Former Steve Joy's Sunoco
3865 & 3875 West Henrietta Road
TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK

Site Management Plan

NYSDEC BCP Site Number: C828134

Prepared for:
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Revisions to Final Approved Site Management Plan:

Revision #	Submitted Date	Summary of Revision	DEC Approval Date
1	8/27/2009	Draft SMP	11/13/2009
2	12/4/2009	NYSDEC November 13, 2009 Comment Letter	12/14/2009
3	12/18/2009	Additional Revision via December 10, 2009 e-mail	12/31/2009
4	6/23/2014	Groundwater Sampling, Biocell Monitoring and Sub-Slab Depressurization System Install	
5	August 2018	Sub-slab depressurization system (SSDS) expanded beneath the 2017 addition to 3875 West Henrietta Road Building	

DECEMBER 2009
REVISED MAY 2014
REVISED AUGUST 2018

CERTIFICATION STATEMENT

I DANIEL P. NOLL certify that I am currently a NYS registered professional engineer as in defined in 6 NYCRR Part 375 and that this Site Management Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

Daniel P. Noll P.E.

6/5/2019 DATE

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1.0 INTRODUCTION AND DESCRIPTION OF REMEDIAL PROGRAM

1.1 INTRODUCTION

This document is required as an element of the remedial program at 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) administered by 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.

1.1.1 General

In June 2006, the RJ Dorschel Corporation entered into a Brownfield Cleanup Agreement (BCA) [Index #B8-0719-06-06] with the NYSDEC to remediate the parcel located at 3865 West Henrietta Road in the Town of Henrietta, Monroe County, New York. The adjacent parcel, known as 3875 West Henrietta Road, was added as an amendment to the BCA in April 2007. Therefore, both the 3865 and 3875 West Henrietta Road parcels collectively constitute the BCP Site. The BCA required the Remedial Party, the RJ Dorschel Corporation, to investigate and remediate contaminated media at the Site. Figures showing the Site location (Figure 1) and boundaries (Figure 2) of the overall $2.5^{\pm}$ acre Site are provided. The boundaries of the Site are more fully shown in the ALTA survey for the Site included with the Environmental Easement, which is included as Appendix A.

After completion of the remedial work described in the Remedial Action Work Plan, some contamination was left in the subsurface at this Site, which is hereafter referred to as "remaining contamination." This Site Management Plan (SMP) was prepared to manage remaining contamination at the site until the Environmental Easement is extinguished in accordance with ECL Article 71, Title 36. All reports associated with the site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State.

This SMP was prepared by LaBella Associates, D.P.C. (LaBella), on behalf of the RJ Dorschel Corporation, in accordance with the requirements in NYSDEC Draft DER-10 Technical Guidance for Site Investigation and Remediation, dated December 2002, and the guidelines provided by NYSDEC. This SMP addresses the means for implementing the Institutional Controls (ICs) and Engineering Controls (ECs) that are required by the Environmental Easement for the site.

1.1.2 Purpose

The site contains remaining contamination left after completion of the remedial actions performed in accordance with the NYSDEC approved Remedial Action Work Plan. The goal of the remedial action work plan was to achieve a Track 2 cleanup as defined in 6 NYCRR Part 375-3.8. Engineering Controls have been incorporated into the site remedy to control exposure to remaining contamination during the use of the Site to ensure protection of public health and the environment. An Environmental Easement granted to the NYSDEC, and recorded with the Monroe County Clerk, will require compliance with this SMP and all ECs and ICs placed on the Site. The ICs place restrictions on use of the Site and mandate operation, maintenance, monitoring and reporting measures for all ECs and ICs. This SMP specifies the methods necessary to ensure compliance with all ECs and ICs required by the Environmental Easement for contamination that remains at the Site. This plan has been approved by the NYSDEC, and compliance with this plan is required by the grantor of the Environmental Easement and the grantor's successors and assigns. This SMP may only be revised with the approval of the NYSDEC.

This SMP provides a detailed description of all procedures required to manage remaining contamination at the site after completion of the Remedial Action, including: (1) implementation and management of all Engineering and Institutional Controls; (2) media monitoring; (3) operation and maintenance of all treatment, collection, containment, or recovery systems; (4) performance of periodic inspections, certification of results, and submittal of Periodic Review Reports; and (5) defining criteria for termination of treatment system operations.

To address these needs, this SMP includes three plans: (1) an Engineering and Institutional Control Plan for implementation and management of EC/ICs; (2) a Monitoring Plan for implementation of Site Monitoring; and (3) an Operation and Maintenance Plan for the implementation of the remedial systems.

This plan also includes a description of Periodic Review Reports for the periodic submittal of data, information, recommendations, and certifications to NYSDEC.

It is important to note that:

- This SMP details the Site-specific implementation procedures that are required by the Environmental Easement. Failure to properly implement the SMP is a violation of the Environmental Easement, which is grounds for revocation of the Certificate of Completion (COC);
- Failure to comply with this SMP is also a violation of Environmental Conservation Law, 6NYCRR Part 375 and the BCA (Index #B8-0719-06-06; Site # C828134) for the Site, and thereby subject to applicable penalties.

1.1.3 Revisions

Revisions to this plan will be proposed in writing to the NYSDEC's project manager. In accordance with the Environmental Easement for the site, the NYSDEC will provide a notice of any approved changes to the SMP, and append these notices to the SMP that is retained in its files.

1.2 SITE BACKGROUND

1.2.1 Site Location and Description

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 overall Site is an approximately 2.5$^{\pm}$ acre area that is improved with the following structures:

- A 4,692$^{\pm}$ square foot building on the 3865 West Henrietta Road parcel; and
- A 8,804$^{\pm}$ square foot building 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, Pizza Hut Restaurant;
- East – West Henrietta Road Right-of-way (ROW), then 3870 West Henrietta Road, Lewis General Tire, Inc.;
- South – 3883 West Henrietta Road, John Holtz Mercedes-Benz dealership; and
- West – overflow parking lots associated with John Holtz's 3883 West Henrietta Road property.

Potable water for the Site and surrounding area is supplied by a municipal source. In addition, the Town of Henrietta Engineer has indicated that there are no known extraction wells within a half-mile radius of the Site.

A Site Plan (included as Figure 2), illustrates the Site boundaries, and the adjacent properties. The boundaries of the Site are shown on the ALTA Survey included in the Environmental Easement which is in Appendix A.

1.2.2 Site History

The existing building on the 3865 West Henrietta Road parcel was reportedly constructed in 1970. The 3865 West Henrietta Road (northern) portion of the Site was unoccupied from approximately February 2005 until October 2006. The northern portion of the 3865 West Henrietta Road building appears to have historically been used for automobile sales and as an automobile showroom, while the southern portion of the 3865 West Henrietta Road building was used for automobile service and includes two (2) above-ground hydraulic lifts.

Based on a review of City of Rochester Suburban Cole-Polk Business Directories, known past occupants of the 3865 West Henrietta Road parcel (with known dates of occupancy in parentheses) have included:

- Cortese Resale Center - Automobile Sales & Service (2004)
- Hertz Penske Truck Rental and Steve Joy's Sunoco Truck Rental, Automobile Servicing and Gas Station (1999)
- Steve Joy's Sunoco - Automobile Servicing and Gas Station (1984, 1989 and 1994)
- Vacant - Automobile Servicing and Gas Station (1979)
- Jim's Sunoco - Automobile Servicing and Gas Station (1974)
- Blankenburg Sunoco - Automobile Servicing and Gas Station (1969)
- Reynold's Sunoco - Automobile Servicing and Gas Station (1964)
- Lou's Sunoco - Automobile Servicing and Gas Station (1959)

In June 2006, the 3865 West Henrietta Road parcel was entered into the NYSDEC BCP as the "Former Steve Joy's Sunoco" site (BCP #C828134). As of the date of this SMP (2009), the 3865 West Henrietta Road parcel is being used as a used automobile sales and service facility.

The 3875 West Henrietta Road building was reportedly constructed in 1965 with an addition in the late 1990s. The 3875 West Henrietta Road parcel has been unoccupied since approximately February 2005. The eastern portion of the 3875 West Henrietta Road building appears to have historically been used for automobile sales and as an automobile showroom, while the western portion of the 3875 West Henrietta Road building was used for automobile service and includes seven (7) in-ground hydraulic lifts.

Based on a review of City of Rochester Suburban Cole-Polk Business Directories, known past occupants of the 3875 West Henrietta Road parcel (with known dates of occupancy in parentheses) have included:

- Cortese Mitsubishi - Automobile Sales & Service (1994, 1999 and 2004)
- Camp-O-Rama, Inc - Camping Equipment Sales (1979, 1984 and 1989)

- Atlantic Tug & Equipment Co. - Construction Equipment Rental (1969 and 1974)

In April 2007, the 3875 West Henrietta Road parcel was entered into the NYSDEC BCP as an amendment to BCP Site #C828134. When the SMP was initially developed (2009), the 3875 West Henrietta Road parcel contained only an unoccupied building; however, in 2012RJ Dorschel developed the 3875 West Henrietta Road parcel into a Mini Cooper automotive sales and service dealership.

1.2.3 Geologic Conditions

The Site is located within the Eastern Lake section of the Central Lowlands physiographic province. This area is of relatively low relief with the ground surface sloping upward to the south and southeast. The overburden geology within the Eastern Lake section is dominated by glacial landforms derived from deposition during and immediately after the most recent period of glaciation to affect the area (i.e., the Wisconsin Glacial event that ended approximately 10,000 years ago).

Site geologic features are based primarily on information obtained from the advancement of seventy-five (75) soil borings and the excavation of nine (9) test pits completed as part of the RI. A Topsoil layer was encountered at the ground surface within five soil borings. This Topsoil deposit generally consisted of dark brown medium to fine-grained Sand with little Silt and trace fine-grained Gravel. The Topsoil layer also contained organic matter including roots, root traces and humus. Asphalt pavement or concrete slabs were encountered at the ground surface within the remaining soil borings completed at the Site. A 0.4 to 0.7-foot thick Buried Topsoil layer of similar composition was also encountered beneath the Fill Material layer within nine of the soil borings.

Soils encountered beneath the asphalt pavement, concrete slabs or topsoil layer within the soil borings and test pits completed at the Site generally revealed a Fill Material layer consisting primarily of coarse to fine-grained SAND and coarse to fine-grained GRAVEL with little to no Silt. The Fill Material deposit generally ranged in thickness from 0.6 to 4 feet thick, but was found to be up to 8 feet thick in some borings.

Below the near-surface fill material, the soil borings generally encountered a brown, Lacustrine deposit consisting primarily of Silt & Clay with trace to little fine-grained Sand. The brown, Lacustrine formation extended to the bottom of many of the soil borings, which were terminated at approximately 11 to 12 feet below the ground surface (BGS).

An Alluvial deposit consisting of coarse to fine-grained Sand with little to some coarse to fine-grained Gravel, and little Silt was encountered atop this Lacustrine formation in two borings. This Alluvial deposit ranged from at least 0.5 to 2.0 feet thick.

A Glacial Till deposit was encountered beneath the Lacustrine deposit within five soil borings at depths ranging from 8.0 to 9.5 feet BGS. This Glacial Till deposit ranged in texture from a dense coarse to fine-grained Sand with little to some Silt & Clay and little coarse to fine-grained Gravel to a dense Clayey Silt with trace to little medium to fine-grained Sand and trace medium to fine-grained Gravel.

Bedrock was not encountered within the test borings or test pits completed at the Site for this remedial investigation. According to the Overburden Thickness Map of Monroe County, prepared for the Monroe County Environmental Management Council, the depth to bedrock beneath the Site is between 50 and 100 feet BGS.

Overburden groundwater was encountered in borings completed at the Site during the dryer, summer months at approximately 8 feet BGS. During wetter parts of the year (e.g., Spring) soil borings found the overburden groundwater table to be as high as 4 feet BGS. Static water levels were collected during groundwater sampling events and noted that the depth of groundwater ranged between approximately 1.5 feet to 5.0 feet BGS. The initial groundwater data obtained as part of the Phase II ESA (pre-BCP) indicated a groundwater flow direction to the northeast at the 3865 West Henrietta Road parcel. However, subsequent well gauging events indicated a groundwater flow to the southwest on December 14, 2006 (3865 West Henrietta Road parcel) and October 11, 2007 (3875 West Henrietta Road parcel) and to the south on May 12, 2007 (3865 and 3875 West Henrietta Road parcels). The static water levels, casing well elevations and calculated groundwater elevations for these monitoring events are tabulated and provided as Table 1.

Based on the groundwater contours obtained as part of the RI (shown on Figure 3), it appears that groundwater flows to the south or southeast. [Note: Figure 3 provides two dates of groundwater contours; however, as shown on Figure 4, a previous sampling round indicated a groundwater flow direction to the northeast and may indicate that groundwater fluctuates seasonally at the Site.]

1.3 SUMMARY OF REMEDIAL INVESTIGATION FINDINGS

The following previous environmental assessments/investigations have been completed at the 3865 West Henrietta Road portion of the Site:

- *Site Assessment Report, Steve Joy's Sunoco, 3865 West Henrietta Road, Rochester, Monroe County, NY,* dated April 1997 and prepared by Environmental Assessment and Remediation (EAR);
- *Tank Closure Report, 3865 West Henrietta Road, Rochester, NY,* dated March 31, 1998 and prepared by Rowan Environmental Services, Inc. (Rowan);
- *Soil Gas Survey and Soil Sampling Report for the Hazardous Waste Assessment of New York Route 15, Town of Henrietta, New York,* dated March 1998 and prepared by URS Greiner Consultants, Inc. (URS); and,
- *Remedial Investigation Report: NYSDEC Spill #9701554, 3865 West Henrietta Road, Henrietta, New York 14623,* dated October 2005 and prepared by LaBella.

The following previous environmental assessments/investigations have been completed at the 3875 West Henrietta Road portion of the Site:

- Phase I Environmental Site Assessment (ESA), *3875 West Henrietta Road, Henrietta, New York 14623*, dated September 2005 and prepared by LaBella; and
- *Phase II ESA: Preliminary Site Characterization Report, 3875 West Henrietta Road, Henrietta, New York,* dated November 2005 and prepared by LaBella.

The following environmental reports have been completed for BCP Site C828134 (i.e., concerning both the 3865 and 3875 West Henrietta Road parcels):

- *Final Engineering Report* dated December 2009 and prepared by LaBella*;* and,

- *Remedial Investigation Report*, dated February 2009 and prepared by LaBella.

[Note: In addition to the above reports, a *Remedial Alternatives Analysis (RAA) and Remedial Action Work Plan (RAWP),* dated March 2008 (Revised February 2009) was also prepared by LaBella]

The Pre-BCP and BCP Investigation work included advancing seventy three (73) soil borings, excavating nine (9) test pits, installing sixteen (16) groundwater monitoring wells at the Site; installation of sub-slab soil vapor sampling points; and, sampling sub-slab, soil vapor and indoor/outdoor air. Site contamination was characterized through soil and groundwater sampling for the following:

- United States Environmental Protection Agency (USEPA) Target Compound List (TCL) Volatile Organic Compounds (VOCs) including 20 Tentatively Identified Compounds (TICs) using USEPA Method 8260;
- USEPA TCL Semi-Volatile Organic Compounds (SVOCs) including 20 TICs using USEPA Method 8270;
- Target Analyte List (TAL) Metals using USEPA Methods 6010 and 7471;
- Polychlorinated Biphenyls (PCBs) using USEPA Method 8082;
- Pesticides using USEPA Method 8081; and,
- VOCs in sub-slab/indoor air/outdoor air using USEPA Method TO-15.

This testing was completed throughout the Site in order to determine potential contaminants of concern. Based on the work completed, it was determined that the predominant contaminants were petroleum-related VOCs in soil and groundwater. Petroleum-related 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 and the NYSDEC Part 703 Groundwater Standards;

- petroleum impacted soil directly north of the central portion of the 3875 Building associated with an underground storage tank (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 Soil Cleanup Objectives;
- 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.

Below is a summary of site conditions when the investigations were performed:

Soil

Impacts to the soil were predominantly related to petroleum impacts around the former pump island at the 3865 Parcel; however, metals in surface soils at one location along the Right of Way on the 3865 Parcel; petroleum impacts around an UST at the 3865 Parcel; and, petroleum impacts around the in-ground hydraulic lifts in the 3875 Parcel building were also identified. A summary of the testing data is provided below:

- Petroleum and chlorinated related VOCs were detected in 18 of 33 soil samples at concentrations ranging from 3 parts per billion to 153,400 ppb (total xylenes). Five of the eighteen samples with detected petroleum related VOCs were detected at concentrations above the NYSDEC Part 375-6 Protection of Groundwater criteria but below the NYSDEC Part 375-6 Restricted Commercial Use.

  Each of these samples were collected from the 3865 Parcel pump island area. A summary of the petroleum related VOC testing is included in Tables 2 and 3 and shown on Figures 4 and 5.

- Non-petroleum related VOCs were detected in 7 of 23 soil samples; however, the concentrations of all but one VOC in one of the samples were below the NYSDEC Part 375-6 Protection of Groundwater criteria. A summary of the non petroleum related VOC testing is included in Tables 2 and 3 and shown on Figures 4 and 5.
- SVOCs were detected in 23 of 30 soil samples tested; however, none of the samples tested detected concentrations of SVOCs above the NYSDEC Part 375-6 Protection of Groundwater criteria or the Restricted Commercial Use criteria. A summary of the SVOC data is included in Tables 4 and 5 and shown on Figures 4 and 5.
- Pesticides were detected in 2 of 16 soil samples tested; however, the concentrations detected were below the Part 375-6 Protection of Groundwater and Restricted Commercial Use criteria. A summary of the pesticide data is included in Table 6.
- Polychlorinated Biphenyls (PCBs) were detected in 1 of 16 soil samples tested; however, the concentrations detected were below the Part 375-6 Protection of Groundwater and Restricted Commercial Use criteria. A summary of the PCB data is included in Table 7.
- Metals were detected in each of the 18 soil samples tested. The metal selenium was detected in 4 of the 18 soil samples at concentrations above the Part 375-6 Protection of Groundwater criteria but below the Restricted Commercial Use criteria. Each of the four samples with elevated selenium concentrations were from the 3875 Parcel. In addition, the metals barium and arsenic were detected in one of the surface soil samples from the 3865 Parcel at concentrations above the Part 375-6 Restricted Commercial Use criteria. A summary of the metals data is included in Tables 8 and 9 and shown on Figure 5.

Site-Related Groundwater

Impacts to the groundwater were predominantly related to petroleum impacts around the former pump island at the 3865 Parcel; however, impacts of metals and VOCs in groundwater at the 3875 Parcel and SVOCs at both Parcels were also identified. A summary of the testing data is provided below:

- Petroleum related VOCs were detected in 12 of 16 groundwater monitoring wells at the Site. However, only 8 of the wells detected concentrations above the Part 703 Groundwater Standards. In addition, post remedial groundwater sampling detected

petroleum related VOCs in four 'recovery wells' (RIW-1 through RIW-4) on the 3875 Parcel. However, only two of these four wells detected VOC concentrations above the Part 703 Groundwater Standards. A summary of the petroleum related VOC testing is included in Tables 10 through 12 and shown on Figure 6.

- Non-petroleum related VOCs were detected in 12 of 16 groundwater monitoring wells at the Site. However, only 5 of the wells detected concentrations above the Part 703 Groundwater Standards. In addition, post remedial groundwater sampling detected non-petroleum related VOCs in four 'recovery wells' (RIW-1 through RIW-4) on the 3875 Parcel and three of these wells detected VOC concentrations above the Part 703 Groundwater Standards. A summary of the non-petroleum related VOC testing is included in Tables 10 through 12 and shown on Figure 6.

