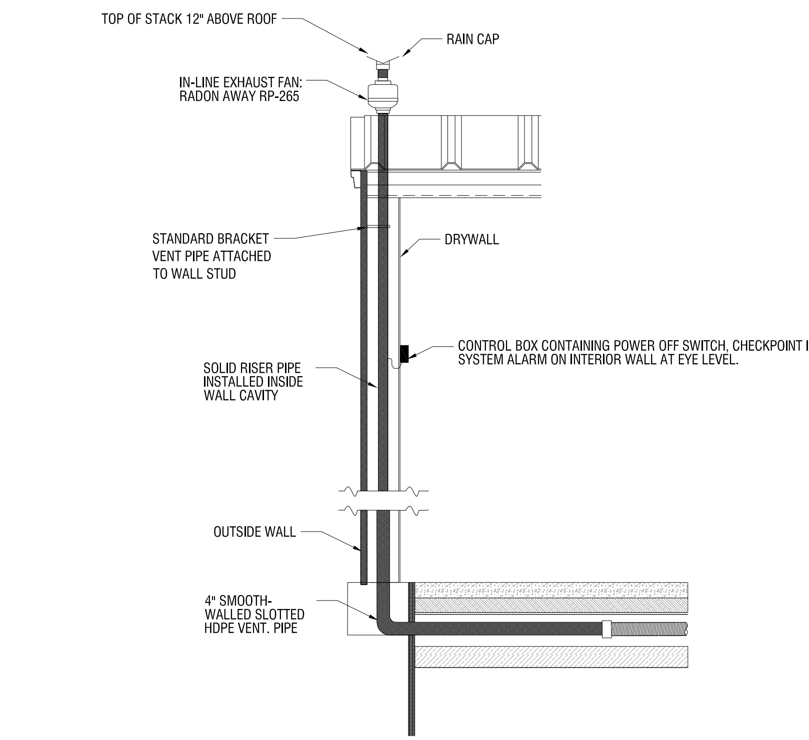
-Mike

Michael Pelychaty, PG
LaBella Associates | Rochester Investigation & Remediation Manager

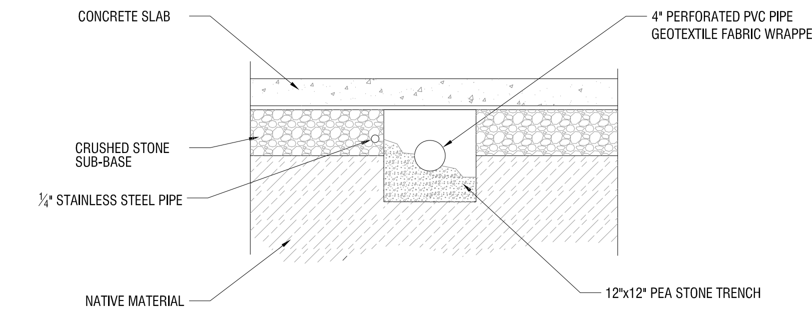
585-295-6253 **direct**
585-454-6110 **office**
300 State Street, Suite 201
Rochester, NY 14614
labellapc.com

APPENDIX D

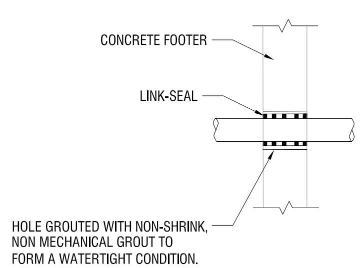
SSDS As-Built Drawings



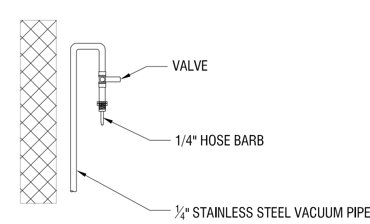
REAR ENDWALL



MATERIAL PROFILE



PROFILE AT PENETRATION



PROFILE AT GAUGE POINT

NOTES:

1. PERFORATED CAP INSTALLED AT EACH VAPOR COLLECTION PIPE TERMINATION.
2. HEADER PIPE SLOPED UP 1/4-INCH PER FOOT FROM CONNECTION WITH VAPOR COLLECTION PIPING.
3. ALL SUB-SLAB VAPOR COLLECTION PIPING IS GEOTEXTILE-WRAPPED 4-INCH PERFORATED DUAL-WALLED CORRUGATED EXTERIOR SMOOTH INTERIOR HDPE.
4. HEADER PIPING SHOWN IS 4-INCH SCHEDULE 40 PVC.
5. PROFILE SEQUENCE MAY VARY BASED ON SPECIFIC LOCATIONS.
6. PEA STONE CONSISTS OF MATERIAL THAT WILL PASS THROUGH A 2-INCH SIEVE AND BE RETAINED BY A 1/4-INCH SIEVE.
7. ALL PENETRATIONS AND GAPS SEALED WITH AN ELASTOMERIC JOINT SEALANT.
8. RISER PIPING INSIDE WALL CAVITIES TO HAVE PRESSURE GAUGES AND ALARMS MOUNTED ON INTERIOR WALL IN A VISIBLE LOCATION.
9. RADONAWAY EASY READ DYNAMETER U-TUBE MANOMETER MONITOR INSTALLED ON VACUUM SIDE OF FAN FOR PRESSURE GAUGE. RADONAWAY CHECKPOINT II AUDIBLE SYSTEM ALARM INSTALLED ON VACUUM SIDE OF FAN FOR ALARM, ALARM INSTALLED ON A SEPARATE CIRCUIT FROM THE FAN.
10. STAINLESS STEEL TUBING OPEN AT THE END WITH FILTER FABRIC OVER THE END AND FIXED WITH TAPE 6-INCHES FROM THE END.

NO.	REVISION	BY	DATE

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

STATE OF NEW YORK · DANIEL P. NOLL · LICENSED PROFESSIONAL ENGINEER

LABELLA Associates, P.C.
300 STATE STREET
ROCHESTER, NY 14614
P: (585) 454-6110
F: (585) 454-3066
www.labellapc.com

PROJECT/CLIENT

3875 West Henrietta Road
Henrietta, New York

RJ Dorschel Corp.