- SVOCs were detected in 15 of 16 groundwater monitoring wells at the Site. However, only 4 of the wells detected concentrations above the Part 703 Groundwater Standards. A summary of the SVOC testing is included in Tables 13 through 15 and shown on Figure 6.

- Pesticides were detected in 2 of 5 groundwater samples tested. The concentrations of 3 pesticides between these 2 samples were detected above the Part 703 Groundwater Standards. A summary of the pesticide data is included in Table 16 and shown on Figure 6.

- Metals were detected in each of the 10 groundwater monitoring wells sampled for metals at the Site. Although numerous metals exceeded the Part 703 Groundwater Standards these exceedences are likely due to naturally occurring metals in the groundwater, with the possible exception of: elevated selenium concentrations detected in each of the 5 groundwater samples from the 3875 Parcel and elevated lead concentrations in two of the groundwater samples from the 3865 Parcel and one of the groundwater samples from the 3875 Parcel. A summary of the metals in groundwater data is included in Tables 17 and 18 and shown on Figure 6.

- Polychlorinated Biphenyls (PCBs) were not detected in the 8 groundwater samples tested.

Soil Vapor Intrusion Evaluation

The installation and sampling of the sub-slab soil vapor and soil gas points were completed as part of the Remedial Investigation work. The locations of these points are shown on Figure 7. This work was completed to evaluate this potential exposure pathway and consisted of testing soil gas, sub-slab soil vapor, indoor air and ambient air. A summary of the results is below:

- Four soil vapor samples were collected from the perimeter of the property to evaluate the potential for off-site impacts. Each of the four soil gas samples detected concentrations of one or more VOCs above the reported laboratory detection limits.
- Two sub-slab samples each were collected from beneath the 3865 and 3875 West Henrietta Road structures. Each of the four sub-slab soil vapor samples detected concentrations of one or more VOCs above the reported laboratory detection limits.
- Three indoor air samples were collected from the 3875 West Henrietta Road building and two indoor air samples were collected from the 3865 West Henrietta Road building. Each of the five indoor air samples detected concentrations of one or more VOCs above the reported laboratory detection limits.
- Each of the two outdoor ambient air samples were collected from outside the 3875 and 3865 West Henrietta Road buildings. Each of the two outdoor ambient air samples detected concentrations of one or more VOCs above the reported laboratory detection limits.

The results of this testing are summarized on Tables 19 and 20.

Although the above results did not identify contaminant concentrations of concern when compared to the appropriate values found in the New York State Department of Health (NYSDOH) guidance, a sub-slab depressurization system (SSDS) was installed for the occupied 3865 Parcel building as a conservative approach. In addition, an SSDS was required in the event of future occupancy of the 3875 Parcel building and as such a SSDS was installed at the 3875 Parcel building during redevelopment of the Mini Cooper dealership in 2012. This SSDS was expanded to include the area beneath a ±500 square foot building addition constructed in 2017.

Underground Storage Tanks

As previously discussed, a total of 5 USTs were identified at the Site. The pertinent information for the USTs is summarized below.

Tank	Approx. Location	Apparent Contents	Capacity (Gallons)	Volume Removed (Gallons)
1	3865 Parcel – West of Bldg.	Waste Oil	500	~250
2	3865 Parcel – West of Bldg.	Water & some Gasoline	3,000	~2,000
3	3865 Parcel – West of Bldg.	Water & some Gasoline	3,000	~2,000
4	3865 Parcel – West of Bldg.	Water & some Gasoline	3,000	~2,000
5	3865 Parcel – West of Bldg.	Water & some Gasoline	3,000	~2,000
6	3875 Parcel – North of Bldg.	Waste Oil	500	~350

1.4 SUMMARY OF REMEDIAL ACTIONS

The Remedial Measures completed at the Site have included two Interim Remedial Measures 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 (refer to Figure 1). 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 and the AOCs are illustrated on Figure 2A:

1. Removal and bioremediation of approximately 1,740 cubic yards of petroleum-impacted soils. This resulted in removing all soils above the NYSDEC Part 375-6.8(b) Protection of Groundwater SCOs with the exception of a two areas due to underground utilities, the West Henrietta Road ROW and the on-site building. Tables 21 and 22 provide the confirmatory soil sampling results from these remedial excavations and Figure 7 indicates the area of soil removed from the 3865 Parcel and from the 3875 Parcel and Figure 8 includes the areas of remaining contamination left in-place (AOC #1).
2. Removal and disposal of six (6) underground storage tanks and their contents, which consisted of approximately 8,000-gallons of petroleum impacted waters and 600-gallons of waste oil.

3. Removal and disposal of five (5) hydraulic lifts (AOC #2) and removal and off-site disposal of approximately 85 tons of petroleum impacted soil from seven (7) hydraulic lift locations (i.e., 2 former locations and the 5 lifts removed as part of this project). Table 23 provides the confirmatory soil sampling results from the lift excavations and Figure 7 indicates the location of the lifts and soil removed from the 3875 Parcel building.
4. Removal and disposal of a 5-ft. by 5-ft. area to 1-ft. in depth of surface soils impacted with heavy metals. 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. Table 24 provides confirmatory soil sampling results from this removal area and Figure 7 indicates the location of the soil removed.
5. Installation of a SSDS to mitigate the potential for vapor intrusion within (AOC #3) the existing building at the 3865 West Henrietta Road parcel. Figure 7 shows the location of the SSDS and monitoring points. 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. The pressure field extension test results are shown on Table 25.
6. An Environmental Easement was executed and recorded to restrict land use and prevent future exposure to any contamination remaining at the Site.
7. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting.

1.4.1 Removal of Contaminated Materials from the Site

The remedial work generated approximately 1,740 cubic yards of petroleum-impacted soil that were removed from the Site and placed in an ex-situ treatment biocell on a parcel approximately 0.5 miles north of the Site. In addition, approximately 85 tons of petroleum impacted soils and metal impacted surface soils were also removed from the Site; however, these were sent off-site for disposal at High Acres Landfill in Fairport, NY. The locations of the soil removal are shown on Figure 7 and the biocell construction is shown on Figure 10. The soil cleanup objectives used were the Part 375-6 Restricted Commercial Use criteria. While these

criteria were met, impacts above the Unrestricted and Protection of Groundwater Part 375-6 criteria were left in place (refer to Figure 8).

1.4.2 Site-Related Treatment Systems

1.4.2.1 Biocell

A biocell was constructed approximately 0.5-miles north of the Site at another parcel. The biocell consists of a double layer of 6-mil poly sheeting with the impacted soil placed on top and covered with a single layer of poly sheeting. In addition, perforated PVC piping was placed throughout the biocell to promote air movement in the biocell. The location of the biocell is shown on Figure 1 and Figure 10 illustrates the biocell construction. Biocell closure samples were collected in August 2011 and the laboratory results indicate all detected VOCs in the samples were reported at concentrations below their respective NYSDEC Part 375-6 Unrestricted Use SCOs. Further monitoring of the biocell is not required. The biocell was left in-place.

1.4.3 Sub-Slab Depressurization System

The only long term system constructed at the Site was an active SSDS installed beneath the concrete slab of the 3865 Parcel building in the Spring of 2009 and 3875 Parcel Building in 2012. The SSDS was subsequently tested and influence beneath the entire slab for each building was confirmed. In late 2017, a ±500 square foot building addition was constructed on the western end of the existing 3875 West Henrietta Road building. In order to expand the SSDS to include the area beneath the ±500 square foot building addition, additional sub-slab perforated piping was connected to existing sub-slab piping in the southwestern portion of the building. In addition, two (2) new SSDS monitoring points were constructed in the SSDS expansion area. Figure 8 shows the location of the system and monitoring points for the 3865 Parcel Building and Figure 9 includes the as built drawing of the SSDS in the 3865 Parcel building. The as-built drawing of the SSDS for the 3875 Parcel building is included in Appendix H.

1.4.4 Remaining Contamination

The remedial work at the Site was unable to remove some impacts at the 3865 Parcel.

These impacts are described below:

Gasoline impacted soil and groundwater along the eastern portion of the 3865 West Henrietta Road parcel and one (1) location beneath the parking lots. The extent of impacted soil and groundwater off-site to the east has not been fully delineated. The areas of remaining contamination above NYSDEC Part 375-6.8(a) Unrestricted Use criteria are shown on Figure 8 and the results are summarized in Tables 21 and 22. The impacts are anticipated at approximately 5 feet below the ground surface (BGS) and to extend up to approximately 15 feet BGS. It should be noted that the area of contamination remaining along the ROW includes underground utilities located in this area (gas, water, sewer and potentially fiber optics).

In addition to the above, petroleum and chlorinated related VOCs and metals were detected at concentrations above the NYS Part 703 Groundwater Standards in monitoring wells on both the 3865 and 3875 West Henrietta Road parcels (refer to Figure 6).

2.0 ENGINEERING AND INSTITUTIONAL CONTROL PLAN

2.1 INTRODUCTION

2.1.1 General

Since remaining contaminated soil and groundwater exist beneath the Site, Engineering Controls and Institutional Controls (EC/ICs) are required to protect human health and the environment. This Engineering and Institutional Control Plan describes the procedures for the implementation and management of all EC/ICs at the Site. The EC/IC Plan is one component of the SMP and is subject to revision by NYSDEC.

2.1.2 Purpose

This plan provides:

- A description of all EC/ICs on the Site;
- The basic implementation and intended role of each EC/IC;
- A description of the key components of the ICs set forth in the Environmental Easement;

- A description of the features to be evaluated during each required inspection and periodic review;
- A description of plans and procedures to be followed for implementation of EC/ICs, such as the implementation of the Excavation Work Plan for the proper handling of remaining contamination that may be disturbed during maintenance or redevelopment work on the Site; and
- Any other provisions necessary to identify or establish methods for implementing the EC/ICs required by the Site remedy, as determined by the NYSDEC.

2.2 ENGINEERING CONTROLS

2.2.1 Engineering Control Systems

2.2.1.1 Sub-Slab Depressurization System

An active Sub-Slab Depressurization System was installed beneath the concrete slab of the 3865 Parcel building at the Site in the spring of 2009 and the 3875 Parcel building in 2012. The systems consist of in-line fans connected to PVC piping sealed to beneath the concrete floors. The 3875 Parcel building's SSDS was expanded to include the area beneath a ±500 square foot building addition constructed in 2017. The 3865 Parcel building includes piping that runs above the roofline and discharges approximately 32-inches above the roof and approximately 27-feet from any air intake. The as-built information for the SSDS for the 3865 Parcel building is on Figures 8 and 9 and Appendix H includes the as-built system information for the 3875 Parcel building. The systems influence was measured and confirmed to have established a negative pressure from beneath the entire building floor slab. Table 25 provides the results of the system monitoring events completed on the SSDS for the 3865 and 3875 Parcel buildings.

Procedures for operating and maintaining the Sub-Slab Depressurization System are documented in the Operation and Maintenance Plan (Section 4 of this SMP). Procedures for monitoring the system are included in the Monitoring Plan (Section 3 of this SMP).

2.2.1.2 Biocell

The biocell constructed at an off-site location (a vacant parcel approximately 0.5 miles north of the Site at the end of Telco Road, refer to Figure 1). Biocell closure samples were collected in August 2011 and the laboratory results indicate all detected VOCs in the samples were reported at concentrations below their respective NYSDEC Part 375-6 Unrestricted Use SCOs. Further monitoring of the biocell is not required and the bio-cell was left in-place. A copy of the final monitoring data from the biocell and the locations of the samples are included in Appendix X.

2.2.2 Criteria for Completion of Remediation/Termination of Remedial Systems

Generally, remedial processes are considered completed when effectiveness monitoring indicates that the remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.6 of NYSDEC DER-10.

2.2.2.1 Sub-Slab Depressurization System

The active Sub-Slab Depressurization System existing at the 3865 West Henrietta Road parcel will not be discontinued unless prior written approval is granted by the NYSDEC. A proposal to discontinue any Sub-Slab Depressurization System (existing or future systems) will be submitted by the property owner to the NYSDEC and NYSDOH.

2.2.2.2 Groundwater Monitoring

Groundwater monitoring activities to assess concentrations of contaminants will continue, as determined by the NYSDEC, until residual groundwater concentrations are found to be consistently below NYSDEC standards. Monitoring will be evaluated after two years. If groundwater contaminant levels become asymptotic at a level that is not acceptable to the NYSDEC, additional source removal, treatment and/or control measures will be evaluated.

2.2.2.3 Biocell

Biocell monitoring is no longer required as biocell closure sampling determined residual concentrations are found to be consistently below NYSDEC Part 375-6.8(a) Unrestricted Use Soil Cleanup Objectives.

2.3 INSTITUTIONAL CONTROLS

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

- Compliance with the Environmental Easement and this SMP by the Grantor and the Grantor's successors and assigns;
- All Engineering Controls must be operated and maintained as specified in this SMP;
- All Engineering Controls on the Site must be inspected at a frequency and in a manner defined in the SMP.
- Groundwater and other environmental or health and safety monitoring must be performed as defined in this SMP; and
- Data and information pertinent to management of the Site must be reported at the frequency and in a manner defined in this SMP.

Institutional Controls identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement.

The Site has a series of Institutional Controls in the form of Site restrictions. Adherence to these Institutional Controls is required by the Environmental Easement. Restrictions that apply to the Site are:

- 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 this 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 vapor 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.

2.3.1 Excavation Work Plan

The Site has been remediated for restricted commercial or industrial uses. Any future intrusive work that will encounter or disturb remaining contamination will be performed in compliance with the Excavation Work Plan (EWP) that is attached as Appendix B to this SMP. The remaining contamination is located east of the 3865 West Henrietta Road building beneath the parking lot and along the right of way along 3865 West Henrietta Road parcel. The locations of remaining contamination are shown on Figure 8. Any work conducted pursuant to the EWP must also be conducted in accordance with the procedures defined in a Health and Safety Plan

(HASP) included as Appendix C and Community Air Monitoring Plan (CAMP) included as Appendix D prepared for the Site. A sample HASP is attached as Appendix C to this SMP that is in current compliance with DER-10, and 29 CFR 1910, 29 CFR 1926, and all other applicable Federal, State and local regulations. Based on future changes to State and Federal health and safety requirements, and specific methods employed by future contractors, the HASP and CAMP will be updated and re-submitted with the notification provided in Section B-1 of the EWP. Any intrusive construction work will be performed in compliance with the EWP, HASP, and CAMP and will be included in the periodic inspection and certification reports submitted under the Site Management Reporting Plan (see Section 5).

The EWP attached as Appendix B to this SMP is intended to provide guidance with regard to the identification and management of petroleum-impacted soil and groundwater that may be encountered during future ground-intrusive work at the Site (e.g., subsurface utility repair/replacement, etc.) The EWP provides procedures for handling, treating, and disposing of any residually impacted soil or groundwater that may be encountered during on-site subsurface work and should be provided to all contractors, utility workers, maintenance personnel or anyone else conducting ground-intrusive work at the Site.

The Site owner and associated parties preparing the remedial documents submitted to the State, and parties performing this work, are completely responsible for the safe performance of all intrusive work, the structural integrity of excavations, proper disposal of excavation waters, control of runoff from open excavations into remaining contamination, and for structures that may be affected by excavations (such as building foundations). The Site owner will ensure that Site development activities will not interfere with, or otherwise impair or compromise, the engineering controls described in this SMP.

2.3.2 Soil Vapor Intrusion Evaluation

Prior to the occupation of any enclosed structures at the Site, a Soil Vapor Intrusion (SVI) evaluation will be performed to determine whether any mitigation measures are necessary to eliminate potential exposure to vapors in the proposed structure. Alternatively, an SVI mitigation system may be installed as an element of the building foundation without first conducting an investigation. This SVI mitigation system will include a vapor barrier and passive sub-slab depressurization system that is capable of being converted to an active system.

Prior to conducting an SVI investigation or installing a mitigation system, a work plan will be developed and submitted to the NYSDEC and NYSDOH for approval. This work plan will be developed in accordance with the State's most recent guidance on evaluating soil vapor intrusion. Measures to be employed to mitigate potential vapor intrusion will be evaluated, selected, designed, installed, and maintained based on the SVI evaluation, the NYSDOH guidance, and construction details of the proposed structure.

Preliminary (unvalidated) SVI sampling data will be forwarded to the NYSDEC and NYSDOH for initial review and interpretation. Upon validation, the final data will be transmitted to the agencies, along with a recommendation for follow-up action, such as mitigation. If any indoor air test results exceed NYSDOH guidelines, relevant NYSDOH fact sheets will be provided to all tenants and occupants of the property within 15 days of receipt of validated data.

SVI sampling results, evaluations, and follow-up actions will also be summarized in the next Periodic Review Report.

2.4 INSPECTIONS AND NOTIFICATIONS

2.4.1 Inspections

Inspections of all remedial components installed at the Site will be conducted at the frequency specified in the SMP Monitoring Plan schedule. A comprehensive Site-wide inspection will be conducted annually, regardless of the frequency of the Periodic Review Report. The inspections will determine and document the following:

- Whether Engineering Controls continue to perform as designed;
- If these controls continue to be protective of human health and the environment;
- Compliance with requirements of this SMP and the Environmental Easement;
- Achievement of remedial performance criteria;
- Sampling and analysis of appropriate media during monitoring events;
- If Site records are complete and up to date; and

- Changes, or needed changes, to the SSDS.

Inspections will be conducted in accordance with the procedures set forth in the Monitoring Plan of this SMP (Section 3). The reporting requirements are outlined in the Periodic Review Reporting section of this SMP (Section 5).

If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs, an inspection of the Site will be conducted within 5 days of the event to verify the effectiveness of the EC/ICs implemented at the Site by a qualified environmental professional as determined by NYSDEC.

2.4.2 Notifications

Notifications will be submitted by the property owner to the NYSDEC as needed for the following reasons:

- 60-day advance notice of any proposed changes in Site use that are required under the terms of the Brownfield Cleanup Agreement (BCA), 6NYCRR Part 375, and/or Environmental Conservation Law.
- 15-day advance notice of any proposed ground-intrusive activities pursuant to the Excavation Work Plan (EWP).
- Notice within 48 hours of any damage or defect to the foundations structures that reduces or has the potential to reduce the effectiveness of other Engineering Controls and likewise any action to be taken to mitigate the damage or defect.
- Notice within 48 hours of any emergency, such as a fire, flood, or earthquake that reduces or has the potential to reduce the effectiveness of Engineering Controls in place at the Site, including a summary of actions taken, or to be taken, and the potential impact to the environment and the public.
- Follow-up status reports on actions taken to respond to any emergency event requiring ongoing responsive action shall be submitted to the NYSDEC within 45 days and shall describe and document actions taken to restore the effectiveness of the ECs.

Any change in the ownership of the Site or the responsibility for implementing this SMP will include the following notifications:

- At least 60 days prior to the change, the NYSDEC will be notified in writing of the proposed change. This will include a certification that the prospective purchaser has been provided with a copy of the BCA, and all approved work plans and reports, including this SMP.
- Within 15 days after the transfer of all or part of the Site, the new owner's name, contact representative, and contact information will be confirmed in writing.

2.5 CONTINGENCY PLAN

Emergencies may include injury to personnel, fire or explosion, environmental release, or serious weather conditions.

2.5.1 Emergency Telephone Numbers

In the event of any environmentally related situation or unplanned occurrence requiring assistance, the Owner or Owner's representative(s) should contact the appropriate party from the contact list below. For emergencies, appropriate emergency response personnel should be contacted. Prompt contact should also be made to the Owner's Environmental Consultant. The following emergency contact lists must be maintained in an easily accessible location at the Site.

Emergency Contact Numbers

Medical, Fire, and Police:	911
Dig Safely NY:	(800) 962-7962 or 811 *NOTE: Three (3) day notice required for utility markouts.*
Poison Control Center:	(800) 222-1222
Pollution Toxic Chemical Oil Spills:	(800) 424-8802
NYSDEC Spills Hotline	(800) 457-7362

Non-Emergency Contact Numbers

Owner of the Site Mr. Albert Baronas RJ Dorschel Corporation 3817 West Henrietta Road Rochester, New York 14623	(585) 321-2403
Owner's Environmental Consultant LaBella Associates, D.P.C. 300 State Street Rochester, New York 14614	(585) 454-6110

Note: Contact numbers are subject to change and should be updated as necessary.

2.5.2 Map and Directions to Nearest Health Facility

Site Location: 3865 & 3875 West Henrietta Road, Henrietta, NY

Nearest Hospital Name: Strong Memorial Hospital

Hospital Location: 601 Elmwood Avenue, Rochester, New York

Hospital Telephone: (585) 275-2100

Directions to the Hospital:

1. Depart Site and turn North (left) onto West Henrietta Road

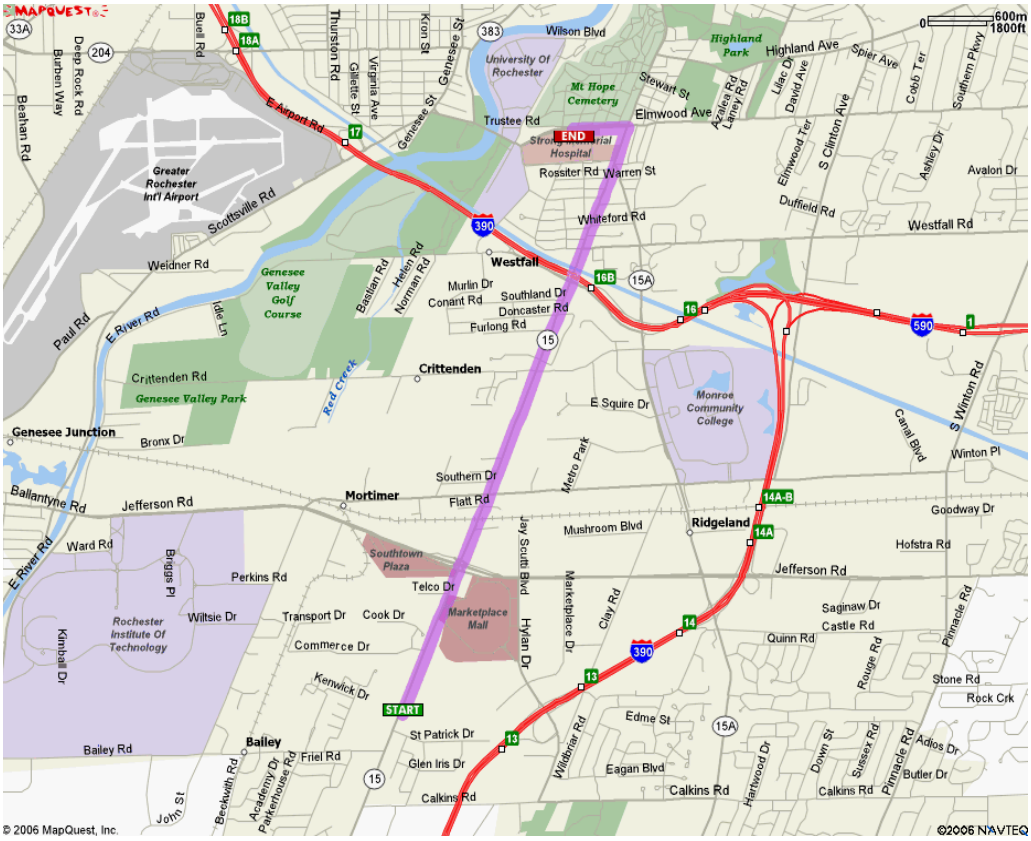
2. Proceed approx. 3.6 miles then turn West (left) onto Elmwood Avenue

3.
Proceed approx. 0.3 miles then turn South (left) into Emergency Room Entrance

Total Distance: 3.9 miles

Total Estimated Drive Time: 9 minutes

Map Showing Route from the Site to the Hospital:



2.5.3 Response Procedures

As appropriate, the fire department and other emergency response group will be notified immediately by telephone of the emergency. The Emergency Contact list can be found at the beginning of this Contingency Plan.

3.0 SITE MONITORING PLAN

3.1 INTRODUCTION

3.1.1 General

The Monitoring Plan describes the measures for evaluating the performance and effectiveness of the remedy to reduce or mitigate contamination at the Site, in all affected on-site media identified below. Monitoring of other Engineering Controls is described in Chapter 4, Operation, Monitoring and Maintenance Plan. This Monitoring Plan may only be revised with the approval of NYSDEC.

3.1.2 Purpose and Schedule

This Monitoring Plan describes the methods to be used for:

- Sampling and analysis of groundwater;
- Assessing compliance with applicable NYSDEC ambient groundwater standards;
- Evaluating Site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment; and
- Preparing the necessary reports for the various monitoring activities.

To adequately address these issues, this Monitoring Plan provides information on:

- Sampling locations, protocol, and frequency;
- Analytical sampling program requirements;
- Reporting requirements;
- Quality Assurance/Quality Control (QA/QC) requirements;
- Inspection and maintenance requirements for monitoring wells;
- Monitoring well decommissioning procedures; and
- Annual inspection and periodic certification.

Monitoring of the performance of the remedy was initially accomplished via sampling of six (6) groundwater monitoring wells on a semi-annual basis. This was completed to evaluate overall reduction in contamination on-site and was initially required for the first two (2) years. Trends in contaminant levels in groundwater in the affected areas, were evaluated to determine if the remedy continues to be effective in achieving remedial goals. Based on consistent results and discussions with NYSDEC, groundwater monitoring is now conducted, via annual sampling of two (2) existing groundwater monitoring wells (3865 Parcel – MW-7 and 3875 Parcel –MW-3R). In addition, the parameters for monitoring initially included VOCs, SVOCs and Selenium for wells at the 3875 Parcel; however, the parameter list was reduced to VOCs only based on the sampling results (refer to table below). In addition to the groundwater monitoring, annual inspection of the SSDS will also be completed. The monitoring program is summarized in the

following table and outlined in detail in Section 3.2.

Monitoring/Inspection Schedule

Monitoring Program	Frequency*	Matrix	Analysis
Groundwater Monitoring	Annually	Groundwater	1) VOCs using USEPA Method 8260 (NYSDEC STARS-list for 3865 parcel wells and TCL VOCs for 3875 parcel wells)_
Sub-Slab Depressurization System Inspection	Annual	Sub-Slab Vapor	None

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

3.2 MEDIA MONITORING PROGRAM

3.2.1 Groundwater Monitoring

The network of monitoring wells has been installed to monitor both up-gradient and down-gradient groundwater conditions at the site. The network of on-site wells is shown on Figure 6 and has been designed based on the following criteria:

- The wells intersect the uppermost water bearing zone and are either 5-ft. screened sections or 7.5-ft. screened section. The top of the screened sections starts between approximately 2.5-ft. and 4.5-ft. below the ground surface. Monitoring well construction logs are included in Appendix E.;
- The groundwater sampling results for these wells and all wells sampled at the Site are included on Figure 6. Also included on Figure 6 are the baseline post-remedial groundwater quality conditions for these wells;

- The table below indicates the sampling for each well:

Parcel	Well ID	Frequency	Testing Parameter
3865	MW-7	Annually	STARS List VOCs via EPA Method 8260
3875	MW-3R	Annually	TCL VOCs via EPA Method 8260

The sampling frequency may be modified with the approval of NYSDEC. The SMP will be modified to reflect changes in sampling plans approved by NYSDEC.

Deliverables for the groundwater monitoring program are specified below.

3.2.1.1 Monitoring Protocols

The two monitoring wells identified above will be sampled via low-flow sampling techniques for the parameters specified in the table above. The samples will be submitted to a NYSDOH Environmental Laboratory Approval Program (ELAP) certified laboratory for the parameters tested.

Low flow sampling of the monitoring wells will occur in order to minimize groundwater drawdown and to obtain a representative sample of groundwater conditions. In order to accomplish this task, the following steps will be taken:

1. The following low flow equipment will be utilized to conduct low flow groundwater sampling. This equipment includes:
    - QED Sample Pro Bladder Pump
    - Horiba U-22 Water Quality Monitoring System
    - Air Compressor
    - QED MP10 Low Flow Controller
    - ¼" Polyethylene Tubing

- Low flow purging of the monitoring wells will include collection of water quality indicator parameters. Water quality indicator parameters will be recorded at five (5)-minute intervals during the purging of the well. These water quality indicator parameters will include:
- Water Level Drawdown
- Temperature
- pH
- Dissolved Oxygen
- Specific Conductance
- Oxidation Reduction Potential
- Turbidity

2. Groundwater sampling will commence once the groundwater quality indicator parameters have stabilized for at least three (3) consecutive readings for the following parameters:
   - Water Level Drawdown <0.3'
   - Temperature - +/- 3%
   - pH - +/- 0.1unit
   - Dissolved Oxygen - +/-10%
   - Specific Conductance - +/-3%
   - Oxidation Reduction Potential - +/-10 millivolts
   - Turbidity - +/-10% for values greater than 1 NTU

Information on the pre and post remedial groundwater data is included on Tables 10 through 18 and on Figure 6.

Groundwater monitoring construction logs for the above wells are included in Appendix E. Additionally, a copy of a low-flow groundwater sampling log is included in Appendix E.

3.2.1.2 Monitoring Well Repairs, Replacement and Decommissioning

If biofouling or silt accumulation occurs in the on-site monitoring wells, the wells will be physically agitated/surged and redeveloped. Additionally, monitoring wells will be properly decommissioned and replaced (as per the Monitoring Plan), if an event renders the wells unusable.

Repairs and/or replacement of wells in the monitoring well network will be performed based on assessments of structural integrity and overall performance.

The NYSDEC will be notified prior to any repair or decommissioning of monitoring wells for the purpose of replacement, and the repair or decommissioning and replacement process will be documented in the subsequent periodic report. Well decommissioning without replacement will be done only with the prior approval of NYSDEC. Well abandonment will be performed in accordance with NYSDEC's "Groundwater Monitoring Well Decommissioning Procedures." Monitoring wells that are decommissioned because they have been rendered unusable will be reinstalled in the nearest available location, unless otherwise approved by the NYSDEC.

3.3 SITE-WIDE INSPECTION

Site-wide inspections will be performed on a regular schedule at a minimum of once a year. During these inspections, an inspection form will be completed (see Appendix F). The form will compile sufficient information to assess the following:

- Compliance with all ICs, including Site usage;
- An evaluation of the condition and continued effectiveness of ECs;
- General Site conditions at the time of the inspection;
- The Site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection;
- Compliance with permits and schedules included in the Operation and Maintenance Plan (Section 4.0); and
- Confirm that Site records are up to date.

3.4 MONITORING QUALITY ASSURANCE/QUALITY CONTROL

All sampling and analyses will be performed in accordance with the requirements of the Quality Assurance Project Plan (QAPP) prepared for the Site (Appendix G). Main Components of the QAPP include:

- Sampling Program:
    - Sample containers will be properly washed, decontaminated, and appropriate preservative will be added by the analytical laboratory prior to their use. Sampling containers with preservative will be tagged as such.
    - Sample holding times will be in accordance with the NYSDEC ASP requirements.
    - Field QC samples (e.g., trip blanks, coded field duplicates, and matrix spike/matrix spike duplicates) will be collected as necessary.
- Sample Tracking and Custody;
- Calibration Procedures:
    - All field analytical equipment will be calibrated immediately prior to each day's use. Calibration procedures will conform to manufacturer's standard instructions.
    - The laboratory will follow all calibration procedures and schedules as specified in USEPA SW-846 and subsequent updates that apply to the instruments used for the analytical methods.
- Preparation of a Data Usability Summary Report (DUSR), which will present the results of data validation, including a summary assessment of laboratory data packages, sample preservation and chain of custody procedures, and a summary assessment of precision, accuracy, representativeness, comparability, and completeness for each analytical method.

3.5 MONITORING REPORTING REQUIREMENTS

Forms and any other information generated during regular monitoring events and inspections will be kept on file at the offices of LaBella. All forms, and other relevant reporting formats used during the monitoring/inspection events, will be (1) subject to approval by NYSDEC and (2) submitted at the time of the Periodic Review Report, as specified in the Reporting Plan of this SMP.

All monitoring results will be reported to NYSDEC on a periodic basis in the Periodic Review Report, which will include, at a minimum:

- Date of event;
- Personnel conducting sampling;
- Description of the activities performed;
- Copies of all field forms completed (e.g., well sampling logs, chain-of-custody documentation, etc.);
- Sampling results in comparison to appropriate standards/criteria;
- A figure illustrating sample type and sampling locations;
- Copies of all laboratory data sheets and the required laboratory data deliverables required for all points sampled (to be submitted electronically in the NYSDEC-identified format);
- Any observations, conclusions, or recommendations; and
- A determination as to whether groundwater conditions have changed since the last reporting event.

Data will be reported in hard copy or digital format, as determined by NYSDEC. A summary of the monitoring program deliverables are summarized in the following table.

Schedule of Monitoring/Inspection Reports

Task	Reporting Frequency*
Groundwater Monitoring	Annually
Inspection of the SSD System	Annually
Site-Wide Inspection	Annually

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

4.0 OPERATION AND MAINTENANCE PLAN

4.1 INTRODUCTION

This Operation and Maintenance Plan describes the measures necessary to operate, monitor and maintain the mechanical components of the remedy selected for the Site. This Operation and Maintenance Plan:

- Includes the steps necessary to allow individuals unfamiliar with the Site to operate and maintain the existing Sub-Slab Depressurization System (SSDS) at the 3865 and 3875West Henrietta Road parcels;
- Includes an operation and maintenance contingency plan; and,
- Will be updated periodically to reflect changes in on-site conditions or the manner in which the existing SSDS at the 3865 and 3875 West Henrietta Road parcels are operated and/or maintained.

A copy of this Operation and Maintenance Plan, along with the complete SMP, will be kept at the Site. This Operation and Maintenance Plan is not to be used as a stand-alone document, but as a component document of the SMP.

4.2 ENGINEERING CONTROL SYSTEM OPERATION AND MAINTENANCE

Monitoring of the Sub-Slab Depressurization System

Unless it becomes evident that more frequent monitoring is necessary, annual monitoring of the Site's Sub-Slab Depressurization System will be performed to ensure that the system is operating properly. A visual inspection of the complete system will be conducted during each monitoring event. A manometer reading will be obtained during the visual inspection. System labeling will be confirmed to still be present on the vent pipe. SSDS components to be visually inspected include, but are not limited to, the Vent Fans, manometer, and overall system piping and wiring. A complete list of components to be checked will be provided in the Inspection Checklist, as provided in Appendix F. In the event that a vent fan appears to be malfunctioning, or if piping or wiring appears damaged, the component(s) in question will be promptly repaired or replaced, following the manufacturer's recommendations and instructions. Vent fan failure(s), repair(s), replacement(s), and/or operational problems will be noted in the subsequent Periodic Review Report.

4.3 MAINTENANCE AND PERFORMANCE MONITORING REPORTING REQUIREMENTS

Maintenance reports and any other information generated during regular operations at the Site will be kept on-file at the property owner's place of business and/or their designated Qualified Environmental Professional. All reports, forms, and other relevant information generated will be available upon request to the NYSDEC and submitted as part of the Periodic Review Report, as specified in the Section 5 of this SMP.

4.3.1 Routine Maintenance Reports

Checklists or forms will be completed during each routine maintenance event. Checklists/forms will include, but not be limited to the following information:

- Date;
- Name, company, and position of person(s) conducting maintenance activities;
- Maintenance activities conducted;

- Any modifications to the system; and,
- Other documentation such as copies of invoices for maintenance work, receipts for replacement equipment, etc., (attached to the checklist/form).

4.3.2 Non-Routine Maintenance Reports

During each non-routine maintenance event, a form will be completed which will include, but not be limited to, the following information:

- Date;
- Name, company, and position of person(s) conducting non-routine maintenance/repair activities;
- Repairs or adjustments made to the system; and,
- Other documentation such as copies of invoices for repair work, receipts for replacement equipment, etc. (attached to the checklist/form).

5.0 INSPECTIONS, REPORTING AND CERTIFICATIONS

5.1 SITE INSPECTIONS

5.1.1 Inspection Frequency

All inspections will be conducted at the frequency specified in the schedules provided in Section 3 Monitoring Plan and Section 4 Operation and Maintenance Plan of this SMP. At a minimum, a Site-wide inspection will be conducted annually. Inspections of remedial components will also be conducted when a breakdown of any treatment system component has occurred or whenever a severe condition has taken place, such as an erosion or flooding event that may affect the ECs.

5.1.2 Inspection Forms, Sampling Data, and Maintenance Reports

All inspections and monitoring of the Sub-Slab Depressurization System will be recorded on the appropriate forms (see Appendix F). A general Site-wide inspection form will be completed during the Site-wide inspection (see Appendix F). These forms are subject to NYSDEC revision.

All applicable inspection forms and other records, including all media sampling data and system maintenance reports, generated for the Site during the reporting period will be provided in electronic format in the Periodic Review Report.

5.1.3 Evaluation of Records and Reporting

The results of the inspection and Site monitoring data will be evaluated as part of the EC/IC certification to confirm that the:

- EC/ICs are in place, are performing properly, and remain effective;
- The Monitoring Plan is being implemented; and
- The Site remedy continues to be protective of public health and the environment and is performing as designed in the RAWP and FER.

5.2 CERTIFICATION OF ENGINEERING AND INSTITUTIONAL CONTROLS

Inspection of the EC/ICs will occur at the frequency described in Section 3 (Monitoring Plan) and Section 4 (Operation and Maintenance Plan). After the last inspection of the reporting period, a qualified environmental professional or Professional Engineer licensed to practice in New York State will prepare the following certification:

For each institutional or engineering control identified for the Site, I certify that all of the following statements are true:

- The inspection of the Site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;
- The institutional control and/or engineering control employed at this Site is unchanged from the date the control was put in place, or last approved by the Department;
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any Site management plan for this control;
- 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;

- Use of the Site is compliant with the Environmental Easement;
- The engineering control systems are performing as designed and are effective;
- 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;
- No new information has come to my attention, including groundwater monitoring data from wells located at the Site boundary, if any, to indicate that the assumptions made in the qualitative exposure assessment of off-site contamination are no longer valid;
- Every five (5) years the following certification will be added: The assumptions made in the qualitative exposure assessment remain valid; and
- The information presented in this report is accurate and complete.
- I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, __(*name)*__, of __(*business address*)__, am certifying as the Owner's Designated Site Representative for the Site.

  The signed certification will be included in the Periodic Review Report described below.

5.3 PERIODIC REVIEW REPORT

A Periodic Review Report will be submitted to the Department annually, beginning eighteen months after the Certificate of Completion is issued. In the event that the site is subdivided into separate parcels with different ownership, a single Periodic Review Report will be prepared that addresses the site described in the Environmental Easement (refer to Appendix A). The report will be prepared in accordance with NYSDEC DER-10 and submitted within 45 days of the end of each certification period. Media sampling results will also incorporated into the Periodic Review Report. The report will include:

- Identification, assessment and certification of all 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;

- 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, which include a listing of all compounds analyzed, along with the applicable standards, with all exceedances highlighted. These will include 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.