DRAWING TITLE

SUB-SLAB DEPRESSURIZATION SYSTEM AS-BUILT

ISSUED FOR: AS-BUILT

DATE: AUGUST 2018

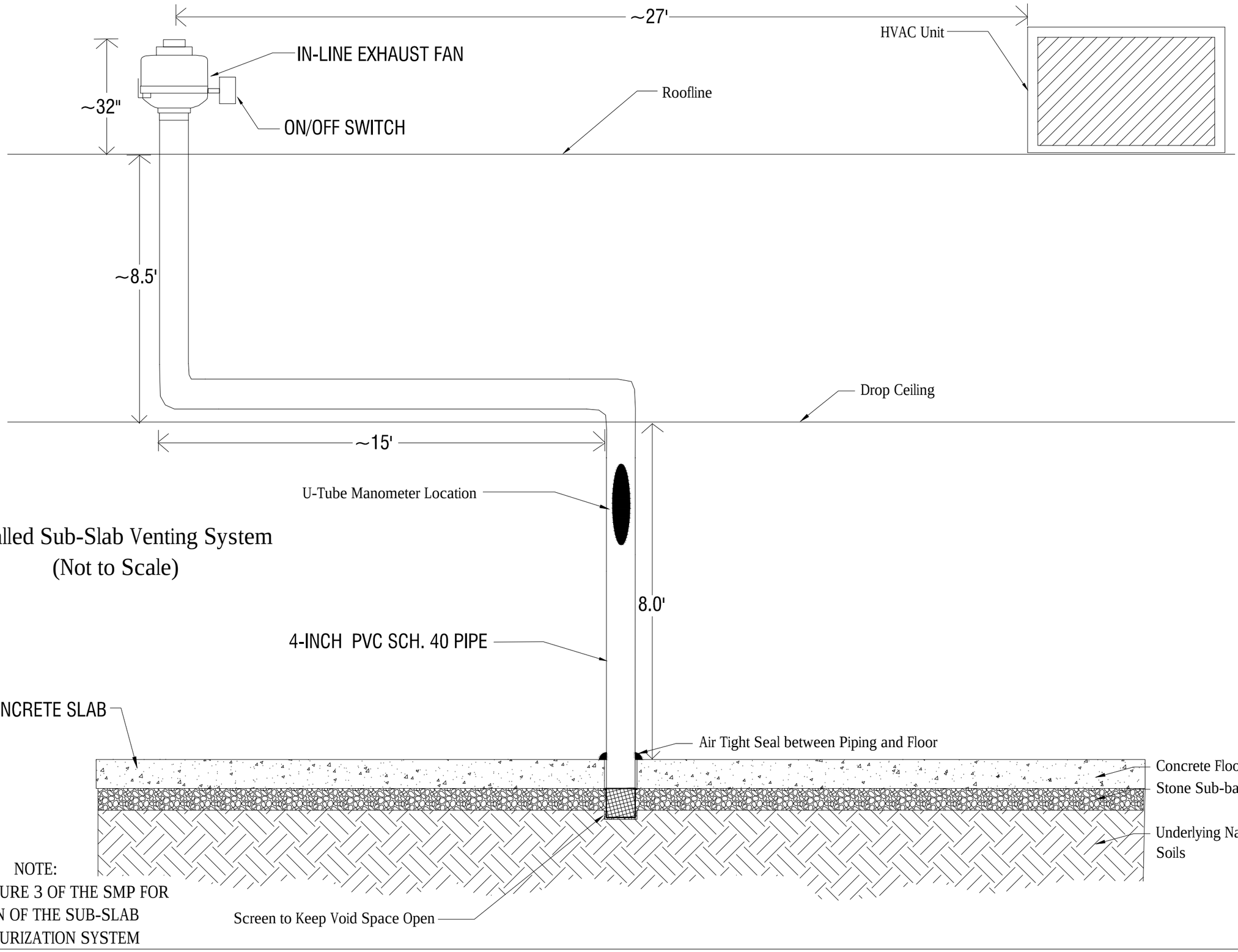
SCALE: NO SCALE
DRAWN BY: HMS/RCN
REVIEWED BY: DPN
REVIEWED BY: ###

PROJECT/DRAWING NUMBER

209395

FIG 2

J:\RJ Dorschel Corp\209395 - 3865 3875 W Henrietta Rd Rem Act\Drawings\2017\FIG 2.dwg



Installed Sub-Slab Venting System
(Not to Scale)

NOTE:
REFER TO FIGURE 3 OF THE SMP FOR LOCATION OF THE SUB-SLAB DEPRESSURIZATION SYSTEM

STATE OF NEW YORK
DANIEL P. ROLL
No. 081978
LICENSED PROFESSIONAL ENGINEER

LABELLA Associates, P.C.
300 STATE STREET
ROCHESTER, NY 14614
P: (585) 454-6110
F: (585) 454-3066
www.labellapc.com

PROJECT/CLIENT
BROWNFIELD CLEANUP PROGRAM
SITE MANAGEMENT PLAN
BCP Site # C828134

3865 WEST HENRIETTA RD
ROCHESTER, NY 14623

DRAWING TITLE
SUBSLAB DEPRESSURIZATOIN DETAILS

ISSUED FOR
AS-BUILT

AUGUST 2018

DESIGNED BY: EPD
DRAWN BY: EPD
REVIEWED BY: DPN

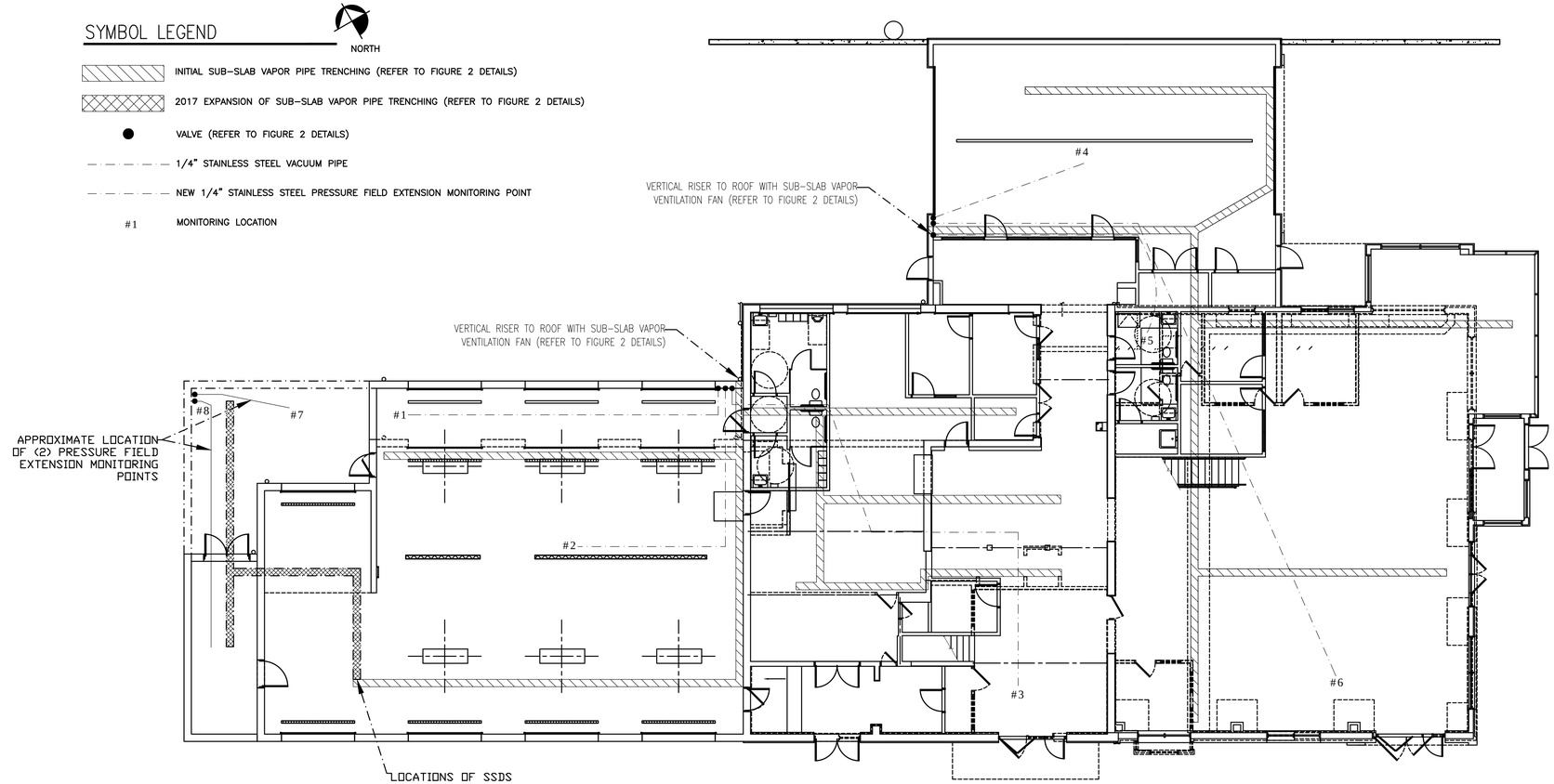
PROJECT/DRAWING NUMBER
209395

FIGURE 9

SYMBOL LEGEND

NORTH

- INITIAL SUB-SLAB VAPOR PIPE TRENCHING (REFER TO FIGURE 2 DETAILS)
- 2017 EXPANSION OF SUB-SLAB VAPOR PIPE TRENCHING (REFER TO FIGURE 2 DETAILS)
- VALVE (REFER TO FIGURE 2 DETAILS)
- 1/4" STAINLESS STEEL VACUUM PIPE
- NEW 1/4" STAINLESS STEEL PRESSURE FIELD EXTENSION MONITORING POINT
- #1 MONITORING LOCATION



NOTE:
BASE DRAWING ADAPTED FROM TY LIN INTERNATIONAL DRAWING TITLED "SANITARY SEWER PLUMBING PLAN" DATED NOVEMBER 8, 2011.

J:\RJ Dorschel Corp\8395\Drawings\PRR 2012\FIG.2013.03.07.SSDSplan.dgn

NO.	REVISION	BY	DATE
:	:	:	:
:	:	:	:
:	:	:	:
:	:	:	:
:	:	:	:
:	:	:	:

STATE OF NEW YORK
DANIEL P. HOLL
No. 091558
LICENSED PROFESSIONAL ENGINEER

LABELLA Associates, P.C.
300 STATE STREET
ROCHESTER, NY 14614
P: (585) 454-6110
F: (585) 454-3066
www.labellapc.com

PROJECT/CLIENT
3875 West Henrietta Road
Henrietta, New York
RJ Dorschel Corp.

DRAWING TITLE
AS-BUILT SUB-SLAB
DEPRESSURIZATION SYSTEM

ISSUED FOR: AS-BUILT
DATE: AUGUST 2018

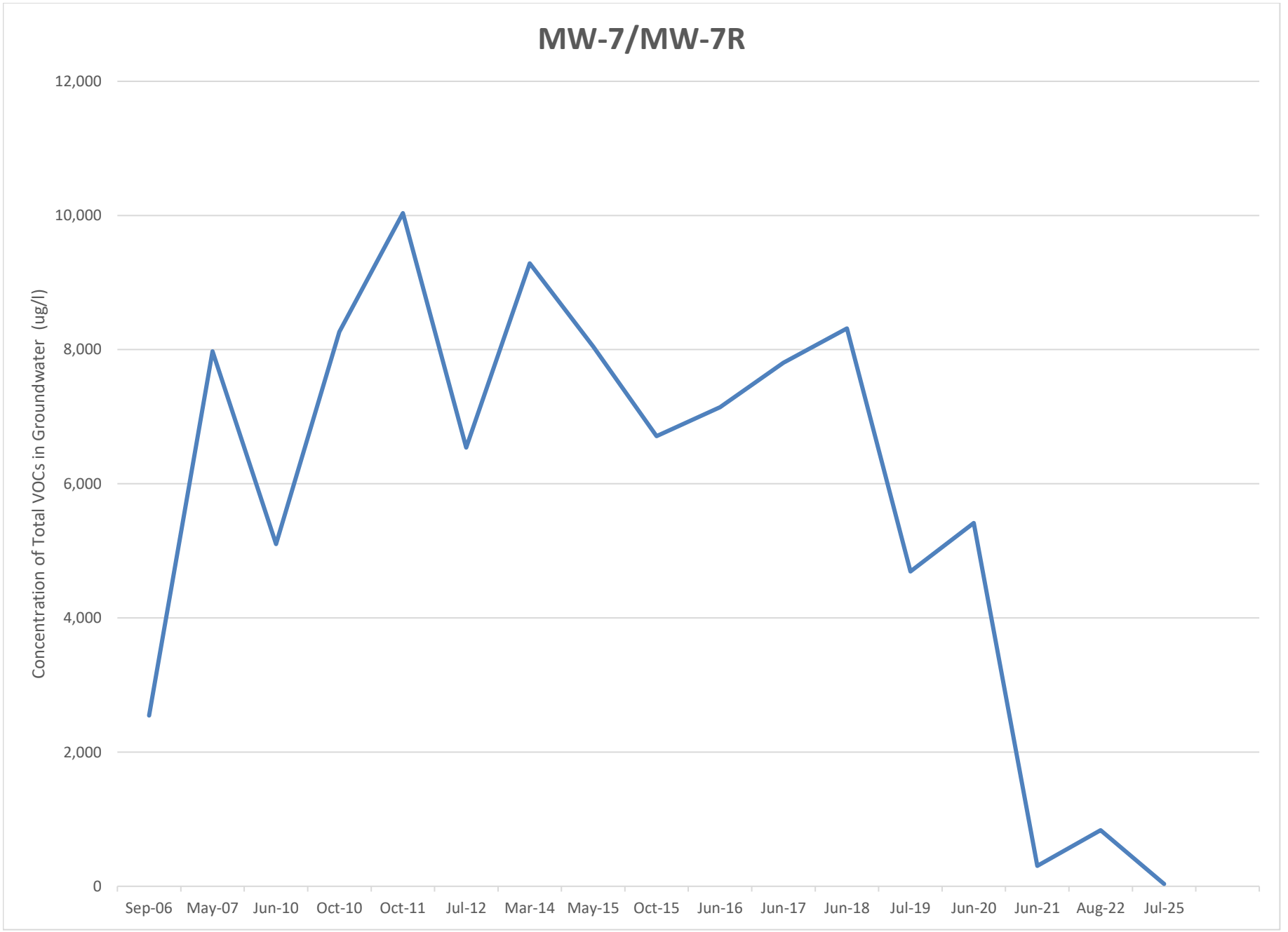
SCALE:	1:50
DRAWN BY:	HMS/RCN
REVIEWED BY:	DPN
REVIEWED BY:	# # #