The Periodic Review Report will be submitted, in hard-copy format, to the NYSDEC Region 8 Office in Avon, New York, and in electronic format to NYSDEC Central Office, Region 8 Office, and the NYSDOH Bureau of Environmental Exposure Investigation.

5.4 CORRECTIVE MEASURES PLAN

If any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an institutional or engineering control, a corrective measures plan will be submitted to the NYSDEC for approval. This plan will explain the failure and provide the details and schedule for performing work necessary to correct the failure. Unless an emergency condition exists, no work will be performed pursuant to the corrective measures plan until it is approved by the NYSDEC.

LaBella Associates, D.P.C.
300 State Street
Rochester, New York 14614

Tables

Table 1
Site Management Plan
3865 & 3875 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Groundwater Elevation Data

Measured Point	Ground Surface Elevation	TOC Elevation	16-Sep-05		1-Nov-05		14-Dec-06		12/13-May-07		11-Oct-07	
			GW Level	GW Elev.	GW Level	GW Elev.	GW Level	GW Elev.	GW Level	GW Elev.	GW Level	GW Elev.
3865 West Henrietta Road												
MW-1	Not Surveyed		3.15	N.A.	N.A.		N.A.		N.A.		N.A.	
MW-1R	103.34	102.95	N.A.		N.A.		N.A.		2.63	100.32	N.A.	
TB-16/MW-2	103.71	103.51	3.79	99.72	N.A.		3.56	99.95	3.50	100.01	N.A.	
TB-17/MW-3	103.50	103.30	3.56	99.74	N.A.		N.A.		N.A.		N.A.	
TB-19/MW-3R	100.32	99.89	N.A.		N.A.		N.A.		4.15	95.74	N.A.	
TB-25/MW-4	101.02	100.80	1.69	99.11	N.A.		Car on Well		2.47	98.33	N.A.	
TB-27/MW-5	102.98	102.77	5.05	97.72	N.A.		2.98	99.79	2.43	100.34	N.A.	
TB-38/MW-6	102.85	102.51	N.A.		N.A.		1.74	100.77	2.09	100.42	N.A.	
TB-37/MW-7	102.99	102.74	N.A.		N.A.		2.74	100.00	3.13	99.61	N.A.	
TB-31/MW-8	100.62	100.52	N.A.		N.A.		3.08	97.44	3.52	97.00	N.A.	
3875 West Henrietta Road												
TB-10/MW-1	Not Surveyed		N.A.		4.08	N.A.	N.A.		N.A.		N.A.	
TB-10/MW-1R	100.52	100.10	N.A.		N.A.		N.A.		2.39	97.71	4.83	95.27
TB-13/MW-2	To Be Determined		N.A.		4.60	N.A.	N.A.		4.83 †	N.A.	6.68	N.A.
TB-19/MW-3	Not Surveyed		N.A.		3.83	N.A.	N.A.		N.A.		N.A.	
TB-19/MW-3R	100.32	99.89	N.A.		N.A.		N.A.		1.89	98.00	4.04	95.85
MW-RIMW-1	99.45	99.23	N.A.		N.A.		N.A.		1.90	97.33	3.64	95.59
MW-RIMW-2	100.45	100.30	N.A.		N.A.		N.A.		2.46	97.84	4.78	95.52
MW-RIMW-3	100.02	99.78	N.A.		N.A.		N.A.		3.76	96.02	4.04	95.74
MW-RIMW-4	99.20	98.88	N.A.		N.A.		N.A.		3.64	95.24	3.86	95.02
MW-RIMW-5	100.75	100.47	N.A.		N.A.		N.A.		2.30	98.17	3.03	97.44

Notes: N.A. denotes Not Available
† denotes that the groundwater elevation has been adjusted due to the presence of free product above groundwater within the well.

Table 2

Site Management Plan
3865 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Volatile Organic Compounds (VOCs) in Soil
Test Results in Micrograms per Kilogram (µg/Kg) or Parts Per Billion (PPB)

Constituent	Test Boring Samples																Surface Soil Samples		NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Groundwater	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Commercial Use	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Unrestricted Use
	Test Boring ID and Sample Depth																Sample ID and Depth				
	TB-6 (8'-10')	TB-7 (4'-4.6')	TB-13 (4'-4.1')	TB-19 (0.3'-2.2')	TB-21 (4'-6')	TB-26 (4'-7')	TB-28 (4'-5')	TB-29 (9.5'-11.5')	TB-30 (8'-11.9')	TB-32 (2.4'-3.2')	TB-33 (1.8'-2.4')	TB-34 (2.4'-3.1')	TB-35 (4'-8')	TB-36 (4'-5')	TB-39 (4'-6.8')	TB-40 RE (4'-6')	OSB-1 (8' 10')	SS-1 (0"-2")	SS-2 (0"-2")			
	August 2005 - (Pre BCP)							August 2006 - (BCP RI)													
Petroleum-related Volatile Organic Compounds																					
Benzene	8.67 J	ND<7.41 J	ND<9.83 J	ND<9.60 J	**508 J**	ND<8.87 J	**2,470 J**	ND<6	ND<5	**690 E**	7	28 J	ND<5 J	26	ND<6	ND<6	ND<6	ND<6	ND<5	60	44,000	60
n-Butylbenzene	ND<8.20 J	ND<7.41 J	ND<9.83 J	ND<9.60 J	5,940 J	ND<8.87 J	2,520 J	ND<6	ND<5	250 E	ND<5	560 E	ND<5 J	21	ND<6	ND<6	ND<6	ND<6	ND<5	Not Listed		12,000
sec-Butylbenzene	ND<8.20 J	ND<7.41 J	ND<9.83 J	ND<9.60 J	**1,480 J**	ND<8.87 J	398 J	ND<6	ND<5	59	8	350 E	3 J	6 J	ND<6	ND<6	ND<6	ND<6	ND<5	1,100	500,000	11,000
Ethylbenzene	ND<8.20 J	ND<7.41 J	ND<9.83 J	ND<9.60 J	**64,300 E**	ND<8.87 J	**10,300 J**	ND<6	ND<5	**2,600 E**	69	**1,800 E**	7 J	150	ND<6	ND<6	ND<6	ND<6	ND<5	1,000	390,000	1,000
n-Propylbenzene	54.6 J	ND<7.41 J	ND<9.83 J	ND<9.60 J	**19,400 E**	ND<8.87 J	3,850 J	ND<6	ND<5	1,200 E	16	1,200 E	7 J	59	ND<6	ND<6	ND<6	ND<6	ND<5	3,900	500,000	3,900
Isopropylbenzene	10.1 J	ND<7.41 J	ND<9.83 J	ND<9.60 J	4,820 J	ND<8.87 J	881 J	ND<6	ND<5	240	10	460 E	ND<5 J	20	ND<6	ND<6	ND<6	ND<6	ND<5	Not Listed		
p-Isopropyltoluene	ND<8.20 J	ND<7.41 J	ND<9.83 J	ND<9.60 J	883 J	ND<8.87 J	245 J	ND<6	ND<5	37	15	270	5 J	4 J	ND<6	ND<6	ND<6	ND<6	ND<5	Not Listed		
Naphthalene	693 J	ND<18.5 J	ND<24.6 J	ND<24.0 J	**15,600 J**	ND<22.2 J	9,460 J	3 JB	4 JB	ND<1,400 U	150	120	2,700 E	29	ND<6 U	ND <10 U	ND<6 J	9 B	6 B	12,000	500,000	12,000
Toluene	ND<8.20 J	ND<7.41 J	ND<9.83 J	ND<9.60 J	230 J	ND<8.87 J	**22,100 J**	ND<6	ND<5	360 E	9	12 J	ND<5 J	ND<6	ND<6	ND<6	ND<6	ND<6	ND<5	700	500,000	700
1,2,4-Trimethylbenzene	30.5 J	ND<7.41 J	ND<9.83 J	ND<9.60 J	**119,000 E**	ND<8.87 J	**41,500 E**	ND<6	ND<5	1,200 E	850 E	240 E	10 J	150	ND<6	ND<6	ND<6	ND<6	ND<5	3,600	190,000	3,600
1,3,5-Trimethylbenzene	ND<8.20 J	ND<7.41 J	ND<9.83 J	ND<9.60 J	**43,700 E**	ND<8.87 J	**8,850 J**	ND<6	ND<5	660 E	640 E	760 E	34 J	5 J	ND<6	ND<6	ND<6	ND<6	ND<5	8,400	190,000	8,400
m,p-Xylene	35.3 J	ND<7.41 J	ND<9.83 J	ND<9.60 J	**125,000 E**	ND<8.87 J	**55,800 E**	ND<6	ND<5	**2,600 E**	**2,200 E**	**1,900 E**	24 J	16	ND<6	ND<6	ND<6	ND<6	ND<5	1,600 †	500,000 †	260 †
o-Xylene	19.8 J	ND<7.41 J	ND<9.83 J	ND<9.60 J	**28,400 E**	ND<8.87 J	**15,000 J**	ND<6	ND<5	870 E	270 E	**120 J**	ND<5 J	7	ND<6	ND<6	ND<6	ND<6	ND<5	1,600 †	500,000 †	260 †
Total Xylenes	55.1 J	ND<7.41 J	ND<9.83 J	ND<9.60 J	**153,400**	ND<8.87 J	**70,800 J**	ND<6	ND<5	**3,500 E**	**2,500 E**	**2,100 E**	24 J	23	ND<6	ND<6	ND<6	ND<6	ND<5	1,600 †	500,000 †	260 †
Solvent-related Volatile Organic Compounds																					
Acetone	Not Tested	Not Tested	ND<49.2 J	Not Tested	Not Tested	Not Tested	Not Tested	ND<6	ND<5	ND<6	ND<5	ND<6	ND<5	ND<6	ND<6	ND<6	33 J	ND<6	ND<5	50	500,000	50
2-Butanone			ND<49.2 J					ND<6	ND<5	ND<6	ND<5	ND<6	ND<5	ND<6	ND<6	ND<6	9	ND<6	ND<5	120	500,000	120
cis-1,2-dichloroethene			ND<28.0 J					ND<6	ND<5	ND<6	ND<5	ND<6	ND<5	18	ND<6	ND<6	ND<6	ND<6	ND<5	250	500,000	250
Total VOCs	851.97	ND	ND	ND	429,261	ND	173,374	3	4	12,166	4,244	7,820	2,790	511	0	0	42	9	6	Not Applicable		
Total VOC TICs	Not Tested	Not Tested	ND	Not Tested	Not Tested	Not Tested	Not Tested	ND	ND	11,886	112,500	3,631	11,794	1,567	ND	23	ND	ND	ND			
Total VOCs + VOC TICs	851.97	ND	ND	ND	429,261	ND	173,374	3	4	24,052	116,744	11,451	14,584	2,078	0	23	42	9	6			

Notes:
VOC analysis by United States Environmental Protection Agency (USEPA) Method 8260B
† denotes that the Restricted Use Soil Cleanup Objectives are for total Xylenes (i.e. m,p-Xylene plus o-Xylene)
J = Estimated value – The analyte was positively identified; but the associated numerical value is the approximate concentration of the analyte in the sample.
E = Estimated Concentration
B = Inorganics – The reported value was obtained from an instrument reading that was less than the sample quantitation limit (SQL).
Bold type denotes concentration that exceeds its associated NYCRR Subpart 375-6 Restricted Use Soil Cleanup Objective for the Protection of Groundwater
Highlighted type denotes concentration that exceeds its associated NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Unrestricted Use

Table 3

Site Management Plan
3875 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Volatile Organic Compounds (VOCs) in Soil
Test Results in Micrograms per Kilogram (µg/Kg) or Parts Per Billion (PPB)

Constituent	Test Boring Samples								Test Pit Samples			Surface Soil Samples			NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Groundwater	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Commercial Use	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Unresticted Use
	Test Boring ID and Sample Depth								Test Pit ID and Sample Depth			Sample ID and Depth					
	TB-12 (2.0'-3.0')	TB-13 (0.5'-1.2')	TB-15 (0.4'-1.0')	TB-20 (0.3'-2.6')	RITB-4 (0.5'-1.8')	RITB-5 (1.0'-2.0')	RITB-6 (0.3'-1.0')	RITB-7 (2.6'-3.6')	RITP-1 (3.0'-4.0')	RITP-6 (4.0'-4.2')	RITP-7/8 (4.0'-4.2')	RISS-1 (0.0"-2.0")	RISS-2 (0.0"-2.0")	RISS-B (Duplicate of RISS-2)			
	October 2005 - (Pre BCP)				May 2007 - (BCP RI)				April 2007 - (BCP RI)			May 2007 (BCP RI)					
Petroleum-related Volatile Organic Compounds																	
n-Butylbenzene	ND<60.4	ND<64.6	ND<10.1	ND<11.1	ND<11	ND<11	ND<6	240	1 J	ND<6 J	ND<6	ND<6	ND<5	ND<6	Not Listed		12,000
sec-Butylbenzene	441	ND<64.6	ND<10.1	ND<11.1	ND<11	ND<11	ND<6	130	ND<6 J	ND<6 J	ND<6	ND<6	ND<5	ND<6	1,100	500,000	11,000
Ethylbenzene	ND<60.4	205	ND<10.1	ND<11.1	10 J	ND<11	ND<6	25 J	ND<6 J	ND<6 J	ND<6	ND<6	ND<5	ND<6	1,000	390,000	1,000
n-Propylbenzene	ND<60.4	ND<64.6	ND<10.1	ND<11.1	7 J	ND<11	ND<6	120	ND<6 J	ND<6 J	ND<6	ND<6	ND<5	ND<6	3,900	500,000	3,900
Isopropylbenzene	ND<60.4	ND<64.6	ND<10.1	ND<11.1	2 J	6 J	ND<6	65	ND<6 J	ND<6 J	ND<6	ND<6	ND<5	ND<6	Not Listed		
p-Isopropyltoluene	ND<60.4	76.6	ND<10.1	ND<11.1	22	ND<11	ND<6	58	ND<6 J	ND<6 J	ND<6	ND<6	ND<5	ND<6	Not Listed		
Naphthalene	ND<151 J	ND<161 J	ND<25.2 J	ND<27.8 J	12	ND<11	ND<6	68	ND<6 U	ND<6 J	ND<6	ND<6	ND<5	ND<6	12,000	500,000	12,000
Toluene	ND<60.4	287	ND<10.1	ND<11.1	ND<11	ND<11	ND<6	ND<57	2 J	ND<6 J	ND<6	ND<6	ND<5	ND<6	700	500,000	700
1,2,4-Trimethylbenzene	ND<60.4	361	ND<10.1	ND<11.1	73	3 J	1 J	960	ND<6 J	ND<6 J	ND<6	ND<6	ND<5	ND<6	3,600	190,000	3,600
1,3,5-Trimethylbenzene	ND<60.4	133	ND<10.1	ND<11.1	22	ND<11	ND<6	33 J	ND<6 J	ND<6 J	ND<6	ND<6	ND<5	ND<6	8,400	190,000	8,400
m,p-Xylene	ND<60.4	559	ND<10.1	ND<11.1	52	2 J	ND<6	14 J	ND<6 J	ND<6 J	ND<6	ND<6	ND<5	ND<6	1,600 †	500,000 †	260 †
o-Xylene	ND<60.4	376	ND<10.1	ND<11.1	31	ND<11	ND<6	ND<57	ND<6 J	ND<6 J	ND<6	ND<6	ND<5	ND<6	1,600 †	500,000 †	260 †
Total Xylenes	ND<60.4	935	ND<10.1	ND<11.1	83	2 J	ND<6	14 J	ND<6 J	ND<6 J	ND<6	ND<6	ND<5	ND<6	1,600 †	500,000 †	260 †
Solvent-related Volatile Organic Compounds																	
Acetone	Not Tested				17	28 J	13 J	ND<57	**86 J**	49 J	ND<6 J	ND<6 J	ND<5 J	ND<6 J	50	500,000	50
Carbon Disulfide					ND<11	ND<11	2 J	ND<57	2 J	ND<6 J	ND<6	ND<6	ND<5	ND<6	Not Listed		
Methylene Chloride					ND<11	ND<11	2 J	ND<57	6 J	5 J	ND<6	ND<6	ND<5	ND<6	50	500,000	50
Total VOCs	441	1,997.6	ND	ND	248	39	18	1,713	97	54	ND	ND	ND	ND	Not Applicable		
Total VOC TICs	Not Tested				288	2,540	298	6,800	110	ND	2,336	ND	ND	ND			
Total VOCs & VOC TICs	441	1,997.6	ND	ND	536	2,579	316	8,513	207	54	2,336	ND	ND	ND			

Notes:
VOC analysis by United States Environmental Protection Agency (USEPA) Method 8260B
† denotes that the Restricted Use Soil Cleanup Objectives are for total Xylenes (i.e. m,p-Xylene plus o-Xylene)
J = Estimated value – The analyte was positively identified; but the associated numerical value is the approximate concentration of the analyte in the sample.
Bold type denotes concentration that exceeds NYSDEC Restricted Use Soil Cleanup Objectives for the Protection of Groundwater.
Highlighted type denotes concentration that exceeds its associated NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Unresticted Use

Table 4

Site Management Plan
3865 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Semi-Volatile Organic Compounds (SVOCs) in Soil
Test Results in Micrograms per Kilogram (µg/Kg) or Parts Per Billion (PPB)