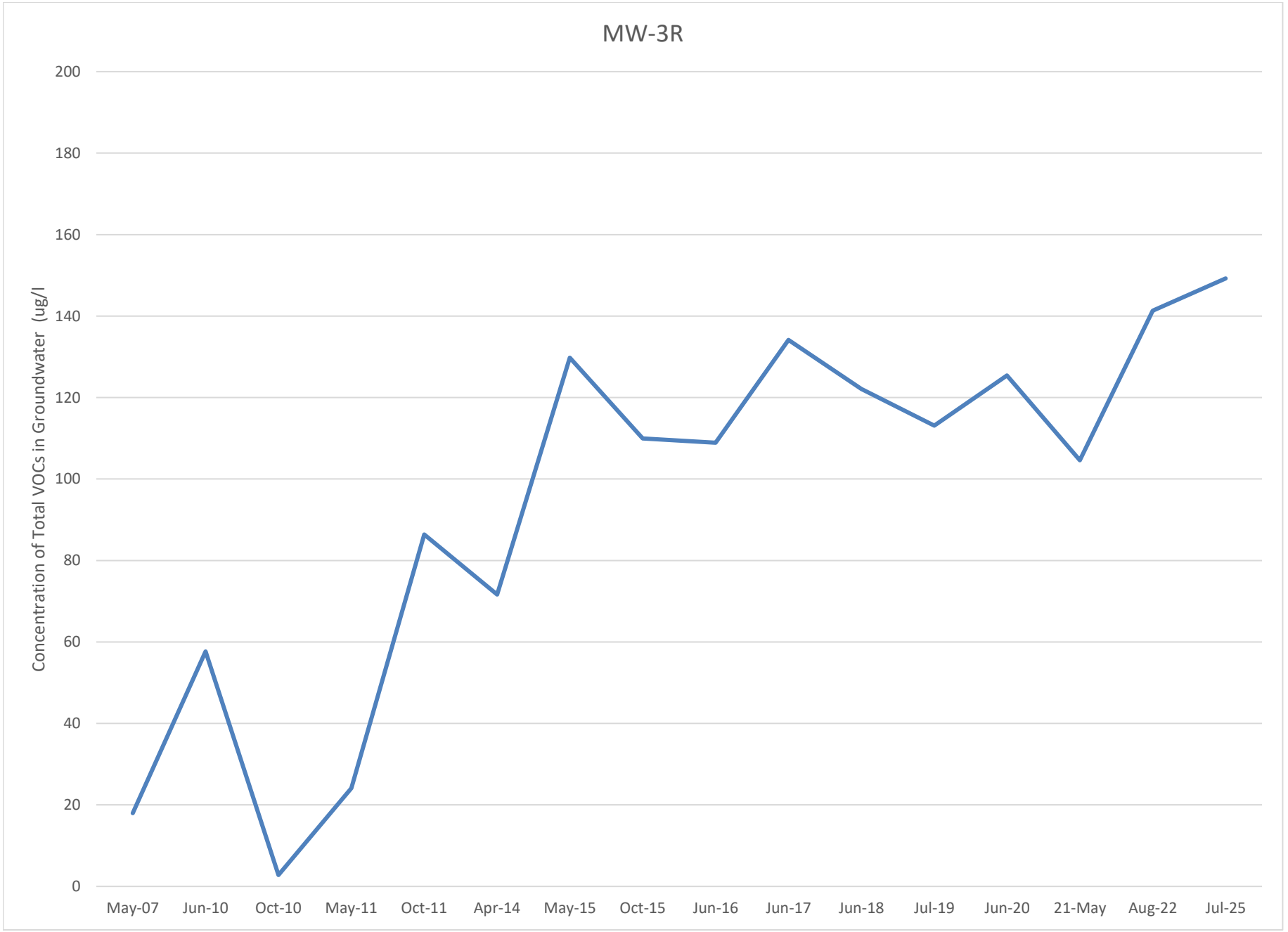
PROJECT/DRAWING NUMBER
209395

FIG 1

APPENDIX E

Data Trend Graphs


MW-7/MW-7R
Concentration of Total VOCs in Groundwater (ug/l)
12,000
10,000
8,000
6,000
4,000
2,000
0
Sep-06
May-07
Jun-10
Oct-10
Oct-11
Jul-12
Mar-14
May-15
Oct-15
Jun-16
Jun-17
Jun-18
Jul-19
Jun-20
Jun-21
Aug-22
Jul-25


MW-3R
Concentration of Total VOCs in Groundwater (ug/l
200
180
160
140
120
100
80
60
40
20
0
May-07
Jun-10
Oct-10
May-11
Oct-11
Apr-14
May-15
Oct-15
Jun-16
Jun-17
Jun-18
Jul-19
Jun-20
21-May
Aug-22
Jul-25

APPENDIX F

Institutional Controls/Engineering Controls Certification Form

Enclosure 2

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

Site Details **Box 1**

Site No. **C828134**

Site Name Former Steve Joy's Sunoco

Site Address: 3865 West Henrietta Road Zip Code: 14623
City/Town: Rochester
County: Monroe
Site Acreage: 2.500

Reporting Period: ~~August 06, 2022~~ August 09, 2022 to August 06, 2025

	YES	NO
1. Is the information above correct?	☒	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? -Change of ownership - see attached 'Change of Use' Form	☒	☐
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? -Change of ownership - see attached 'Change-of-Use' Form	☒	☐
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☒
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	☒

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	☒	☐
7. Are all ICs in place and functioning as designed?	☒	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

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

Signature of Owner, Remedial Party or Designated Representative Date

	Box 2A	
	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☒
If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.		
9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	☒	☐
If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.		

SITE NO. C828134 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
161.15-1-20.1	~~Store Master Funding LLC~~ 3817 LLC	Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan Ground Water Use Restriction

The property may only be used for commercial or industrial use, provided that the long-term Engineering and Institutional Controls included in this SMP are employed.

- The property may not be used for a higher level of use (e.g., unrestricted, residential,etc.) 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 existing sub-slab depressurization system at the 3865 West Henrietta Road property will be monitored and maintained in accordane with the SMP;
- The existing biocell will be monitored and maintained in accordance with the SMP;
- The use of the groundwater underlying the property is prohibited without treatment restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH;
- Prior to occupancy of any newly constructed buildings at this site a soil vapor intrusion evaluation will be performed in accordance with the State's most recent guidance on evaluation soil vapor intrusion. Alternatively, a SSDS can be designed and installed/started prior to occupancy of any newly constructed building. The SSDS will be designed and installed in accordance with the State's most recent guidance on evaluating soil vaor intrusion and will require approval by NYSDEC and NYSDOH prior to installation;
- Vegetable gardens and farming on the Site are prohibited; and
- 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. NYSDEC retains the right to access the 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.

161.19-1-9	~~Store Master Funding LLC~~ 3817 LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan

The property may only be used for commercial or industrial use, provided that the long-term Engineering and Institutional Controls included in this SMP are employed.

- The property may not be used for a higher level of use (e.g., unrestricted, residential,etc.) 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 existing biocell will be monitored and maintained in accordance with the SMP;
- The use of the groundwater underlying the property is prohibited without treatment restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH;
- Prior to occupancy of any newly constructed buildings at this site a soil vapor intrusion evaluation will be performed in accordance with the State's most recent guidance on evaluation soil vapor intrusion. Alternatively, a SSDS can be designed and installed/started prior to occupancy of any newly constructed building. The SSDS will be designed and installed in

accordance with the State's most recent guidance on evaluating soil vaor intrusion and will require approval by NYSDEC and NYSDOH prior to installation;

• A SSDS will be designed and installed/started prior to occupancy of the existing 3875 West Henrietta Road building. The SSDS will be designed and installed in accordance with the State's most recent guidance on evaluating soil vaor intrusion and will require approval by NYSDEC and NYSDOH prior to installation;

• Vegetable gardens and farming on the Site are prohibited; and

• 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. NYSDEC retains the right to access the 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.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
161.15-1-20.1	Vapor Mitigation
161.19-1-9	Vapor Mitigation

Box 5

Periodic Review Report (PRR) Certification Statements

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

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

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

YES	NO
☒	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

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

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

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

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

Note: Some annual monitoring was not completed during the reporting period, refer to PRR for details.

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

YES	NO
☒	☐

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C828134

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

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

I Joseph Alloco (print name) at 2700 Elmwood Avenue, Suite A, Rochester, NY. 14618 (print business address)

am certifying as OWNER (Owner or Remedial Party)

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

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

9/4/25
Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

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

I Daniel Noll (print name) at LaBella Associates, D.P.C. 300 State Street Rochester, NY (print business address),

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

Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date
		9/5/2025

NEW YORK STATE | Department of Environmental Conservation

60-Day Advance Notification of Site Change of Use

Physical Alteration, Transfer of Certificate of Completion, and/or Ownership Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

SUBMITTAL INSTRUCTIONS:

Please submit via Site Control Dropbox as described below, OR, if file size permits, by email to DERSiteControl@dec.ny.gov. Print to pdf before submitting.

You may submit your document(s) via ground mail at the address below however please – DO NOT submit both electronic and ground mail.

a.) VIA SITE CONTROL DROPBOX:

Request an Invitation

In the "Title" field, please include the following: "Change of Use – Site Name, Site # _____.

After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.

Packages submitted through third-party file transfer services will not be accepted.

b.) VIA GROUND MAIL:

Save the COU form w/attached file(s) and cover letter (optional) to an external storage device (e.g., thumb drive, flash drive). Do NOT include any paper.

Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7020

Section I: Property Information	
Site Name: Former Steve Joy's Sunoco Site	DEC Site #C828134
Site Address: 3865 and 3875 West Henrietta Road, Henrietta NY 14623	

Section II: Contact Information Person Submitting Notification	
Name: Katherine H. Karl, Esq.	
Address1: Underberg & Kessler LLP	
Address 2: 300 Bausch & Lomb Place, Rochester, NY 14604	
Phone: 585-258-2883	E-mail: kkarl@underbergkessler.com

Section III: Type of Change and Date
☑ Change of Ownership
☐ Change of Remedial Parties
☐ Transfer of Certificate of Completion
☐ Other (e.g., any physical alteration or other change of use)
Proposed Date of Change (mm/dd/yyyy) 05/31/2024

Section IV: Description of Proposed Change (Required)

Please provide a brief narrative of the proposed changes(s) indicated above. Attach maps, drawings, and/or parcel information as needed. If "other" the description must explain and advise the DEC how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

The site (along with other properties) was deeded from Store Master Funding XVI, LLC to 3817 LLC as 80% tenant-in-common and 3875 LLC as 20% tenant-in-common by deed dated 5/31/2024 and recorded 6/4/24 in Liber 12963 of Deeds, page 263 in the Monroe County Clerk's Office (see attached copy of deed). 3817 LLC is a New York limited liability company disregarded to Joseph Alloco. 3875 LLC is a New York limited liability company disregarded to Jack Allocco. Although grantor apparently failed to file the notice of transfer of ownership, the grantees are aware of the recorded environmental easement affecting the site. There is no change in the use of or buisness operations at the site.

Section V: Certification Statement

Where the change results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative: see § 375-1.11(d)(4)(i):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name: Joseph Alloco (Signature)

By:Joseph Alloco, Member of 3817 LLC (Print Name)

Name: Jack Allocco (Signature)

By: Jack Allocco, Member of 3875 LLC (Print Name)

Address1: 2700 Elmwood Avenue, Suite A / 20 Georgeff Road

Address2: Rochester, NY 14618 / Rolling Hills CA 90274

Phone: 585-225-8791 / 310-729-1982 Email : joe@allocorealestate.com / blothar@me.com

Section VI: Contact Information for New Owner, Remedial Party, or CoC Holder

If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environment Easement, Deed Restriction, or Site Management Plan subject to periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

☑ Prospective Owner ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: Joseph Alloco

Address:1 2700 Elmwood Avenue, Suite A

Address2: Rochester, NY 14618

Phone: 585-225-8791 Email: joe@allocorealestate.com

Cert. Party Name: Joseph Alloco

Address:1 2700 Elmwood Avenue, Suite A

Address2: Rochester, NY 14618

Phone: 585-225-8791 Email: joe@allocorealestate.com

Section VII: Agreement to Notify DEC After Transfer

If Section VI applies, i.e., all or part of the site will be sold, in accordance with § 375-1.11(d)(4)(ii) 30 days after the transfer a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the CoC holder for the site, the CoC should be transferred to the new owner using DEC's approved "Notice of Transfer of COC" forms found at Initial Notice And Transfer Of Certificate Of Completion - NYSDEC. This form has its own filing requirements at §375-1.9(f).

Signing below indicates that theses notices will be provided to the DEC within the specified timeframes as follows:

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. The name and contact information for the new owner(s) per §375-1.11(d)(4)(ii)
2. The name and contact information for any owner representative; and
3. A Notice of Transfer using the DEC form Initial Notice And Transfer Of Certificate Of Completion - NYSDEC.

Name: _____ _____

(Signature) (Date)

_____

(Print Name)

Address1: _____

Address2: _____

Phone: _____ Email: _____

Continuation Sheet (if needed for multiple owners, representatives, or remedial parties)

☑ Prospective Owner ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: Jack Allocco

Address:1 20 Georgeff Road

Address2: Rolling Hills CA 90274

Phone: 310-729-1982 Email: blothar@me.com

☐ Prospective Owner ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name:

Address:1

Address2:

Phone: Email:

☐ Prospective Owner ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name:

Address:1

Address2:

Phone: Email:

☐ Prospective Owner ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name:

Address:1

Address2:

Phone: Email:

NEW YORK STATE | Department of Environmental Conservation

Instructions for Completing the 60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion (CoC), and/or Ownership Form

Please submit via Site Control Dropbox Request an Invitation

In the "Title" field, please include the following: "Change of Use – Site Name, Site #

OR, if file size permits, by email to DERSiteControl@dec.ny.gov

Section I	**Description**
Site Name	Official DEC site name. (see http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3)
DEC Site ID No.	DEC site identification number.

Section II	**Contact Information of Person Submitting Notification**
Name	Name of person submitting notification of site change of use, transfer of certificate of completion and/or ownership form.
Address1	Street address or P.O. box number of the person submitting notification.
Address2	City, state and zip code of the person submitting notification.
Phone	Phone number of the person submitting notification.
E-mail	E-mail address of the person submitting notification.

Section III	**Type of Change and Date**
Check Boxes	Check the appropriate box(s) for the type(s) of change about which you are notifying the Department. Check all that apply.
Proposed Date of Change	Date on which the change in ownership or remedial party, transfer of CoC, or other change is expected to occur.

Section IV	**Description**
Description	For each change checked in Section III, describe the proposed change. Provide all applicable maps, drawings, and/or parcel information. If "Other" is checked in Section III, explain how the change may affect the site's proposed, ongoing, or completed remedial program at the site. Please attach additional sheets, if needed.

Section Certification

This section must be filled out if the change of use results in a change of ownership or responsibility for the proposed, ongoing, or completed remedial program for the site. When completed, it provides DEC with a certification that the prospective purchaser has been provided a copy of any order, agreement, or State assistance contract as well as a copy of

Name	The owner of the site property or their designated representative must sign and date the certification statement. Print owner or designated representative's name on the line provided below the signature.
Address	Owner or designated representative's street address or P.O. Box
Address	Owner or designated representative's city, state and zip
Phon	Owner or designated representative's phone
E-Mail	Owner or designated representative's E-

Section Contact Information for New Owner, Remedial Party, and CoC Holder (if a CoC was issued)

Fill out this section only if the site is to be sold or there will be a new remedial party. Check the appropriate box to indicate whether the information being provided is for a Prospective Owner, CoC Holder (if site was ever issued a COC), Prospective Remedial Party, or Prospective Owner Representative. Identify the prospective owner or party and include contact information. A Continuation Sheet is provided at the end of this form for additional

Name	Name of Prospective Owner, Prospective Remedial Party or Prospective Owner
Address	Street address or P.O. Box number for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.
Address	City, state and zip code for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.
Phon	Phone number for the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.
E-Mail	E-mail address of the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.

If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/EC), indicate who will be the certifying party(ies). Attach additional sheets, if needed.

Certifying Party Name	Name of Certifying
Address	Certifying Party's street address or P.O. Box
Address	Certifying Party's city, state and zip
Phone	Certifying Party's Phone
E-Mail	Certifying Party's E-mail

Section VII Agreement to Notify DEC After Property Transfer/Sale

This section must be filled out for all property transfers of all or part of the site. If the site also has a CoC, then the CoC shall be transferred using DEC's form found at http://www.dec.ny.gov/chemical/54736.html

Filling out and signing this section of the form indicates you will comply with the post transfer notifications within the required timeframes specified on the form. If a CoC has been issued for the site, the DEC will allow 30 days for the post transfer notification so that the "Notice of CoC Transfer Form" and proof of it's filing can be included. Normally the required post transfer notification must be submitted within 15 day (per 375-1.11(d)(3)(ii)) when no CoC is involved.

Name	Current property owner must sign and date the form on the designated lines. Print owner's name on the line provided.
Address1	Current owner's street address.
Address2	Current owner's city, state and zip code.

MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT.

Receipt # 3890829

Book Page D 12963 0263

No. Pages: 13

Instrument: DEED OTHER

Control #: 202406040963
Ref #: TT0000016471

Date: 06/04/2024

Time: 1:01:23 PM

Return To:
KELLY G REYNOLDSON ESQ
KUTAK ROCK LLP
2001 16TH STREET SUITE 1800
DENVER, CO 80202

STORE MASTER FUNDING XVI LLC,

3817 LLC,

Recording Fee	$26.00
Pages Fee	$60.00
State Fee Cultural Education	$14.25
State Fee Records Management	$4.75
TP-584 Form Fee	$5.00
RP-5217 County Fee	$9.00
RP5217 State Equal Addit Fee	$241.00
Total Fees Paid:	$360.00

Employee: NB

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.