Constituent	Test Boring Samples														Surface Soil Samples		NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Groundwater	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Commercial Use	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Unrestricted Use
	Test Boring ID and Sample Depth														Sample ID and Depth				
	TB-6 (8'-10')	TB-7 (4'-4.6')	TB-13 (4'-4.1')	TB-19 (0.3'-2.2')	TB-21 (4'-6')	TB-26 (4'-7')	TB-28 (4'-5')	TB-29 (9.5'-11.5')	TB-30 (8'-11.9')	TB-34 (4'-5')	TB-35 (4'-8')	TB-39 (4'-6.8')	TB-40 (4'-6')	OSB-1 (8'-10')	SS-1 (0"-2")	SS-2 (0"-2")			
	August 2005 - (Pre BCP)							August 2006 - (BCP RI)											
Acenaphthene	ND<342 J	ND<307 J	ND<308 J	ND<342 J	ND<338 J	ND<340 J	ND<350 J	ND<370	ND<370	ND<390	ND<360	ND<400	ND<390	ND <360	83 J	ND<360	98,000	500,000	20,000
Acenaphthylene	ND<342 J	ND<307 J	ND<308 J	ND<342 J	ND<338 J	ND<340 J	ND<350 J	ND<370	ND<370	ND<390	ND<360	ND<400	ND<390	ND <360	ND<370	ND<360	107,000	500,000	100,000
Anthracene	ND<342 J	ND<307 J	ND<308 J	ND<342 J	ND<338 J	ND<340 J	ND<350 J	ND<370	ND<370	ND<390	ND<360	ND<400	43 J	ND <360	120 J	ND<360	1,000,000	500,000	100,000
Benzo (a) anthracene	ND<342 J	ND<307 J	ND<308 J	ND<342 J	389 J	ND<340 J	ND<350 J	ND<370	ND<370	ND<390	ND<360	ND<400	160 J	ND <360	630	190 J	1,000	5,600	1,000
Benzo (a) pyrene	ND<342 J	ND<307 J	ND<308 J	ND<342 J	ND<338 J	ND<340 J	ND<350 J	ND<370	ND<370	ND<390	ND<360	ND<400	220 J	ND <360	820 J	250 J	22,000	1,000	1,000
Benzo (b) fluoranthene	ND<342 J	ND<307 J	ND<308 J	ND<342 J	ND<338 J	ND<340 J	ND<350 J	ND<370	ND<370	ND<390	ND<360	ND<400	270 J	ND <360	1,400 J	400	1,700	5,600	1,000
Benzo (g,h,i) perylene	ND<342 J	ND<307 J	ND<308 J	ND<342 J	ND<338 J	ND<340 J	ND<350 J	ND<370 J	ND<370 J	ND<390 J	ND<360 J	ND<400 J	91 J	ND <360	390 J	140 J	1,000,000	500,000	100,000
Benzo (k) fluoranthene	ND<342 J	ND<307 J	ND<308 J	ND<342 J	ND<338 J	ND<340 J	ND<350 J	ND<370	ND<370	ND<390	ND<360	ND<400	130 J	ND <360	530 J	190 J	1,700	56,000	800
bis (2-Ethylhexyl) phthalate	Not Tested							220 J	140 J	110 J	380	180 J	360 J	98 J	120 J	220 J	Not Listed		
Carbazole	Not Tested							ND<370	ND<370	ND<390	ND<360	ND<400	ND<390	ND <360	120 J	ND<360	Not Listed		
Chrysene	ND<342 J	ND<307 J	ND<308 J	ND<342 J	387 J	ND<340 J	ND<350 J	ND<370	ND<370	ND<390	ND<360	ND<400	160 J	ND <360	710	270 J	1,000	56,000	1,000
Dibenz (a,h) anthracene	ND<342 J	ND<307 J	ND<308 J	ND<342 J	ND<338 J	ND<340 J	ND<350 J	ND<370 J	ND<370 J	ND<390 J	ND<360 J	ND<400 J	ND<390 J	ND <360	84 J	ND<360 J	1,000,000	560	330
2,4-Dimethylphenol	Not Tested							ND<370	ND<370	95 J	ND<360	ND<400	ND<390	ND <360	ND<370	ND<360	Not Listed		
Fluoranthene	ND<342 J	ND<307 J	ND<308 J	346 J	730 J	ND<340 J	ND<350 J	ND<370	ND<370	ND<390	ND<360	ND<400	280 J	ND <360	1,300	420	1,000,000	500,000	100,000
Fluorene	ND<342 J	ND<307 J	ND<308 J	ND<342 J	ND<338 J	ND<340 J	ND<350 J	ND<370	ND<370	ND<390	ND<360	ND<400	ND<390	ND <360	61 J	ND<360	386,000	500,000	30,000
Indeno (1,2,3-cd) pyrene	ND<342 J	ND<307 J	ND<308 J	ND<342 J	ND<338 J	ND<340 J	ND<350 J	ND<370 J	ND<370 J	ND<390 J	ND<360 J	ND<400 J	88 J	ND <360	320 J	130 J	8,200	5,600	500
2-Methylnaphthalene	Not Tested							ND<370	ND<370	2,600	ND<360	ND<400	160 J	ND <360	ND<370	ND<360	Not Listed		
Naphthalene	416 J	ND<307 J	ND<308 J	ND<342 J	1,780 J	ND<340 J	6,350 J	ND<370	ND<370	1,300	ND<360	ND<400	62 J	ND <360	ND<370	ND<360	12,000	500,000	12,000
Phenanthrene	ND<342 J	ND<307 J	ND<308 J	344 J	603 J	ND<340 J	ND<350 J	ND<370	ND<370	ND<390	ND<360	ND<400	160 J	ND <360	610	130 J	1,000,000	500,000	100,000
Pyrene	ND<342 J	ND<307 J	ND<308 J	ND<342 J	590 J	ND<340 J	ND<350 J	ND<370	ND<370	ND<390	ND<360	ND<400	270 J	ND <360	1,100	350 J	1,000,000	500,000	100,000
Total SVOCs	416	ND	ND	690	4,479	ND	6,350	220	140	4,105	380	180	2,454	98	8,398	2,690	Not Applicable		
Total SVOC TICs	Not Tested							ND	ND	16,470	970	ND	8,560		16,135	3,750			
Total SVOCs and SVOC TICs	416	ND	ND	690	4,479	ND	6,350	220	140	20,575	1,350	180	11,014	98	24,533	6,440			

Notes:
SVOC analysis by United States Environmental Protection Agency (USEPA) Method 8270C
E = Estimated Concentration
J = Estimated value – The analyte was positively identified; but the associated numerical value is the approximate concentration of the analyte in the sample

Table 5

Site Management Plan
3875 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Semi-Volatile Organic Compounds (SVOCs) in Soil
Test Results in Micrograms per Kilogram (µg/Kg) or Parts Per Billion (PPB)

Constituent	Test Boring Samples								Test Pit Samples			Surface Soil Samples			NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Groundwater	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Commercial Use	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Unrestricted Use
	Test Boring ID and Sample Depth								Test Pit ID and Sample Depth			Sample ID and Depth					
	TB-12 (2.0'-3.0')	TB-13 (0.5'-1.2')	TB-15 (0.4'-1.0')	TB-20 (0.3'-2.6')	RITB-4 (0.5'-1.8')	RITB-5 (1'-2')	RITB-6 (0.3'-1.0')	RITB-7 (2.6'-3.6')	RITP-1 (3.0'-4.0')	RITP-6 (4.0'-4.2')	RITP-7/8 (4.0'-4.2')	RISS-1 (0"-2")	RISS-2 (0"-2')	RISS-B (Duplicate of RISS-2)			
	October 2005 - (Pre BCP)				May 2007 - (BCP RI)				April 2007 - (BCP RI)			May 2007 - (BCP RI)					
Acenaphthene	ND<327	ND<331	ND<353	ND<342	ND<360	100 J	ND<400	120 J	54 J	ND<410	ND<1,900	ND<1,900	ND<370	ND<370	98,000	500,000	20,000
Anthracene	ND<327	ND<331	ND<353	ND<342	ND<360	ND<350	ND<400	110 J	ND<380	ND<410	ND<1,900	ND<1,900	75 J	58 J	1,000,000	500,000	100,000
Benzo (a) anthracene	ND<327	ND<331	ND<353	ND<342	44 J	ND<350	46 J	180 J	ND<380	ND<410	ND<1,900	680 J	450	440	1,000	5,600	1,000
Benzo (a) pyrene	ND<327	ND<331	ND<353	ND<342	43 J	ND<350	ND<400	120 J	53 J	ND<410	ND<1,900	740 J	510 J	480 J	22,000	1,000	1,000
Benzo (b) fluoranthene	ND<327	ND<331	ND<353	ND<342	68 J	ND<350	48 J	210 J	65 J	ND<410	ND<1,900	1,400 J	940 J	1,000 J	1,700	5,600	1,000
Benzo (g,h,i) perylene	ND<327	ND<331	ND<353	ND<342	40 J	ND<350	ND<400	56 J	60 J	ND<410	ND<1,900	310 J	190 J	170 J	1,000,000	500,000	100,000
Benzo (k) fluoranthene	ND<327	ND<331	ND<353	ND<342	38 J	ND<350	ND<400	75 J	ND<380 J	ND<410	ND<1,900	600 J	410 J	430 J	1,700	56,000	800
bis (2-Ethylhexyl) phthalate	ND<327	ND<331	ND<353	ND<342	ND<760 U	380 B	ND<520 J	ND<510 U	1,200	410 U	ND<1,900	ND<1,900	ND<390 U	ND <440 U	Not Listed		
Butylbenzylphthalate	Not Tested				ND<360	ND<350	ND<400	ND<380	ND<380	ND<410	ND<1,900	ND<1,900	74 J	78 J	Not Listed		
di-n-Butylphthalate	Not Tested				43 J	ND<350	ND<400	65 J	ND<380	ND<410	ND<1,900	ND<1,900	ND<370	ND<370	Not Listed		
di-n-Octylphthalate	Not Tested				ND<360 J	ND<380 U	ND<400 J	ND<380 J	ND<380 J	ND<410	ND<1,900	ND<1,900 J	ND<370 J	48 J	Not Listed		
Carbazole	ND<327	ND<331	ND<353	ND<342	ND<360	ND<350	ND<400	87 J	ND<380	ND<410	ND<1,900	ND<1,900	80 J	83 J	Not Listed		
Chrysene	ND<327	ND<331	ND<353	ND<342	45 J	ND<350	56 J	180 J	90 J	ND<410	ND<1,900	940 J	520	520	1,000	56,000	1,000
Dibenz (a,h) anthracene	ND<327	ND<331	ND<353	ND<342	ND<360 J	ND<350	ND<400	ND<380 J	ND<380 J	ND<410	ND<1,900	ND<1,900	42 J	38 J	1,000,000	560	330
Dibenzofuran	Not Tested				ND<360	ND<350	ND<400	90 J	ND<380	ND<410	ND<1,900	ND<1,900	ND<370	ND<370	Not Listed		
2,4-Dimethylphenol	ND<327	ND<331	ND<353	ND<342	Not Tested										Not Listed		
Fluoranthene	ND<327	ND<331	ND<353	ND<342	57 J	ND<350	73 J	270 J	250 J	97 J	ND<1,900	1,800 J	990	930	1,000,000	500,000	100,000
Fluorene	ND<327	ND<331	ND<353	ND<342	ND<360	160 J	43 J	190 J	76 J	ND<410	ND<1,900	ND<1,900	ND<370	ND<370	386,000	500,000	30,000
Indeno (1,2,3-cd) pyrene	ND<327	ND<331	ND<353	ND<342	ND<360 J	ND<350	ND<400	52 J	46 J	ND<410	ND<1,900	330 J	170 J	160 J	8,200	5,600	500
2-Methylnaphthalene	ND<327	ND<331	ND<353	ND<342	79 J	450	ND<400	160 J	ND<380	ND<410	ND<1,900	ND<1,900	ND<370	ND<370	Not Listed		
Naphthalene	ND<327	ND<331	ND<353	ND<342	39 J	ND<350	ND<400	ND<380	ND<380	ND<410	ND<1,900	ND<1,900	ND<370	ND<370	12,000	500,000	12,000
Phenanthrene	ND<327	ND<331	ND<353	ND<342	64 J	340 J	ND<400	770	320 J	ND<410	ND<1,900	630 J	410	350 J	1,000,000	500,000	100,000
Pyrene	ND<327	ND<331	ND<353	ND<342	100 J	72 J	160 J	430	320 J	42 J	ND<1,900	1400 J	920	950	1,000,000	500,000	100,000
Total SVOCs	ND	ND	ND	ND	660	1,502	426	3,165	2,534	549	0	8,830	5,781	5,735	Not Applicable		
Total SVOC TICs	Not Tested				12,280	40,990	30,910	28,450	39,540	12,810	3,410	12,100	7,640	8,620			
Total SVOCs & SVOC TICs	ND	ND	ND	ND	12,940	42,492	31,336	31,615	42,074	13,359	3,410	20,930	13,421	14,355			

Notes:
SVOC analysis by United States Environmental Protection Agency (USEPA) Method 8270C
J = Estimated Concentration
U = indicates that the compound was analyzed for, but not detected at of above the Contract Required Quantitation Limit (CRQL), or the compound was not detected due to qualification through the method or field blank

Table 6

Site Management Plan
3875 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Pesticides in Soil
Test Results in Micrograms per Kilogram (µg/Kg) or Parts Per Billion (PPB)

Constituent	Test Boring Samples		Test Pit Samples			Surface Soil Samples			NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Groundwater	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Commercial Use	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Unresticted Use
	Test Boring ID and Sample Depth		Test Pit ID and Sample Depth			Sample ID and Depth					
	RITB'-5 (1.0'-2.0')	RITB'-7 (2.6'-3.6')	RITP'-1 (RE) (3.0'-4')	RITP'-6 (RE) (4.0'-4.2')	RITP'-7/8 (RE) (4.0'-4.2')	RISS'-1 (0"-2")	RISS'-2 (0"-2")	RISS'-B (Duplicate of RISS'-2)			
	May 2007		April 2007			May 2007					
4,4'-DDD	ND <3.5 J	ND <3.8	**5.8 J**	**16 JN**	ND <3.9 J	ND <3.8	ND <3.7 J	ND <3.6	14,000	92,000	3.3
4,4'-DDE	ND <3.5 J	ND <3.8	ND <3.7 J	**8.8 J**	ND <3.9 J	ND <3.8	ND <3.7 J	ND <3.6	17,000	62,000	3.3
4,4'-DDT	ND <3.5 J	ND <3.8	ND <3.7 J	**19 JN**	ND <3.9 J	ND <3.8	ND <3.7 J	ND <3.6	136,000	47,000	3.3
beta-BHC	ND <1.8 J	ND <1.9	ND<3.7 J	2.7 JN	ND <2.0 J	ND <2.0	ND <1.9 J	ND <1.9	90	3,000	36
Heptichlor Epoxide	ND <1.8 J	ND <1.9	ND <1.9 J	4.6 JN	ND <2.0 J	ND <2.0	ND <1.9 J	ND <1.9	Not Listed		
Dieldrin	ND <3.5 J	ND <3.8	ND <3.7 J	4.5 JN	ND <3.9 J	ND <3.8	ND <3.7 J	ND <3.6	100	1,400	5
Endosulfan II	ND <3.5 J	ND <3.8	ND <3.7 J	9.8 JN	ND <3.9 J	ND <3.8	ND <3.7 J	ND <3.6	102,000	200,000	2,400
Endosulfan Sulfate	ND <3.5 J	ND <3.8 J	ND <3.7 J	31 JN	ND <3.9 J	ND <3.8 J	ND <3.7 J	ND <3.6 J	1,000,000	200,000	2,400
Endrin Ketone	ND <3.5 J	ND <3.8 J	ND <3.7 J	6.6 JN	ND <3.9 J	ND <3.8 J	ND <3.7 J	ND <3.6 J	Not Listed		
Endrin Aldehyde	ND <3.5 J	ND <3.8	ND <3.7 J	9.0 JN	ND <3.9 J	ND <3.8	ND <3.7 J	ND <3.6	Not Listed		
Methoxychlor	ND <18 J	ND <20	ND <19 J	23 JN	ND <20 J	ND <20	ND <19 J	ND <19	Not Listed		
alpha-Chlordane	ND <1.8 J	ND <1.9	ND <1.9 J	2.6 JN	ND <2.0 J	ND <2.0	ND <1.9 J	ND <1.9	2,900	24,000	94
gamma-Chlordane	ND <1.8 J	ND <1.9	ND <1.9 J	14 JN	ND <2.0 J	ND <2.0	ND <1.9 J	ND <1.9	Not Listed		

Notes:
Pesticide analysis by USEPA Method 8081 Target Compound List
Bold Type denotes concentration that exceeds its associated NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Unresticted Use
J = Estimated value – The analyte was positively identified; but the associated numerical value is the approximate concentration of the analyte in the sample.
JN = Estimated value – Tentatively identified with approximate concentrationsthe analyte in the sample.

Table 7

Site Management Plan
3875 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Polychlorinated Biphenyls (PCBs) in Soil
Test Results in Micrograms per Kilogram (µg/Kg) or Parts Per Billion (PPB)

Constituent	Test Boring Samples			Test Pit Samples			Surface Soil Samples			NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Groundwater	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Commercial Use	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Unrestricted Use
	Test Boring ID and Sample Depth			Test Pit ID and Sample Depth			Sample ID and Depth					
	RITB-4 (0.5'-1.8')	RITB-5 (1.0'-2.0')	RITB-7 (2.6'-3.6')	RITP-1 (RE) (3.0'-4.0')	RITP-6 (RE) (4.0'-4.2')	RITP-7/8 (RE) (4.0'4.2')	RISS'-1 (0"-2")	RISS'-2 (0"-2")	RISS'-B (Duplicate of RISS'-2)			
	May 2007			April 2007			May 2007					
Arochlor-1254	ND <36	ND <35	ND <38	49	ND <41	ND <39	ND <38	ND <37	ND <37	3,200	1,000	100

Notes:
PCB analysis by USEPA Method 8082 Target Compound List

Table 8

Site Management Plan
3865 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Metals In Soil
Test Results in Milligrams per Kilogram (mg/Kg) or Parts Per Million (PPM)

Constituent	Test Boring Samples								Surface Soil Samples		Restricted Use Soil Cleanup Objectives (SCOs) - Protection of Groundwater[1]	Restricted Use Soil Cleanup Objectives (SCOs) - Protection of Public Health - Commercial Use [1]	Restricted Use Soil Cleanup Objectives (SCOs) - Protection of Public Health - Unrestricted Use [1]
	Test Boring ID and Sample Depth								Sample ID and Depth				
	TB-29 (9.5'-11.5')	TB-30 (8'-11.9')	TB-32 (2.4'-3.2')	TB-34 (2.4'-3.1')	TB-34 (4'-5')	TB-35 (4'-8')	TB-39 (4'-6.8')	TB-40 (4'-6')	SS-01 (0"- 2")	SS-02 (0"- 2")			
	August 2006 - (BCP RI)												
Aluminum	4,120	4,250	7,460	2,570	2,360	2,970	3,810	9,170	8,440	7,000	Not Listed		
Antimony	ND<0.038	ND<0.038	ND<0.040	ND<0.036	ND<0.042	ND<0.036	ND<0.044	ND<0.036	ND<0.035	9.1	Not Listed		
Arsenic	3.3	2.2	1.9	1.9	1.4	2.9	3.2	2.3	3.9	***33.8***	16	16	13
Barium	19.2	25.4	27.0	15.1	15.7	24.1	38.2	69.8	103	***516***	820	400	350
Berylium	0.19 B	0.19 B	0.25	0.13 B	0.13 B	0.14 B	0.18 B	0.46	0.36	2.3	47	590	7.2
Cadmium	0.26	0.19 B	0.014 B	0.12 B	0.059 B	0.21	0.21 B	0.20	0.45	3.0	7.5	9.3	2.5
Calcium	63,200	55,700	1,920	44,300	42,500	80,500	70,900	20,100	11,800	5,020	Not Listed		
Chromium	5.6	5.3	6.1	3.4	4.6	4.3	6.0	11.7	11.5	**29.9**	19	400	1
Cobalt	3.5	3.5	2.4	2.1	2.0	2.4	2.7	5.2	3.7	3.6	Not Listed		
Copper	16.1	10.1	3.9	9.6	6.4	12.2	12.8	9.0	16.1	63.5	1,720	270	50
Iron	8,280	7,390	7,860	5,310	6,480	6,770	8,420	14,900	18,900	15,000	Not Listed		
Lead	4.1	4.1	13.5	13.3	5.4	3.9	5.0	8.2	28.0	22.7	450	1,000	63
Magnesium	24,000	19,600	996	14,900	8,730	14,500	15,500	5,780	5,240	2,790	Not Listed		
Manganese	357	284	56.5	223	185	395	398	232	382	420	2,000	10,000	1,600
Mercury	ND<0.0067	ND<0.0069	0.039	ND<0.0067	0.0073	ND<0.0071	ND<0.0077	0.017 B	0.048	0.046	0.73	2.8	0.18
Nickel	7.3	7.1	5.1	4.6	4.1	5.3	5.7	13.3	9.2	65.5	130	310	30
Potassium	859	1,180	408	705	376	573	652	703	804	741	Not Listed		
Selenium	ND<0.044	ND<0.044	ND<0.048	ND<0.043	ND<0.049	0.29 B	ND<0.054	ND<0.043	ND<0.042	**26.8**	4	1,500	3.9
Silver	ND<0.012	ND<0.012	ND<0.014	ND<0.013	ND<0.014	ND<0.012	ND<0.015	ND<0.012	ND<0.013	**19.2**	8.3	1,500	2
Sodium	129	264	70.6	85.8	119	87.0	163	115	53.8	41.9	Not Listed		
Thallium	1.4	1.1	0.23 B	0.81	0.65 B	1.4	1.3	0.38 B	0.98	10.1	Not Listed		
Vanadium	10.1	9.4	14.0	8.4	11.0	7.2	9.7	16.0	16.8	43.2	Not Listed		
Zinc	27.7	30.3	24.1	25.9	14.9	26.5	28.0	33.7	56.2	87.1	2,480	10,000	109