Consideration: $1.00

JAMIE ROMEO

MONROE COUNTY CLERK

RECORDED
Time: 1:01 pm
JUN 4 2024
Monroe County Clerk's Office

AFTER RECORDING RETURN TO:
Katherine H. Karl, Esq.
Underberg & Kessler LLP
300 Bausch & Lomb Place
Rochester, NY 14604

SPECIAL WARRANTY DEED

This Indenture is made as of May 31, 2024 by and between,

STORE MASTER FUNDING XVI, LLC, a Delaware limited liability company, with an address of 8377 E Hartford Drive, Suite 100, Scottsdale, AZ 85255, (the *"Grantor")*, and

3817 LLC, a New York limited liability company, as to 80% Tenant in Common, with an address of 2700 Elmwood Avenue, Suite A, Rochester, New York 14618, and **3875 LLC**, a New York limited liability company, as to 20% Tenant in Common, with an address of 20 Georgeff Road, Rolling Hills, California 90274 (collectively, the *"Grantee")*,

WITNESSETH, that the Grantor, in consideration of Ten and no/100-- Dollars ($10.00) lawful money of the United States, and all other good and valuable consideration paid by the Grantee the sufficiency and receipt of which is acknowledged by Grantor, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the – see Exhibit "A" attached hereto and made a part hereof,

Being the same premises conveyed to Grantor by deed recorded in the Monroe County Clerk's Office on June 24, 2021, in Book 12519 of Deeds, Page 616.

TAX ACCOUNT NOS.: 161.15-1-25.11; 161.15-1-23; 161.19-1-8.11; 161.15-1-22; 161.15-1-20.11; and 161.19-1-9.1

PROPERTY ADDRESSES: 3817 W. Henrietta Road, Town of Henrietta; 3855 W. Henrietta Road, Town of Henrietta; 3.48 Acre Vacant Parcel at 0 West Henrietta Road, Town of Henrietta; 3861 W. Henrietta Road, Town of Henrietta; 3865 W. Henrietta Road, Town of Henrietta; and 3875 W. Henrietta Road, Town of Henrietta, Rochester, NY

TAX MAILING ADDRESS: 2700 Elmwood Avenue, Suite A, Rochester, New York 14618

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to the premises and all the estate and rights of the Grantor in and to said premises; TOGETHER with all of grantor's mineral, oil and gas rights, water rights, sewer rights and other

utility rights allocated to the premises; TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

And the Grantor covenants that it has not done or suffered to be done, anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that, except for title to dedicated streets, it WILL WARRANT AND DEFEND the Premises against all persons lawfully claiming, or to claim the same, by, through or under it, (excluding claims arising out of the matters which were of record prior to June 24, 2021, and real estate taxes that are a lien but not yet due and payable), but not further or otherwise.

The Grantor, in compliance with Section 13 of the Lien Law, also covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

[Signature Page Follows.]

In Witness Whereof, the Grantor has duly executed this deed the day and year first above written.

STORE MASTER FUNDING XVI, LLC,
a Delaware limited liability company

By: _____

Name: Lyena Hale
Title: Senior Vice President
Portfolio Management

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On the 28th day of May, 2024, before me the undersigned, personally appeared Lyena Hale, SVP personally known to me or proved to me on the basis of satisfactory evidence, to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Scottsdale, Arizona.

_____
Notary Public

JANICE L SPREIER
Notary Public - Arizona
Maricopa County
Commission # 665894
My Comm. Expires Apr 30, 2028

Exhibit "A"

Legal Description of Premises

Property Address: 3817 W. Henrietta Road, Rochester, NY 14623

Tax Account No. 161.15-1-25.11

Legal Description:

PARCEL A

ALL THAT TRACT OR PARCEL OF LAND situate in part of Lot 8, Range 5, Township 12, Town of Henrietta, County of Monroe, State of New York and being more particularly described as follows:

Commencing at a point being the intersection of the westerly right-of-way line of West Henrietta Road with the northerly property line of lands now or formerly R. J. Dorschel Corporation as recorded in the Monroe County Clerk's Office at Liber 6522 of Deeds Page 271; thence, south 87° 54' 34" west, along said north property line, a distance of 1143.24 feet to the point of beginning, said point being the southwesterly property corner of lands now or formerly Dennis Petrisak as recorded in the Monroe County Clerk's Office at Liber 7616 of Deeds, Page 144 and Liber 6863 of Deeds, Page 295; thence,

1. North 20° 33' 34" east, along the westerly property line as described in the aforementioned Deeds, a distance of 387.09 feet to a point; thence,

2. North 87° 54' 34" east, a distance of 455.85 feet to a point; thence,

3. South 11° 43' 55" west, a distance of 367.89 feet to a point being on the aforementioned northerly property line of lands now or formerly R. J. Dorschel Corporation; thence,

4. South 87° 54' 34" west, along said property line, a distance of 517.02 feet to the point of beginning. Containing 3.989 acres of land more or less.

All as shown on a map prepared by Passero Associates, P.C., entitled "Lands to be Conveyed", Project No. 95737.01, DWG. No. 1 and last dated January 19, 1996.

PARCEL B

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Henrietta, County of Monroe and State of New York, being part of Town Lot No. 8 and more particularly bounded and described as follows:

Commencing at a point in the southeast corner of Town Lot No. 8 where it intersects the centerline of West Henrietta Road and running thence (1) westerly along the south line of said Town Lot No. 8, a distance of 1394.25 feet to a point; thence (2) northerly at an interior angle of 67° 13' 24" with the last described course a distance of 341.38 feet to a point; thence (3)

easterly at an interior angle of 112° 45' 17" with the last described course a distance of 1395.83 feet to a point in the center line of West Henrietta Road; thence (4) southerly along the center line of West Henrietta Road along interior angle of 67° 05' 00" with the last described course a distance of 341.51 feet to the point and place of beginning.

PARCEL C

ALL THAT TRACT OR PARCEL OF LAND, situated in and being part of Town Lot 10 in the fifth range of lots, in Town 12, Range 7, in the Town of Henrietta, County of Monroe, State of New York, and being more particularly described as follows:

Beginning at the northwesterly most property corner of lands now or formerly of Linleigh Realty at 3883 West Henrietta Road (Tax Map ID 161.190-01-8.1) as conveyed by a Warranty Deed recorded in the Monroe County Clerk's Office on May 12, 1999 in Liber 9156 of Deeds, at page 561; thence,

1. South 20° 47' 49" west, along the south property line of lands now or formerly I. Gordon Realty Corp., a distance of 793.45 feet to a point; thence,

2. North 69° 12' 11" west, across lands now or formerly of I. Gordon Realty Corporation, a distance of 279.64 feet to a point; thence,

3. North 20° 45' 50" east, continuing across lands now or formerly of I. Gordon Realty Corp, a distance of 297.80 feet to a point; thence,

4. North 14° 38' 23" west, a distance of 355.88 feet to a point; thence,

5. North 87° 51' 49" east, along the southerly property line of lands now or formerly of R. J. Dorschel Corp., a distance of 527.87 feet to the point of beginning.

All as shown on a map prepared by Passero Associates entitled "Dorschel-Lexus Ancillary Parking Subdivision Plat", Drawing No. 1 of 1, last revised January 27, 2005.

Together with and subject to in common with Grantor and others, their successors and assigns a permanent easement for ingress and egress by pedestrians and motor vehicles and a permanent easement for the installation of sewer pipes, water pipes, gas and electric lines and other utilities and a right to connect into and use in common with others, any such sewer lines, water lines, gas and electric or other utilities now located over the following described property, which is presently a private road:

Commencing at an iron pin situate in the westerly line of West Henrietta which point is 950 feet (as measured along the westerly line of West Henrietta Road) south of the intersection of the westerly line of West Henrietta Road and northerly line of Town Lot #10; thence (1) westerly making an included angle of 90° with the westerly line of West Henrietta Road a distance of 500 feet to an iron pin; thence (2) southerly making an included angle of 90° with course (1) a distance of 55 feet to a point; thence (3) easterly making an included angle of 90° with course (2) a distance of 500 feet to a point on the westerly line of West Henrietta Road; thence (4) northerly making an included angle of 90° with course (3) and along the westerly line of West Henrietta Road a distance of 55 feet to the point and place of beginning.

EXCEPTING AND RESERVING therefrom, a non-exclusive permanent easement in common with others for ingress and egress, a non-exclusive permanent easement for the installation of sewer pipes, water pipes, gas and electric lines and other utilities and a right to connection into and use in common with others, any such sewer lines, water lines, gas and electric or other utilities now located within the following described premises:

ALL THAT TRACT OR PARCEL OF LAND situated in and being part of Town Lot 10 in the fifth range of Lots, in Town 12, Range 7 in the Town of Henrietta, County of Monroe, State of New York, and being more particularly described as follows:

Commencing at the south east corner of the premises herein conveyed to R. J. Dorschel Corp., said point being 793.45 feet south of the point of beginning of such conveyance, thence;

1. North 69° 12' 11" west, along the south property line of lands conveyed as shown on the previously mentioned drawing, a distance of 279.64 feet to a point; thence,

2. North 20° 45' 50" east, along the easterly property line of lands now or formerly of I. Gordon Realty Corporation, a distance of 55.00 feet to a point; thence,

3. South 69° 12' 11" east, a distance of 279.67 feet to a point; thence,

4. South 20° 47' 49" west, a distance of 55.00 feet to the point of beginning.

All as shown on a map prepared by Passero Associates entitled "proposed access/utility easement from 3817 West Henrietta Road to I. Gordon Realty Corporation", drawing no. 1 of 1, and dated February 15, 2005.

Parcels A, B and C combined by as-surveyed description made by LMS Surveying LTD Dated June 10, 2021:

ALL THAT TRACT OR PARCEL OF LAND, situated in port of Town Lot 8 and 10, 5th Range of Lots, Township 12, Range 7 Phelps & Gorham Purchase, Town of Henrietta, County of Monroe and State of New York, being more particularly described as follows:

Beginning on the westerly right of way of West Henrietta Road, (ROW varies) at the southeasterly property corner of lands now or formerly of 3755 West Henrietta Rood LLC, as described in Liber 11163 of Deeds, Page 484 and the northwesterly corner of New York State Appropriation, Map 241 Parcel 262, thence,

1. South 21° 33' 58" west, along said westerly right of way, a distance of 73.43 feet to a point; thence,

2. South 16° 06' 53" west, along said right of way, a distance of 27.08 feet to a point; thence,

3. South 20° 46' 25" west, along said right of way, a. distance of 240.24 feet to the southwesterly corner of Map 241, Parcel 262, thence

4. South 87° 51' 49" west, along the northerly property line of lands now or formerly of Dorschel Realty Corporation, as described in Liber 8868 of Deeds, Page 283 a distance of 525.24 feet to a point, said point being the northwesterly property corner of Linleigh; thence,

5. South 20° 47' 49" west, along Dorschel Realty Corporation westerly property line, a distance of 793.45 feet to a point; thence,

6. North 69° 12' 11" west, a distance of 279.64 feet to a point; thence,

7. North 20° 45' 50" east. a distance of 297.80 feet to a point; thence,

8. North 14° 38' 23" west, a distance of 355.88 feet to a point; thence,

9. South 87° 51' 46" west, a distance of 287.91 feet to a point; thence,

10. North 20° 38' 25" east, a distance of 341.38 feet to a point; thence,

11. North 87° 53' 08" east, a distance of 216.28 feet to a point; thence,

12. North 20° 32' 08" east, a distance of 387.09 feet to a point; thence,

13. North 87° 53' 08" east, a distance of 455.85 feet to a point; thence,

14. South 11° 42' 29" west, a distance of 367.89 feet to a point; thence,

15. North 87° 53' 08" east a distance of 607.08 feet to the point of beginning.

Containing within said bounds 19.2803 acres (839,852 square feet) of land, more or less.

Property Address: 3855 W. Henrietta Rd., Rochester, NY 14623

Tax Account No. 161.15-1-23

Legal Description:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Henrietta, County of Monroe and State of New York and situate in the east end of Lot 10, in the Fifth Range of Lots in said Town of Henrietta and being part of the premises conveyed to Leander Vollmer by Warranty Deed dated June 25, 1932 and recorded in Monroe County Clerk's Office on June 27, 1932 in Liber 1603 of Deeds, page 275; and being more particularly described as follows:

Commencing at the intersection of the north line of said Lot 10 with the westerly line of the West Henrietta Road and running thence in a southerly direction along the westerly line of the West Henrietta Road a distance of 250 feet to a point; running thence in a westerly direction on a line parallel with the northerly line of said Lot No. 10, a distance of 300 feet to a point; thence in a northerly direction on a line parallel with the westerly line of the said West Henrietta Road a distance of 250 feet to a point in the northerly line of said Lot No. 10; running thence in an easterly direction along the northerly line of said Lot No. 10, a distance of 300 feet to the place of beginning.

EXCEPTING AND RESERVING therefrom, that portion of the premises appropriated by the People of the State of New York recorded in Liber 9101 of Deeds, Page 620.

Subject to all covenants, easements and restrictions of record, if any, affecting said premises. Being the same premises conveyed to party of the first part by Deed recorded in Monroe County Clerk's Office on August 9, 1983 in Liber 6363 of Deeds at page 81.

The premises are as-surveyed description made by LMS Surveying LTS dated June 10, 2021:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Henrietta, County of Monroe and State of New York, being part of Town Lot #10 of the Fifth Range of Lots, Township 12, Range 7, and more particularly described as follows:

Beginning at the intersection of the north line of Lot 10, 5th Range of Lots, Town of Henrietta, and the west line of West Henrietta Road, as established by Liber 9101 of Deeds, Page 620 and Liber 1187 of Appropriation Maps, Page 166;

Thence, running along said west line of West Henrietta Road, South 20°46'25" West a distance of 249.96 feet to a point, said point being the northeast corner of lands now or formerly of R.J. Dorschel Corporation as described in Liber 10578 of Deeds, Page 553;

Thence, leaving said right of way and running South 87°51'49" West a distance of 282.44 feet to a point;

Thence, North 20°47'49" East a distance of 250.00 feet to a point;

Thence, North 87°51'49" East a distance of 282.33 feet to the Point of Beginning.

Containing within said bounds 1.4926 acres (65,016 square feet) of land, more or less.

Property Address: 3.48 Acre Vacant Land, Rochester, NY 14623

Tax Account No. 161.19-1-8.11

Legal Description:

Lot 2

Dorschel-Garber Exchange Subdivision

ALL THAT TRACT OR PARCEL OF LAND situated in part of Town Lot 10, Fifth range of Lots, Township 12, Range 7, Town of Henrietta, County of Monroe, State of New York and more particularly described as follows:

Commencing at a point on the west right of way of West Henrietta Road, said point being 772 ± feet north of the north right of way of Bailey Road, said point also being the southeast corner of the lands of Garber Realty NY LLC, (3883 W. Henrietta Road) as filed in Liber 11061 of Deeds Page 231; thence

Westerly, along a line bearing N 69° 12' 11" W a distance of 448.32 feet to the point of beginning, thence;

1.) Continuing westerly, along a line bearing N 69° 12' 11" W a distance of 35.00 feet to a point, thence;

2.) Northerly, along a line bearing N 20° 47' 49" E a distance of 793.45 feet to a point, thence;

3.) Easterly, along a line bearing N 87° 51' 49" E a distance of 242.91 feet to a point, thence;

4.) Southerly, along a line bearing of S 20° 47' 49" W a distance of 250.00 feet to a point, thence;

5.) Easterly, along a line bearing N 87° 51' 49" E a distance of 25.00 feet to a point, thence;

6.) Southerly, along a line bearing of S 20° 47' 49" W a distance of 350.00 feet to a point, thence;

7.) Westerly, along a line bearing N 69° 12' 09" W a distance of 146.75 feet to a point, thence;

8.) Southerly, along a line bearing of S 20° 47' 49" W a distance of 174.23 feet to a point, thence;

9.) Westerly, along a line bearing N 80° 42' 08" W a distance of 66.32 feet to a point, thence;

10.) Southerly, along a line bearing of S 20° 47' 49" W a distance of 110.40 feet to the point of beginning.