Notes:
TAL Metals analysis by United States Environmental Protection Agency (USEPA) Methods 6010 and 7471 (Mercury)
ND denotes Not Detected at a concentration greater than the laboratory method detection limit shown
B = Inorganics – The reported value was obtained from an instrument reading that was less than the sample quantitation limit (SQL).
Bold type denotes concentration that exceeds its associated NYCRR Subpart 375-6 Restricted Use Soil Cleanup Objective for the Protection of Groundwater.
Italic type denotes concentration that exceeds its associated NYCRR Subpart 375-6 Restricted Use Soil Cleanup Objectives for the Protection of Public Health - Commercial Use
Shaded type denotes concentration that exceeds both the NYCRR Subpart 375-6 Restriced Use Soil Cleanup Objectives for the Protection of Groundwater and Public Health - Unrestricted Use

Table 9
Remedial Investigation
3875 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Metals in Soil
Test Results in Milligrams per Kilogram (mg/Kg) or Parts Per Million (PPM)

TAL Metals	Test Boring Samples		Test Pit Samples			Surface Soil Samples			NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Groundwater	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Commercial Use	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Unrestricted Use
	Test Boring ID and Sample Depth		Test Pit ID and Sample Depth			Sample ID and Depth					
	RITB-5 (1.0'-2.0')	RITB-7 (2.6' to 3.6')	RITP-1 (3.0'-4.0')	RITP-6 (4.0'-4.2')	RITP-7/8 (4.0'-4.2')	RISS-1 (0"-2")	RISS-2 (0"-2")	RISS-B (Duplicate of RISS-2)			
	May 2007		April 2007			May 2007					
Aluminum	5,930	8,820	7,490	11,200	6,680	5,680	8,470	9,140	Not Listed		
Antimony	ND <0 057	ND <0 052	ND <0 041	ND <0 037	ND <0 056	ND <0 043	ND <0 050	ND <0 048	Not Listed		
Arsenic	2 1	3 5	4 8	1 6	2 5	1 3	2 2	2 4	16	16	13
Barium	19 0	68 2	73 1	70 2	36 6	32 6	63 7	69 2	820	400	350
Berylium	0 14 B	0 26 B	0 16 B	0 29	0 11 B	0 13 B	0 21 B	0 24 B	47	590	7.2
Cadmium	0 17 B	0 17 B	0 75	0 68	0 46	0 45	0 28	0 42	7.5	9 3	2.5
Calcium	77,200	24,500	84,900	6,410	70,500	99,300	23,200	18,000	Not Listed		
Chromium	7 8	10 6	17 0	13 9	8 6	10 2	11 8	13.3	19	400	1
Cobalt	3 4	5 1	6 7	6 7	5 0	3 3	3 9	4 3	Not Listed		
Copper	9 0	15 2	20 3	12 2	13 3	18 2	14 6	15 8	1,720	270	50
Iron	7,960	12,400	15,800	19,200	10,200	8,760	9,830	10,800	Not Listed		
Lead	11 2	15 3	75 4	46 5	17 4	36 6	28 4	30 7	450	1,000	63
Magnesium	41,600	12,500	25,300	3,370	22,000	52,000	7,780	5,280	Not Listed		
Manganese	181	210	399	203	300	285	183	194	2,000	10,000	1,600
Mercury	ND <0 0069	0 018 B	0 025 B	0.24	0 057	0 017 B	0 023 B	0 026 B	0 73	2 8	0.18
Nickel	7 2	13 2	12 5	13 4	10 9	7 3	9 3	11 7	130	310	30
Potassium	1,860	1,420	1,480	1,080	1,230	1,330	815	898	Not Listed		
Selenium	9 1	ND <0 062	7 5	ND <0 045	**7.3**	**11.0**	ND <0 63 U	ND <0 057	4	1,500	3.9
Silver	ND <0 019	ND <0 15 U	0 71 B	0 022 B	0 65 B	ND <0 015	ND <0 23 U	ND <0 3 U	8 3	1,500	2
Sodium	172	165	143	86 6	214	105	124	131	Not Listed		
Thallium	ND <0 081	ND <0 073	ND <0 058	ND <0 053	ND <0 079	ND <0 061	ND <0 071	ND <0 068	Not Listed		
Vanadium	9 6	16 6	14 7	20 5	13 7	11 3	14 7	16 5	Not Listed		
Zinc	20 9	38 8	45 7	60 4	60.5	62 0	54 1	59 4	2,480	10,000	109

Notes:
TAL Metals analysis by United States Environmental Protection Agency (USEPA) Methods 6010 and 7471 (Mercury)
ND <6 87 = Constituent not detected above the reported laboratory detection limit
B = Inorganics – The reported value was obtained from an instrument reading that was less than the sample quantitation limit (SQL)
U = indicates that the compound was analyzed for, but not detected at of above the Contract Required Quantitation Limit (CRQL), or the compound was not detected due to qualification through the method or field blank
Bold Type denotes concentration that exceeds its associated NYCRR Subpart 375-6 Remedial Program Cleanup Objectives for the Protection of Groundwater
Highlight type denotes concentration that exceeds its associated NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Unrestricted Use

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Table 10

Site Management Plan
3865 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	Groundwater Sample ID																						NYSDEC Part 703: Groundwater Standard
	MW-1	MW-2	MW-3	MW-4	MW-1 (Dilution X10)	MW-1 (Dilution X20)	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7 (Dilution X10)	MW-7 (Dilution X40)	MW-8	MW-A (MW-2 Duplicate)	MW-1R	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7	MW-8	TB/ MW-DUP (MW-1R Duplicate)	
	September 2005				September 2006											May 2007									
Petroleum-Related Volatile Organic Compounds																									
Benzene	**585**	ND<0.700	ND<0.700	ND<0.700	**640**	**690** DJ	ND <1.0	ND <1.0	ND <1.0	ND <1.0	ND <5.0	**370**	**380** D	ND <1.0	ND <1.0	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	**410**	ND<5	ND<5	1
Ethylbenzene	**278**	ND<2.00	ND<2.00	ND<2.00	**320**	**350** D	ND <1.0	ND <1.0	ND <1.0	ND <1.0	ND <5.0	**880**	**880** D	ND <1.0	ND <1.0	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	**790** E	ND<5	ND<5	5
sec-Butylbenzene	ND<20.0	ND<2.00	ND<2.00	ND<2.00	ND <50	ND <100	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <50	ND<200	ND <5.0	ND <5.0	ND<5	ND<5	ND<5	ND<5	ND<5	3 J	**23**	ND<5	ND<5	5
n-Propylbenzene	**32.4**	ND<2.00	ND<2.00	ND<2.00	ND <50	ND <100	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <50	ND<200	ND <5.0	ND <5.0	ND<5	ND<5	ND<5	ND<5	ND<5	**8**	**260** E	ND<5	ND<5	5
Isopropylbenzene	ND<20.0	ND<2.00	ND<2.00	ND<2.00	**31**	**31** D	ND <1.0	ND <1.0	ND <1.0	ND <1.0	**7.1**	**78**	**69** D	ND <1.0	ND <1.0	ND<5	ND<5	ND<5	ND<5	ND<5	**6**	**91**	ND<5	ND<5	5
p-Isopropyltoluene	**204** J	ND<2.00	ND<2.00	ND<2.00	ND <50	ND <100	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <50	ND<200	ND <5.0	ND <5.0	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	**22**	ND<5	ND<5	5
Naphthalene	**457** J	ND<5.00	ND<5.00	ND<5.00	ND <50	ND <100	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <50	ND<200	ND <5.0	ND <5.0	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	**1,100** E	ND<5	ND<5	10
Toluene	ND<20.0	ND<2.00	ND<2.00	ND<2.00	**10**	**12** DJ	ND <1.0	ND <1.0	ND <1.0	ND <1.0	ND <5.0	**1,200** E	**980** D	ND <1.0	ND <1.0	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	**690** E	ND<5	ND<5	5
1,2,4-Trimethylbenzene	**1,940**	ND<2.00	ND<2.00	ND<2.00	ND <50	ND <100	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <50	ND<200	ND <5.0	ND <5.0	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	**1,100** E	ND<5	ND<5	5
1,3,5-Trimethylbenzene	**361**	ND<2.00	ND<2.00	ND<2.00	ND <50	ND <100	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <50	ND<200	ND <5.0	ND <5.0	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	**630** E	ND<5	ND<5	5
m,p-Xylene	**3,070**	ND<2.00	ND<2.00	ND<2.00	ND <50	ND <100	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <50	ND<200	ND <5.0	ND <5.0	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	**2,100** E	ND<5	ND<5	5
o-Xylene	ND<20.0	ND<2.00	ND<2.00	ND<2.00	ND <50	ND <100	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <5.0	ND <50	ND<200	ND <5.0	ND <5.0	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	**760** E	ND<5	ND<5	5
Methyl-tert-Butyl Ether	ND<20.0	ND<2.00	ND<2.00	ND<2.00	**39**	ND <20	ND <1.0	10	1.4	**13**	**30**	ND <10	ND <40	4.0	ND <1.0	10	ND<5	6	ND<5	9	ND<5	ND<5	8	7	10
Solvent-Related Volatile Organic Compounds																									
Acetone	Not Tested				ND <50 J	**51** DJ	ND <5.0 J	8.9 J	ND <5.0 J	5.8 J	28 J	40 J	ND<200	ND <5.0 J	ND <5.0 J	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	50
2-Butanone	Not Tested				ND <50 J	ND <100	ND <5.0 J	ND <5.0 J	ND <5.0 J	ND <5.0 J	16 J	ND <50 J	ND<200	ND <5.0 J	ND <5.0 J	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	50
Cyclohexane	Not Tested				**100**	**130** D	ND <1.0	ND <1.0	ND <1.0	ND <1.0	ND <5.0	**140**	**180** D	ND <1.0	ND <1.0	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	5
Methylcyclohexane	Not Tested				**78**	**130** D	ND <1.0	ND <1.0	ND <1.0	ND <1.0	ND <5.0	**59**	**73** D	ND <1.0	ND <1.0	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	5
Methylene Chloride	Not Tested				ND <15 U	ND <49 U	ND <1.0 J	ND <1.0 J	ND <1.0 J	ND <1.0 J	ND <5.0 U	ND <36 U	ND <110 U	ND <1.0 J	ND <1.0 J	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	5
Total VOCs	6,927.4	ND	ND	ND	1,218	1,394	ND	18.9	1.4	18.8	81	2,767	2,562	4.0	ND	10	2	6	ND	9	17	7,976	8	8	Not Available
Total VOC TICs	Not Tested				6,370	3,630	ND	ND	ND	7	579	9,980	8,670	ND	ND	ND	ND	ND	ND	ND	456	5,797	ND	ND	
Total VOCs and VOC TICs	6,927.4	ND	ND	ND	7,588	5,024	ND	18.9	1.4	25.8	660	12,747	11,232	4	ND	10	2	6	ND	9	473	13,773	8	8	

Notes:

VOC Analysis bu USEPA Method 8260B TCL.
Bold Type denotes that the detected value exceeds its associated NYSDEC Part 703 Groundwater Standard
ND denotes compound not detected above the method detection limits
D - The organic analyte was quantitated from a diluted analysis
B - Inorganics – The reported value was obtained from an instrument reading that was less than the sample quantitation limit (SQL).
J - Estimated value – The analyte was positively identified; but the associated numerical value is the approximate concentration of the analyte in the sample
E - Inorganics – The reported value is estimated because of the presence of an interference
† denotes that the NYSDEC Petroleum Spill Site Innactivation Guidance Value is for Total (Mixed) Xylenes

Table 11

Site Management Plan
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	Groundwater Sample ID												NYSDEC Part 703: Groundwater Standard
	MW-1	MW-2	MW-3	MW-1R	MW-2	MW-3R	RIMW-1	RIMW-2	RIMW-3	RIMW-4	RIMW-5	TB/MW-DUP (RIMW-1 Duplicate)	
	November 2005			May 2007									
Petroleum-Related Volatile Organic Compounds													
Benzene	ND<0.700	**58.1**	**1.81**	ND<5	**87**	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	1
Ethylbenzene	ND<2.00	**23.5**	ND<2.00	ND<5	**15**	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	5
n-Propylbenzene	ND<2.00	ND<20.0	ND<2.00	ND<5	1 J	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	5
Isopropylbenzene	ND<2.00	ND<20.0	ND<2.00	ND<5	0.8 J	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	5
Naphthalene	ND<5.00 J	ND<50.0 J	ND<5.00 J	ND<5	1 JB	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	10
Toluene	ND<2.00	**282**	ND<2.00	ND<5	**51**	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	5
1,2,4-Trimethylbenzene	ND<2.00	**24.2** J	ND<2.00	ND<5	**5**	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	5
1,3,5-Trimethylbenzene	ND<2.00	ND<20.0	ND<2.00	ND<5	**5**	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	5
m,p-Xylene	ND<2.00	**88.7** J	ND<2.00	ND<5	**15**	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	5
o-Xylene	ND<2.00	**58.6** J	ND<2.00	ND<5	**34**	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	5
Methyl-tert-Butyl Ether	ND<2.00	ND<20.0 J	ND<2.00	1 J	**120**	2 J	ND<5	ND<5	**11**	5	1 J	7	10
Solvent-Related Volatile Organic Compounds													
Acetone	Not Tested			21	ND <5	ND<5	10	11	16	ND<5	ND<5	ND<5	50
1,1,1-Trichloroethane				ND<5	ND<5	ND<5	ND<5	3 J	ND<5	ND<5	2 J	ND<5	5
Chlorobenzene				ND<5	2 J	**11** J	ND<5	ND<5	2 J	ND<5	ND<5	ND<5	5
1,1-Dichloroethane				ND<5	4 J	1 J	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	5
cis-1,2-Dichloroethene				ND<5	2 J	1 J	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	5
Vinyl Chloride				ND<5	**27**	**3** J	ND<5	ND<5	ND<5	ND<5	ND<5	ND<5	2
Total VOCs	ND	535.1	1.81	22	370	18	10	14	29	5	3	7	Not Available
Total VOC TICs	Not Tested			23	45	ND	ND	ND	ND	ND	ND	ND	
Total VOCs and VOC TICs	ND	535.1	1.81	45	414.8	18	ND	ND	29	5	3	7	

Notes:

VOC Analysis bu USEPA Method 8260B TCL.
Bold Type denotes that the detected value exceeds its associated NYSDEC Part 703 Groundwater Standard
ND denotes compound not detected above the method detection limits
† denotes that the NYSDEC Petroleum Spill Site Innactivation Guidance Value is for Total (Mixed) Xylenes

Table 12

Site Management Plan
3875 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Volatile Organic Compounds (VOCs) in Groundwater
Post Interim Remedial Measures Sampling
Test Results in Micrograms per Liter (µg/L) or Parts Per Billion (PPB)

Constituent	Groundwater Sample ID									NYSDEC Part 703: Groundwater Standard
	MW-1R	MW-2	MW-3R	RIMW-1	RIMW-2	RIMW-3	RIMW-4	RIMW-5	TB/ MW DUP (RIMW-5 Duplicate)	
	October 2007 (Post IRM)									
Petroleum-Related Volatile Organic Compounds										
Benzene	ND <5	**22**	**1 J**	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	1
Ethylbenzene	ND <5	**9**	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	5
n-Propylbenzene	ND <5	2 J	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	5
p-Isopropyltoluene	ND <5	2 J	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	5
Naphthalene	ND <5	5	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	10
Toluene	ND <5	**33**	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	5
1,2,4-Trimethylbenzene	ND <5	**16**	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	5
1,3,5-Trimethylbenzene	ND <5	**8**	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	5
m,p-Xylene	ND <5	**27**	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	5
o-Xylene	ND <5	**36**	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	5
Methyl-tert-Butyl Ether	ND <5	**110**	3 J	ND <5	**38**	5	ND <5	4 J	5	10
Solvent-Related Volatile Organic Compounds										
1,1-Dichloroethane	ND <5	2 J	2 J	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	5
cis-1,2-Dichloroethene	ND <5	ND <5	2 J	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	5
Acetone	6	17	ND <5	ND <5	13	ND <5	ND <5	ND <5	ND <5	50
Chlorobenzene	ND <5	ND <5	**27**	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	5
Vinyl Chloride	ND <5	**4**	**5**	ND <5	ND <5	ND <5	ND <5	ND <5	ND <5	2
Total VOCs	6	293	40	None Detected	51	5	None Detected	4	5	Not Available
Total VOC TICs	21	110	None Detected	None Detected	None Detected	None Detected	None Detected	None Detected	None Detected	
Total VOCs and VOC TICs	27	403	40	None Detected	51	5	None Detected	4	5	

Notes

VOC Analysis by USEPA Method 8260B TCL.