Property Address: 3861 W. Henrietta Rd., Rochester, NY 14623

Tax Account No. 161.15-1-22

Legal Description:

All that tract or parcel of land situate in the Town of Henrietta, County of Monroe and State of New York, bounded and described as follows:

Commencing at a point, in the westerly line of West Henrietta Road located 250 feet southerly from a point representing the intersection of the north line of Lot No. 10, in the 5th Range of lots, in said Town of Henrietta and the westerly line of West Henrietta Road, which point of beginning is also intended to be the southeasterly corner of premises of Southern Oil Company of New York, Inc., as described in a deed dated October 30, 1953 and recorded in Monroe County Clerk's Office in Liber 2862 of Deeds, at page 123, and running thence southerly along the westerly line of said West Henrietta Road, a distance of 150 feet be the same more or less to premises now or formerly of one Ashman; thence westerly and along said Ashman northerly boundary a distance of 275 feet, be the same more or less to the northwest corner thereof; thence northerly and in a line parallel with West Henrietta Road, a distance of 150 feet more or less to a point in the southerly boundary of the aforesaid premises of Southern Oil Company of New York, Inc.; thence easterly and along the said southerly boundary of Southern Oil Company of New York, Inc., a distance of

275 feet more or less to the point of beginning, which described is taken from a survey made by G.J. Hess, Licensed Surveyor, on September 4, 1954, to which reference is hereby made.

Excepting from the above, premises appropriated by the New York State Department of Transportation for the West Henrietta Road State Highway #62 Project Map #240 Parcel #261. Notice of said Appropriation recorded in the Monroe County Clerk's Office November 12, 1998 in Liber 9086 of Deeds, page 383.

Being the same premises conveyed to grantor herein, by deed dated July 24, 1974 and recorded in the Monroe's County Clerk's Office in Liber #5546 of Deeds at Page # 187 on December 7, 1978.

This conveyance is made subject to and together with all covenants, easements and restrictions of record affecting the above described premises as recorded in Monroe County Clerk's Office.

The premises are as-surveyed description made by LMS Surveying LTD dated June 10, 2021:

All that tract or parcel of land, situate in the Town of Henrietta, County of Monroe and State of New York, being part of Town Lot #10 of the Fifth Range of Lots, Township 12, Range 7, and more particularly described as follows:

Commencing at the intersection of the north line of Lot 10, 5th Range of Lots, Town of Henrietta, and the west line of West Henrietta Road, as established by Liber 9101 of Deeds, Page 620 and Liber 1187 of Appropriation Maps, Page 166; Thence, running along said west line of West Henrietta Road, South 20°46'25" West a distance of 249.96 feet to a point, being the Point of Beginning;

Thence, continuing along the west line of West Henrietta Road, South 20°46'25" West a distance of 149.97 feet to a point, said point being the northeast corner of lands now or formerly of R.J. Dorschel Corporation as described in Liber 10256 of Deeds, Page 581;

Thence, leaving said west line of West Henrietta Road and running South 87°51' 49" West a distance of 257.51 feet to a point;

Thence, running North 20°47' 49" East a distance of 150.00 feet to a point;

Thence, running North 87°51' 49" East a distance of 257.44 feet to the Point of Beginning.

Containing within said bounds 0.8165 acres (35,568 square feet) of land, more or less.

Property Address: 3865 W. Henrietta Rd., Rochester, NY 14623

Tax Account No. 161.15-1-20.11

Legal Description:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Henrietta, County of Monroe and State of New York, being part of Town Lot 10 in the Fifth Range of Lots in Township 12, Range 7 and being more particularly bounded and described as follows:

Beginning at the northeasterly corner of premises conveyed by Cortese Properties, L.P. to R.J. Dorschel Corp. by deed recorded in the Monroe County Clerk's Office on February 13, 2006 in Liber 10256 of Deeds, Page 581 which point of beginning is at the intersection of the northerly line of said premises with the westerly right-of-way line of West Henrietta Road and which point of beginning is also shown and designated as distant northeasterly 1,369.61 feet from the intersection of the westerly right-of-way line of West Henrietta Road with the northerly right-of-way line of Bailey Road as depicted and identified on that map of the Mini of Rochester Subdivision filed in the Monroe County Clerk's Office on December 22, 2011 in Liber 342 of Maps, page 68; thence (1) North 81° 30' 00" west, along the northerly line of said premises conveyed to R. J. Dorschel Corp. by the aforesaid deed, a distance of 255.78 feet to the northwesterly corner of said premises; thence (2) South 31° 26' 00" west, along the westerly-line of said premises so conveyed by the deed aforesaid, a distance of 128.04 feet to a point; thence (3) South 58° 34' 00" east, through the lands conveyed by the aforesaid deed and continuing through lands conveyed by Cortese Properties, L.P. to R.J. Dorschel Corp. by deed recorded in the aforesaid County Clerk's Office on November 17, 2006 in Liber 10385 of Deeds, page 323 for a distance of 235.56 feet to a point in the westerly right-of-way line of West Henrietta Road; thence (4) North 31° 26' 00" east along the westerly right-of-way line of West Henrietta Road a distance of 227.70 feet to the point or place of beginning, and being and hereby describing and comprising Lot 1 of the Mini of Rochester Subdivision as shown on that map of such subdivision filed in the Monroe County Clerk's Office in Liber 342 of Maps, page 68.

Property Address: 3875 W. Henrietta Rd., Rochester, NY 14623

Tax Account No. 161.19-1-9.1
Legal Description:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Henrietta, County of Monroe and State of New York, being part of Town Lot 10 in the Fifth Range of Lots in Township 12, Range 7 and being more particularly bounded and described as follows:

Beginning at the southeasterly corner of premises conveyed by Cortese Properties, L.P. to R.J. Dorschel Corp. by deed recorded in the Monroe County Clerk's Office on November 17, 2006 in Liber 10385 of Deeds, page 323, which point of beginning is at the intersection of the southerly line of said premises with the westerly right-of-way line of West Henrietta Road, and which point of beginning is also shown and designated as distant northeasterly 964.5 feet from the intersection of the westerly right-of-way line of West Henrietta Road with the northerly right-of-way line of Bailey Road as depicted and identified on the map of the Mini of Rochester Subdivision filed in the Monroe County Clerk's Office on December 22, 2011 in Liber 342 of Maps, page 68; thence (1) North 70° 03' 57" west, along the southerly line of said premises conveyed to R. J. Dorschel corp. by the aforesaid deed, a distance of 390.14 feet to the southwesterly corner of said premises; thence (2) North 31° 26' 00" east, along the westerly line of said premises so conveyed by the deed aforesaid, a distance of 174.23 feet to a northwesterly corner of said premises; thence (3) South 58° 33' 58" east, along a northerly line of said premises so conveyed, a distance of 146.75 feet to a corner of said premises; thence (4) North 31° 26' 00" east, along the westerly line of premises conveyed to R. J. Dorschel Corp. by deed from Cortese Properties, L.P. recorded in the aforesaid County Clerk's Office on February 13, 2006 in Liber 10256 of Deeds, page 581 a distance of 71.96 feet to a point; thence (5) South 58° 34' 00" east, through lands acquired by R. J. Dorschel Corp. by the two deeds aforesaid, a distance of 235.56 feet to a point in the westerly right-of-way line of West Henrietta Road; thence (6) South 31° 26' 00" west along the westerly right-of-way line of West Henrietta Road a

distance of 168.41 feet to the point or place of beginning, and being and hereby describing and comprising Lot 2 of the Mini of Rochester Subdivision as shown on that map of such subdivision filed in the Monroe County Clerk's Office in Liber 342 of Maps, page 68.