Bold Type denotes that the detected value exceeds its associated NYSDEC Part 703 Groundwater Standard

ND denotes compound not detected above the method detection limits

J - Estimated value (bias undetermined) – The analyte was positively identified; but the associated numerical value is the approximate concentration of the analyte in the sample

† denotes that the NYSDEC Petroleum Spill Site Innactivation Guidance Value is for Total (Mixed) Xylenes

Table 13

Site Management Plan
3865 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Semi-Volatile Organic Compounds (SVOCs) in Groundwater
Test Results in Micrograms per Liter (µg/L) or Parts Per Billion (PPB)

Constituent	Groundwater Sample ID																	NYSDEC Part 703: Groundwater Standard
	MW-1	MW-2	MW-3	MW-4	MW-2	MW-A (MW-2 Duplicate)	MW-3	MW-4	MW-5	MW-6	MW-7	MW-7 (Dilution X10)	MW-8	MW-1R	MW-5	MW-7	MW-DUP (MW-1R Duplicate)	
	September 2005				September 2006									May 2007 (Post IRM)				
Acenanaphthalene	ND<2.0 J	ND<10 J	ND<10 J	ND<10 J	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	0.8 J	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	20
Benzo(b)Fluoranthene	ND<2.0 J	ND<10 J	ND<10 J	ND<10 J	ND <10	ND <10	ND <10	ND <10	**0.7** J	ND <10	ND <10 J	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	0.002
bis(2-Ethylhexyl)Phthalate	Not Tested				ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	2 J	ND <10	ND <10	Not Available
Di-n-Butyl Phthalate	ND<2.0 J	ND<10 J	ND<10 J	ND<10 J	ND <10	ND <10	ND <10	ND <10	ND <10	4 J	ND <10	ND <10	16	ND <10	ND <10	ND <10	ND <10	50
Di-n-Octyl Phthalate	ND<2.0 J	ND<10 J	ND<10 J	ND<10 J	2 J	2 J	ND <10	2 J	2 J	ND <10	2 J	ND <10	2 J	ND <10	ND <10	ND <10	ND <10	Not Available
Diethyl Phthalate	ND<2.0 J	ND<10 J	ND<10 J	ND<10 J	ND <10	ND <10	ND <10	ND <10	ND <10	0.7 J	0.8 J	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	50
2,4-Dimethylphenol	ND<2.0 J	ND<10 J	ND<10 J	ND<10 J	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	**64**	**76 DJ**	ND <10	ND <10	ND <10	ND <10	ND <10	1 *
Fluorene	ND<2.0 J	ND<10 J	ND<10 J	ND<10 J	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	0.6 J	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	50
2-Methylnaphthalene	ND<2.0 J	ND<10 J	ND<10 J	ND<10 J	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	260 E	400 D	ND <10	ND <10	ND <10	ND <10	ND <10	Not Available
2-Methylphenol	ND<2.0 J	ND<10 J	ND<10 J	ND<10 J	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	**10**	**14 DJ**	ND <10	ND <10	ND <10	ND <10	ND <10	1 *
4-Methylphenol	ND<2.0 J	ND<10 J	ND<10 J	ND<10 J	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	**24**	**26 DJ**	ND <10	ND <10	ND <10	ND <10	ND <10	1 *
Naphthalene	**345** J	ND<10 J	ND<10 J	ND<10 J	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	**520 E**	**960 D**	0.7 J	ND <10	ND <10	ND <10	ND <10	10
Phenanthrene	ND<2.0 J	ND<10 J	ND<10 J	ND<10 J	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	0.7 J	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	50
Total SVOCs	345	ND	ND	ND	2	2	ND	2	2.7	4.7	883	1,476	19	ND	2	ND	ND	Not Available
Total SVOC TICs	Not Tested				47	35	47	60	48	74	4,291	9,728	47	ND	ND	ND	13	
Total SVOCs & SVOC TICs	345	ND	ND	ND	49	37	47	62	51	79	5,174	11,204	66	ND	2	ND	13	

Notes:

SVOC Analysis bu USEPA Method 8270C TCL.
Bold Type denotes that the detected value exceeds its associated NYSDEC Part 703 Groundwater Standard
ND denotes compound not detected above the method detection limits.
J - Estimated value (bias undetermined) – The analyte was positively identified; but the associated numerical value is the approximate concentration of the analyte in the sample.
E - Inorganics – The reported value is estimated because of the presence of an interference.
D - The organic analyte was quantitated from a diluted analysis.
* denotes that the Groundwater Stanard is for total phenolic compounds.

Table 14

Site Management Plan
3875 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Semi-Volatile Organic Compounds (SVOCs) in Groundwater
Test Results in Micrograms per Liter (µg/L) or Parts Per Billion (PPB)

Constituent	Groundwater Sample ID												NYSDEC Part 703: Groundwater Standard
	MW-1	MW-2	MW-3	MW-1R	MW-2	MW-3R	RIMW-1	RIMW-2	RIMW-3	RIMW-4	RIMW-5	TB/MW-DUP (RIMW 1 Duplicate)	
	November 2005			May 2007									
Di-n-Butyl Phthalate	ND<10	ND<10	ND<10 J	ND<10	16	ND<10	ND<10	ND<10	ND<10	ND<10	ND<10	ND<10	50
bis(2-Ethylhexyl)phthalate	ND<10	ND<10	ND<10 J	ND<10	**75**	1 J	ND<10	ND<10	ND<10	ND<10	ND<10	ND<10	5
2-Methylnaphthalene	ND<10	ND<10	ND<10 J	ND<10	9 J	1 J	ND<10	ND<10	ND<10	ND<10	ND<10	ND<10	NA
2-Methylphenol	ND<10	ND<10	ND<10 J	ND<10	3 J	ND<10	ND<10	ND<10	ND<10	ND<10	ND<10	ND<10	NA
4-Methylphenol	ND<10	ND<10	ND<10 J	ND<10	2 J	ND<10	ND<10	ND<10	ND<10	ND<10	ND<10	ND<10	NA
Naphthalene	ND<10	**11.3**	ND<10 J	ND<10	**11**	ND<10	ND<10	ND<10	ND<10	ND<10	ND<10	ND<10	10
Phenanthrene	ND<10	ND<10	ND<10 J	ND<10	3 J	ND<10	ND<10	ND<10	ND<10	ND<10	ND<10	ND<10	50
Pyrene	ND<10	ND<10	ND<10 J	ND<10	8 J	ND<10	ND<10	ND<10	ND<10	ND<10	ND<10	ND<10	50
Total SVOCs	ND	11.3	ND	ND	127	2	ND	ND	ND	ND	ND	ND	Not Available
Total SVOC TICs	Not Tested			ND	2,617	ND	35	69	20	900	7	13	
Total SVOCs & SVOC TICs	ND	11.3	ND	ND	2,744	2	35	69	20	900	7	13	

Notes:

SVOC Analysis bu USEPA Method 8270C TCL.

Bold Type denotes that the detected value exceeds its associated NYSDEC Part 703 Groundwater Standard

J - Estimated value (bias undetermined) – The analyte was positively identified; but the associated numerical value is the approximate concentration of the analyte in the sample.

ND denotes compound not detected above the method detection limits.

Table 15

Site Management Plan
3875 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Semi-Volatile Organic Compounds (SVOCs) in Groundwater
Post Interim Remedial Measures Sampling
Test Results in Micrograms per Liter (µg/L) or Parts Per Billion (PPB)

Constituent	MW-1R	MW-2	MW-3R	RIMW-1	RIMW-2	RIMW-3	RIMW-4	RIMW-5	NYSDEC Part 703: Groundwater Standard
	October 2007 (Post IRM)								
Di-n-Butyl Phthalate	ND <10	**160**	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	50
Diethylphthalate	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	10	50
bis(2-Ethylhexyl)phthalate	ND <10	**260**	**8 J**	ND <10	ND <10	ND <10	ND <10	ND <10	5
2-Methylnaphthalene	ND <10	69 J	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	NA
Fluoranthene	ND <10	ND <10	2 J	ND <10	ND <10	ND <10	ND <10	ND <10	50
Naphthalene	ND <10	**70 J**	ND <10	ND <10	ND <10	ND <10	ND <10	ND <10	10
Phenanthrene	ND <10	18 J	1 J	ND <10	ND <10	ND <10	ND <10	ND <10	50
Pyrene	ND <10	ND <10	6 J	ND <10	ND <10	ND <10	ND <10	ND <10	50
Total SVOCs	None Detected	577	17	None Detected	None Detected	None Detected	None Detected	10	Not Available
Total SVOC TICs	6	6,513	175	None Detected	None Detected	None Detected	None Detected	None Detected	
Total SVOCs & SVOC TICs	6	6,513	192	None Detected	None Detected	None Detected	None Detected	10	

Notes:

SVOC Analysis bu USEPA Method 8270C TCL.
Bold Type denotes that the detected value exceeds its associated NYSDEC Part 703 Groundwater Standard
ND denotes compound not detected above the method detection limits
J - Estimated value (bias undetermined) – The analyte was positively identified; but the associated numerical value is the approximate concentration of the analyte in the sample.
† denotes that the NYSDEC Petroleum Spill Site Innactivation Guidance Value is for Total (Mixed) Xylenes

TABLE 16

Site Management Plan
3865 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Pesticides in Groundwater
Test Results in Micrograms per Liter (µg/L) or Parts Per Billion (PPB)

Constituent	Overburden Monitoring Wells			NYSDEC Part 703: Groundwater Standard
	MW-1	MW-2	MW-A (MW-2 Duplicate)	
	September 2006			
Pesticides				
4,4'-DDE	0.034 J	ND <0.50 J	ND <0.50 J	0.2
alpha-BHC	**0.036** J	ND <0.50 J	ND <0.50 J	0.01
delta-BHC	ND <0.50 J	**0.048** J	**0.054** J	0.04
Endosulfan I	**0.027** J	ND <0.50 J	ND <0.50 J	0.009
Heptachlor epoxide	0.026 J	ND <0.50 J	ND <0.50 J	0.03

Notes:

Pesticide Analysis bu USEPA Method 8081

Bold Type denotes that the detected value exceeds its associated NYSDEC Part 703 Groundwater Standard

J - Estimated value (bias undetermined) – The analyte was positively identified; but the associated numerical value is the approximate concentration of the analyte in the sample.

ND denotes compound not detected above the method detection limits.

Y:\RJ Dorschel Corp\209395\Reports\SMP\Data Tables\Table 16_3865 Groundwater Pesticides.xls

Table 17

Site Management Plan
3865 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Metals in Groundwater
Test Results in Micrograms per Liter (µg/L) or Parts Per Billion (PPB)

Constituent	Groundwater Sample ID						NYSDEC Part 703: Groundwater Standard
	MW-1	MW-2	MW-3	MW-4	MW-8	MW-A (MW-2 Duplicate)	
	September 2006						
Total Aluminum	4,160	22,200	22,000	ND <663 U	4,080	12,000	NA
Total Arsenic	6.24	2.39	2.39	1.39	3.45	ND <1.00	25
Total Barium	296	317	374	61.6	34.3	225	1,000
Total Calcium	172,000	309,000	324,000	119,000	466,000	258,000	Not Available
Total Chromium	5.4	30.0	32.5	ND <4.0	ND <4.0	15.7	50
Total Cobalt	ND <4.0	12.7	14.9	ND <4.0	5.2	7.2	Not Available
Total Copper	ND <10.0	66.2	32.5	ND <10.0	ND <10.0	36.8	200
Total Iron	**25,100**	**28,500**	**31,200**	**419**	**2,830**	**15,700**	300
Total Lead	**27.3**	**25.6**	15.6	ND <1.00	1.75	14.9	25
Total Magnesium	30,300	**101,000**	**89,800**	34,800	**167,000**	**79,300**	35,000
Total Manganese	**1,290**	**1,470**	**2,610**	**695**	**719**	**943**	300
Total Nickel	ND <10.0	29.6	32.6	ND <10.0	ND <10.0	17.4	100
Total Potassium	27,100	9,970	7,300	4,870	9,360	6,720	Not Available
Total Selenium	ND <15.0	ND <15.0	ND <15.0	ND <15.0	ND <15.0	ND <15.0	10
Total Sodium	**78,900**	**61,000**	**49,600**	**35,000**	**140,000**	**59,600**	20,000
Total Vanadium	8.2	40.1	44.9	ND <5.0	ND <5.0	22.2	Not Available
Total Zinc	193	182	694	14.2	111	118	2,000

Notes:

TAL Metals Analysis bu USEPA Methods 6010 & 7471 TAL.
Bold Type denotes that the detected value exceeds its associated NYSDEC Part 703 Groundwater Standard
ND denotes compound not detected above the method detection limits

Y:\RJ Dorschel Corp\209395\Reports\SMP\Data Tables\Table 10-A_3865 Groundwater Metals.xls

Table 18

Site Management Plan
3875 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Metals in Groundwater
Test Results in Micrograms per Liter (µg/L) or Parts Per Billion (PPB)

Constituent	Groundwater Sample ID					NYSDEC Part 703: Groundwater Standard
	MW-1R	MW-2	MW-3R	RIMW-1	RIMW-5	
	May 2007					
Total Aluminum	673	3,250	4,050	8,670	266	NA
Total Antimony	1.3 B	**4.2** B	2.7 B	**3.1** B	ND<1.2	3
Total Arsenic	ND<1.6	14.6 B	3.6 B	ND<1.6	ND<1.6	25
Total Barium	239	402	275	135 B	473	1,000
Total Cadmium	0.32 B	0.34 B	0.23 B	0.38 B	ND<0.10	10
Total Calcium	334,000	285,000	201,000	130,000	174,000	NA
Total Chromium	2.2 B	4.1 B	4.7 B	9.6 B	ND<0.38	50
Total Cobalt	6.5 B	5.7 B	4.1 B	4.7 B	1.0 B	NA
Total Copper	ND<6.3	7.7 B	7.3 B	10.6 B	ND<6.3	200
Total Iron	**22,300**	**21,600**	**7,710**	**13,000**	**481**	300
Total Lead	11.8	**30.2**	9.2 B	22.9	ND<.46	25
Total Magnesium	**91,200**	**61,400**	**65,800**	19,300	**66,300**	35,000
Total Manganese	**17,200**	**2,160**	**815**	**1,200**	**470**	300
Total Nickel	3.7 B	25.7 B	49.3 B	10.0 B	3.7 B	100
Total Selenium	**77.9**	**67.3**	**54.0**	**45.9**	**51.7**	10
Total Sodium	**478,000**	**373,000**	**77,400**	12,700	**28,900**	20,000
Total Vanadium	0.69 B	6.8 B	7.4 B	15.1 B	0.79 B	NA
Total Zinc	214	28.7 B	37.5 B	70.9	8.3 B	2,000

Notes:

TAL Metals Analysis bu USEPA Methods 6010 & 7471 TAL.
Bold Type denotes that the detected value exceeds its associated NYSDEC Part 703 Groundwater Standard
B - Inorganics – The reported value was obtained from an instrument reading that was less than the sample quantitation limit (SQL).
ND denotes compound not detected above the method detection limits

TABLE 19
Site Management Plan
3865 West Henrietta Road
NYSDEC Brownfield Cleanup Program Remedial Investigation
NYSDEC BCP ID No. C828134

Summary of Detected VOCs in Soil Gas Samples
Results in Micrograms per Cubic Meter (µg/m^3)
(USEPA Method TO-15)

Parameter	CAS Number	Soil Gas Samples		Guidance Values	Sub-Slab Soil Vapor Samples		NYSDOH Sub-Slab Vapor Concentration Decision Matrix (minimum action level) [1]	Indoor Air Samples		Outdoor Ambient Air	NYSDOH Indoor Air Concentration (minimum action level) [1]	USEPA (2001) (BASE) Database [2]
		3865 East (SG-1)	3865 North (SG-2)		SG-3	SG-4		AMB-3 (Indoors)	AMB-4 (Indoors)	OUTSIDE		
		6/19/2007			11/26/2006			11/26/2006				
Volatile Organic Compounds (VOCs)												
Dichlorodifluoromethane	75-71-8	ND <20	ND <12	There are currently (as of the date of this Report) no Regulatory (NYSDEC or NYSDOH) Guidance Values for Soil Gas.	ND <4.9	ND <25	NL	21	23	10	NL	16.5
Chloromethane	74-87-3	ND <8.3	ND <5.2		ND <2.1	ND <10	NL	ND <2.1	ND <3.1	1.7	NL	3.7
Trichlorofluoromethane	75-69-4	ND <9.0	ND <5.6		2.9	ND <11	NL	2.8	ND <3.4	2.4	NL	18.1
Acetone	67-64-1	480	380		140	200	NL	ND <24	ND <36	16	NL	98.9
Isopropyl Alcohol	67-63-0	ND <98	ND <61		37 J	ND <120	NL	49	40	18	NL	NL
Carbon Disulfide	75-15-0	ND <12	8.1		14	23	NL	ND <3.1	ND <4.7	ND <1.2	NL	4.2
Methylene Chloride	75-09-2	ND <14	ND <8.7		ND <3.5 J	ND <17	NL	9.4	10	4.2	60 *	10.0
n-Hexane	110-54-3	ND <14	ND <8.8		140 J	700	NL	5.6	5.3	3.4	NL	10.2
Methyl Ethyl Ketone	78-93-3	12	14		16	ND <15	NL	ND <2.9	ND <4.4	1.4	NL	12.0
Cyclohexane	110-82-7	ND <5.5	ND <3.4		96	320	NL	1.4	ND <2.1	ND <0.55	NL	NL
2,2,4-Trimethylpentane	540-84-1	ND <7.5	ND <4.7		ND <1.9	ND <9.3	NL	2.8	ND <2.8	1.8	NL	NL
Benzene	71-43-2	ND <5.1	ND <3.2		9.9	61	NL	8.6	8.0	3.5	NL	9.4
n-Heptane	142-82-5	57	74		140	900	NL	5.3	4.9 J	2.7	NL	NL
Trichloroethene	79-01-6	ND <8.6	ND <5.4		ND<2.1	ND<11	<5 **	ND<2.1	ND<3.2	ND<0.86	<0.25 **	4.2
Toluene	108-88-3	160	210		41	180	NL	68	68	24	NL	43
Tetrachloroethene	127-18-4	ND <11	ND <6.8		17	ND <14	<100 ***	ND <2.7	ND <4.1	ND <1.1	<3 ***	15.9
Methyl Butyl Ketone	591-78-6	ND <16	ND <10		4.9 J	ND <20	NL	ND <4.1 J	ND <6.1 J	ND <1.6	NL	NL
Ethylbenzene	100-41-4	ND <6.9	4.3		12	65	NL	3.6	3.0	2.1	NL	5.7
Xylene (m,p)	1330-20-7	ND <17	14		65	330	NL	13	10	6.5	NL	22.2
Xylene (o)	95-47-6	ND <6.9	4.3		20	91	NL	4.8	3.9	2.4	NL	7.9
Xylene (total)	1330-20-7	ND <6.9	18		87	430	NL	18	15	8.7	NL	NL
Styrene	100-42-5	ND <6.8	ND <4.3		ND<1.7	ND<8.5	NL	ND<1.7	ND<2.6	ND<0.68	NL	1.9
4-Ethyltoluene	622-96-8	ND <7.9	5.9		21	69	NL	3.6	3.3	1.8	NL	3.6
1,3,5-Trimethylbenzene	108-67-8	ND <7.9	ND <4.9		16	54	NL	ND <2.0	ND <2.9	ND <0.79	NL	3.7
1,2,4-Trimethylbenzene	95-63-6	ND <7.9	5.4		35	93	NL	4.1	3.9	2.2	NL	9.5
1,4-Dichlorobenzene	106-46-7	ND <9.6	ND <6.0		12	27	NL	290	290	110	NL	5.5

1. New York State Department of Health (NYSDOH), Guidance for Evaluating Soil Vapor Intrusion in the State of New York. [Note: This Guidance uses a combination of indoor air and sub-slab soil vapor when comparing to the matrices. In addition, for compounds not listed in the matrices an overall site approach is employed which utilizes the USEPA BASE Database (see 2. below) as typical background for commercial buildings and also uses the outdoor air sample, refer to Guidance document for details.]

2. USEPA Building Assessment and Survey Evaluation (BASE) Database (90th Percentile). As recommended in Section 3.2.4 of the NYSDOH Guidance (Refer to Footnote "1") this database is referenced for the indoor air sampling results.

** = Guideline Value obtained from Soil Vapor/Indoor Air Matrix 1 (minimum action level), NYSDOH, Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

*** = Guidance Value obtained from Soil Vapor/Indoor Air Matrix 2 (minimum action level), NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

* = Guideline Values obtained from Table 3.1, NYSDOH, Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

ND denotes compound not detected above the method detection limit.

J denotes that the associated numerical value is an estimated quantity due to variance from quality control limits.

Shaded entry denotes that the compound was detected at a concentration greater than the USEPA BASE Database (90th Percentile)

NL denotes that the USEPA and/or NYSDOH does not list a Target Concentration and/or Guidance Value for this compound.

TABLE 20
Site Management Plan
3875 West Henrietta Road
NYSDEC Brownfield Cleanup Program Remedial Investigation
NYSDEC BCP ID No. C828134

Summary of Detected VOCs in Soil Gas Samples
Results in Micrograms per Cubic Meter (µg/m^3)
(USEPA Method TO-15)

Parameter	CAS Number	Soil Gas Samples		Guidance Value	Sub-Slab Soil Vapor Samples		NYSDOH Sub-Slab Vapor Concentration Decision Matrix (minimum action level) [1]	Indoor Air			Outdoor Ambient Air	NYSDOH Indoor Air Concentration (minimum action level) [1]	USEPA (2001) (BASE) Database [2]
		RISG-1	RISG-2		RISV-1	RISV-2		RIIA-1 (Adjacent to RISV-1)	RIIA-2 (Adjacent to RISV-2)	2nd Floor	Ambient		
		6/19/07			6/19/07			19-Jun-07					
Volatile Organic Compounds (VOCs)													
Dichlorodifluoromethane	75-71-8	ND <12	45	There are currently (as of the date of this report) no Regulatory (NYSDEC or NYSDOH) Guidance Values for Soil Gas	ND <9.9	ND <9.9	NL	7.9	9.4	7.4	4.4	NL	16.5
Chloromethane	74-87-3	ND <5.2	ND <8.3		ND <4.1	ND <4.1	NL	1.4	1.5	1.3	2	NL	3.7
Trichlorofluoromethane	75-69-4	ND <5.6	ND <9.0		84	38	NL	62	53	96	13	NL	18.1
Acetone	67-64-1	450	670		ND <48	62	NL	31	24	24	24	NL	98.9
Isopropyl Alcohol	67-63-0	ND <61	ND <98		ND <49	ND <49	NL	ND <9.8	ND <9.8	ND <9.8	ND <9.8	NL	NL
Carbon Disulfide	75-15-0	ND <7.8	ND <12		ND <6.2	ND <6.2	NL	ND <1.2	ND <1.2	ND <1.2	ND <1.2	NL	4.2
Methylene Chloride	75-09-2	ND <8.7	ND <14		ND <6.9	ND <6.9	NL	ND <1.4	ND <1.4	2.3	ND <1.4	60 *	10.0
n-Hexane	110-54-3	ND <8.8	ND <14		ND <7.0	ND <7.0	NL	ND <1.4	ND <1.4	2.9	ND <1.4	NL	10.2
Methyl Ethyl Ketone	78-93-3	29	32		ND <5.9	ND <5.9	NL	3.5	2.3	2.9	1.7	NL	12.0
Cyclohexane	110-82-7	ND <3.4	ND <5.5		ND <2.8	ND <2.8	NL	ND <0.55	ND <0.55	ND <0.55	ND <0.55	NL	NL
2,2,4-Trimethylpentane	540-84-1	ND <4.7	ND <7.5		ND <3.7	ND <3.7	NL	ND <0.75	ND <0.75	ND <0.75	ND <0.75	NL	NL
Benzene	71-43-2	ND <3.2	ND <5.1		ND <2.6	ND <2.6	NL	ND <0.51	ND <0.51	ND <0.51	ND <0.51	NL	9.4
n-Heptane	142-82-5	36	39		29	57	NL	5.7	4.9	5.3	0.25	NL	NL
Trichloroethene	79-01-6	ND <5.4	ND <8.6		4.6	ND <4.3	<5 **	ND <0.86	ND <0.86	ND <0.86	ND <0.86	<0.25 **	4.2
Toluene	108-88-3	83	120		87	170	NL	3.7	3.8	5.3	2.1	NL	43
Tetrachloroethene	127-18-4	49	ND <11		16	6.0	<100 ***	1.5	1.6	2.0	ND<1.1	<3 ***	15.9
Methyl Butyl Ketone	591-78-6	ND <10	ND <16		ND <8.2	ND <8.2	NL	ND <1.6	ND <1.6	ND <1.6	ND<1.6	NL	NL
Ethylbenzene	100-41-4	12.0	6.9		40	61	NL	0.74	1.0	0.78	ND <0.69	NL	5.7
Xylene (m,p)	1330-20-7	48	ND <17		150	230	NL	2.3	6.1	2.2	1.9	NL	22.2
Xylene (o)	95-47-6	16	ND <6.9		33	56	NL	0.83	2.2	0.87	ND <0.69	NL	7.9
Xylene (total)	1330-20-7	61	ND <6.9		180	290	NL	3.1	8.3	3.1	1.9	NL	NL
Styrene	100-42-5	11	ND <6.8		8.1	6.8	NL	ND <0.68	ND <0.68	ND <0.68	ND <0.68	NL	1.9
4-Ethyltoluene	622-96-8	12	11		11	14	NL	ND <0.79	ND <0.79	ND <0.79	ND <0.79	NL	3.6
1,3,5-Trimethylbenzene	108-67-8	ND <4.9	ND <7.9		6.4	3.9	NL	ND <0.79	ND <0.79	ND <0.79	ND <0.79	NL	3.7
1,2,4-Trimethylbenzene	95-63-6	14	11		16	9.8	NL	0.88	ND <0.79	0.98	ND <0.79	NL	9.5
1,4-Dichlorobenzene	106-46-7	ND <6.0	ND <9.6		ND <4.8	ND <4.8	NL	ND <0.96	ND <0.96	ND <0.96	ND <0.96	NL	5.5

1. New York State Department of Health (NYSDOH), Guidance for Evaluating Soil Vapor Intrusion in the State of New York. [Note: This Guidance uses a combination of indoor air and sub-slab soil vapor when comparing to the matrices. In addition, for compounds not listed in the matrices an overall site approach is employed which utilizes the USEPA BASE Database (see 2. below) as typical background for commercial buildings and also uses the outdoor air sample, refer to Guidance document for details.]

2. USEPA Building Assessment and Survey Evaluation (BASE) Database (90th Percentile). As recommended in Section 3.2.4 of the NYSDOH Guidance (Refer to Footnote "1") this database is referenced for the indoor air sampling results.

** = Guideline Value obtained from Soil Vapor/Indoor Air Matrix 1 (minimum action level), NYSDOH, Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

*** = Guidance Value obtained from Soil Vapor/Indoor Air Matrix 2 (minimum action level), NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

* = Guideline Values obtained from Table 3.1, NYSDOH, Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

ND denotes compound not detected above the method detection limit.

Shaded entry denotes that the compound was detected at a concentration equal to or greater than the USEPA BASE Database (90th Percentile)

NL denotes that the USEPA and/or NYSDOH does not list a Target Concentration and/or Guidance Value for this compound.

Table 21

Site Management Plan
Confirmation Soil Sample Analytical Results
3865 West Henrietta Road, Rochester, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

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

Constituent	S-1	S-2	S-3	S-4	S-5	S-8	S-9	S-10	S-11	S-12	S-13	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Groundwater	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Commercial Use
	Excavation Base	East Sidewall	East Sidewall	East Sidewall	Excavation Base	South Sidewall	Excavation Base	East Sidewall	Excavation Base	Excavation Base	Excavation Base		
	8.0 ft.	7.0 ft.	7.0 ft.	4.0 ft.	5.0 ft.	4.0 ft.	5.0 ft.	4.0 ft.	5.5 ft.	11.0 ft.	7.0 ft.		
Benzene	ND <8.50	ND <1,580	**10,100**	**7,860**	ND <10.9	ND <9.34	ND <11.3	ND <9.13	16.0	39.2	ND <10.9	60	44,000
n-Butylbenzene	ND <8.50	ND <1,580	ND <2,150	ND <2,200	ND <10.9	ND <9.34	ND <11.3	15.6	38.0	ND <9.70	ND <10.9	Not Listed	
sec-Butylbenzene	ND <8.50	ND <1,580	**3,290**	**3,060**	ND <10.9	ND <9.34	15.1	ND <9.13	ND <10.4	ND <9.70	ND <10.9	1,100	500,000
Ethylbenzene	ND <8.50	**3,340**	**65,900**	**62,400**	ND <10.9	ND <9.34	45.8	ND <9.13	ND <10.4	ND <9.70	ND <10.9	1,000	390,000
n-Propylbenzene	ND <8.50	ND <1,580	**28,000**	**24,900**	ND <10.9	ND <9.34	46.2	18.6	109	31.5	ND <10.9	3,900	500,000
Isopropylbenzene	ND <8.50	ND <1,580	7,410	6,540	ND <10.9	ND <9.34	14.1	ND <9.13	15.6	ND <9.70	ND <10.9	Not Listed	
p-Isopropyltoluene	ND <8.50	ND <1,580	2,180	ND <2,200	ND <10.9	ND <9.34	ND <11.3	ND <9.13	ND <10.4	ND <9.70	ND <10.9	Not Listed	
Naphthalene	ND <21.2	ND <3,940	**23,300**	**24,800**	249	ND <23.3	332	ND <22.8	186	ND <24.3	ND <27.4	12,000	500,000
Toluene	ND <8.50	ND <1,580	**145,000**	ND <2,200	ND <10.9	ND <9.34	ND <11.3	ND <9.13	ND <10.4	ND <9.70	ND <10.9	700	500,000
1,2,4-Trimethylbenzene	ND <8.50	**14,800**	**179,000**	**164,000**	29.3	ND <9.34	789	ND <9.13	46.1	ND <9.70	ND <10.9	3,600	190,000
1,3,5-Trimethylbenzene	ND <8.50	4,600	**57,800**	**52,900**	ND <10.9	ND <9.34	234	ND <9.13	20.6	ND <9.70	ND <10.9	8,400	190,000
m,p-Xylene	ND <8.50	**18,300**	**295,000**	**271,000**	26.2	ND <9.34	539	16.4	14.8	ND <9.70	14.9	1,600 †	500,000 †
o-Xylene	ND <8.50	**4,210**	**95,200**	ND <2,200	ND <10.9	ND <9.34	93.5	ND <9.13	ND <10.4	ND <9.70	ND <10.9	1,600 †	500,000 †
Total Xylenes	ND <8.50	**22,510**	**390,200**	**271,000**	26.2	ND <18.68	633	16.4	14.8	ND <19.4	14.9	1,600 †	500,000 †
Methyl tert-butyl Ether	43.2	ND <1,580	ND <2,150	ND <2,200	ND <10.9	ND <9.34	ND <11.3	ND <9.13	ND <10.4	ND <9.70	82.9	930	500,000
Total VOCs	43.2	45,250	912,180	617,460	305	None Detected	2,109	51	446	71	98	Not Applicable	

Notes:
VOC analysis by United States Environmental Protection Agency (USEPA) Method 8260B
† denotes that the Restricted Use Soil Cleanup Objectives are for total Xylenes (i.e. m,p-Xylene plus o-Xylene)
Bold type denotes concentration that exceeds NYSDEC Restricted Use Soil Cleanup Objectives for the Protection of Groundwater.

Table 21 (Continued)

Site Management Plan
Confirmation Soil Sample Analytical Results
3865 West Henrietta Road, Rochester, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

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

Constituent	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	NYSDEC TAGM 4046 Recommended Soil Cleanup Objectives to Protect Groundwater Quality Cf40 [1]	NYSDEC TAGM 4046 Recommended Soil Cleanup Objectives [2]
	West Sidewall	West Sidewall	East Sidewall	Excavation Base	Southwest Corner	West Sidewall	Excavation Base	North Sidewall	North Sidewall	East Sidewall	Excavation Base		
	4.5 ft.	4.5 ft.	8.0 ft.	9.0 ft.	5.5 ft.	5.0 ft.	5.5 ft.	5.5 ft.	4.0 ft	4.0 ft	5.5 - 6.0 ft		
Benzene	ND <11.0	ND <900	ND <11.3	ND <12.2	ND <6.38	ND <10.8	ND <10.1	ND <7.93	ND <9.22	ND <2,060	ND <9.64	60	44,000
n-Butylbenzene	ND <11.0	ND <900	ND <11.3	ND <12.2	ND <6.38	ND <10.8	ND <10.1	ND <7.93	ND <9.22	ND <2,060	ND <9.64	Not Listed	
sec-Butylbenzene	ND <11.0	ND <900	ND <11.3	ND <12.2	ND <6.38	ND <10.8	20.6	ND <7.93	ND <9.22	**2,680**	ND <9.64	1,100	500,000
Ethylbenzene	ND <11.0	ND <900	ND <11.3	ND <12.2	ND <6.38	ND <10.8	ND <10.1	ND <7.93	ND <9.22	**47,200**	ND <9.64	1,000	390,000
n-Propylbenzene	18.3	ND <900	ND <11.3	ND <12.2	ND <6.38	ND <10.8	ND <10.1	16.5	ND <9.22	**20,200**	35.2	3,900	500,000
Isopropylbenzene	ND <11.0	ND <900	ND <11.3	ND <12.2	ND <6.38	ND <10.8	ND <10.1	ND <7.93	ND <9.22	5,550	ND <9.64	Not Listed	
p-Isopropyltoluene	ND <11.0	ND <900	ND <11.3	ND <12.2	ND <6.38	ND <10.8	ND <10.1	ND <7.93	ND <9.22	ND <2,060	ND <9.64	Not Listed	
Naphthalene	ND <27.6	ND <2,250	ND <28.2	ND <30.5	ND <16.0	ND <26.9	ND <25.3	ND <19.8	ND <23.1	**13,900**	ND <24.1	12,000	500,000
Toluene	ND <11.0	ND <900	ND <11.3	ND <12.2	ND <6.38	ND <10.8	ND <10.1	ND <7.93	ND <9.22	**48,600**	ND <9.64	700	500,000
1,2,4-Trimethylbenzene	ND <11.0	**8,370**	120	ND <12.2	ND <6.38	ND <10.8	ND <10.1	ND <7.93	ND <9.22	**139,000**	ND <9.64	3,600	190,000
1,3,5-Trimethylbenzene	ND <11.0	1,970	21.3	ND <12.2	ND <6.38	ND <10.8	ND <10.1	ND <7.93	ND <9.22	**44,400**	ND <9.64	8,400	190,000
m,p-Xylene	ND <11.0	**2,040**	37.1	ND <12.2	ND <6.38	ND <10.8	ND <10.1	ND <7.93	ND <9.22	**213,000**	9.68	1,600 †	500,000 †
o-Xylene	ND <11.0	ND <900	ND <11.3	ND <12.2	ND <6.38	ND <10.8	ND <10.1	ND <7.93	ND <9.22	**76,200**	ND <9.64	1,600 †	500,000 †
Total Xylenes	ND <22.0	**2,040**	37.1	ND <24.4	ND <12.74	ND <10.8	ND <20.2	ND <15.86	ND <18.44	**289,200**	9.68	1,600 †	500,000 †
Methyl tert-butyl Ether	ND <11.0	ND <900	ND <11.3	ND <12.2	ND <6.38	ND <10.8	ND <10.1	ND <7.93	ND <9.22	ND <2,060	ND <9.64	930	500,000
Total VOCs	18	12,380	178	None Detected	None Detected	None Detected	21	17	None Detected	610,730	45	Not Applicable	

Notes:
VOC analysis by United States Environmental Protection Agency (USEPA) Method 8260B
† denotes that the Restricted Use Soil Cleanup Objectives are for total Xylenes (i.e. m,p-Xylene plus o-Xylene)
Bold type denotes concentration that exceeds NYSDEC Restricted Use Soil Cleanup Objectives for the Protection of Groundwater.

Table 22

Site Management Plan
Confirmation Soil Sample Analytical Results
3875 West Henrietta Road, Rochester, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Volatile and Semi-Volatile Organic Compounds (VOCs) in Soils
Test Results in Micrograms per Liter (µg/L) or Parts Per Billion (PPB)

Constituent	Excavation Base	East Wall	West Wall	North Wall	South Wall	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Groundwater	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Commercial Use
	(7.0 to 7.5-ft)	(5.5 to 6.0-ft.)					
Petroleum-related Volatile Organic Compounds							
n-Butylbenzene	ND<7 J	3 J	2 J	1 J	ND<6 J	Not Listed	
sec-Butylbenzene	ND<7 J	11 J	1 J	4 J	ND<6 J	1,100	500,000
Isopropylbenzene	ND<7 J	1 J	ND<6 J	ND<6 J	ND<6 J	Not Listed	
Total VOCs	None Detected	15	3	5	None Detected	Not Applicable	
Petroleum-related Semi-Volatile Organic Compounds							
Fluorene	ND<430	ND<400	ND<410 J	44 J	ND<410	386,000	500,000
Phenanthrene	ND<430	75 J	ND<410 J	60 J	ND<410	1,000,000	500,000
Total SVOCs	None Detected	75	None Detected	104	None Detected	Not Applicable	

Notes:
VOC analysis by United States Environmental Protection Agency (USEPA) Method 8260B
SVOC analysis by United States Environmental Protection Agency (USEPA) Method 8270C
† denotes that the Restricted Use Soil Cleanup Objectives are for total Xylenes (i.e. m,p-Xylene plus o-Xylene)
J - Estimated value (bias undetermined) – The analyte was positively identified; but the associated numerical value is the approximate concentration of the analyte in the sample.

Table 23

Site Management Plan
Hydraulic Lift Removals
Confirmation Soil Sample Analytical Results
3875 West Henrietta Road, Rochester, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

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

Constituent	Sample ID														NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Groundwater	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Commercial Use
	H-1-Bottom	H-1-SW-S	H-2-Bottom	H-2-SW-S	H-3-Bottom	H-3-SW-S	H-4-Bottom	H-4-SW-S	H-5-Bottom	H-5-SW-N	H-6-SW-N	H-6 -SW-S	H-7-Bottom	H-7-SW-N		
Benzene	ND<6.0	1.9 J	ND<6.2	ND<6.7	ND<6.4	ND<6.7	ND<6.0	ND<5.3	1.5 J	ND<5.8	ND<7.1	ND<5.2	ND<6.4	ND<5.7	60	44,000
n-Butylbenzene	ND<6.0	ND<5.9	2.4 J	ND<6.7	1.8 J	ND<6.7	ND<6.0	ND<5.3	ND<5.9	ND<5.8	5.1, J	ND<5.2	ND<6.4	ND<5.7	Not Listed	
sec-Butylbenzene	ND<6.0	ND<5.9	ND<6.2	ND<6.7	2.4 J	ND<6.7	ND<6.0	ND<5.3	ND<5.9	ND<5.8	2.5, J	ND<5.2	ND<6.4	ND<5.7	1,100	500,000
Ethylbenzene	ND<6.0	8.4	5.8 J	ND<6.7	ND<6.4	ND<6.7	ND<6.0	ND<5.3	ND<5.9	ND<5.8	6.7, J	ND<5.2	ND<6.4	ND<5.7	1,000	390,000
n-Propylbenzene	ND<6.0	1.3 J	ND<6.2	ND<6.7	ND<6.4	ND<6.7	ND<6.0	ND<5.3	ND<5.9	ND<5.8	23.0	ND<5.2	ND<6.4	ND<5.7	3,900	500,000
Naphthalene	ND<6.0	4.3 J	5.4 J	2.8 J	ND<6.4	ND<6.7	ND<6.0	ND<5.3	1.5 J	ND<5.8	2.3, J	ND<5.2	ND<6.4	ND<5.7	12,000	500,000
Toluene	ND<6.0	26.0	2.3 J	ND<6.7	ND<6.4	ND<6.7	ND<6.0	ND<5.3	1.4 J	ND<5.8	ND<7.1	ND<5.2	ND<6.4	ND<5.7	700	500,000
1,2,4-Trimethylbenzene	ND<6.0	16.0	23	7.2	ND<6.4	ND<6.7	ND<6.0	ND<5.3	4.2 J	1.8 J	49.0	ND<5.2	1.5, J	ND<5.7	3,600	190,000
1,3,5-Trimethylbenzene	ND<6.0	6.2	8.1	2.3 J	ND<6.4	ND<6.7	ND<6.0	ND<5.3	1.4 J	ND<5.8	ND<7.1	ND<5.2	ND<6.4	ND<5.7	8,400	190,000
m,p-Xylene	ND<6.0	52.0	16	3.9 J	ND<6.4	ND<6.7	ND<6.0	ND<5.3	5.3 J	1.7 J	ND<7.1	ND<5.2	1.3, J	ND<5.7	1,600	500,000
o-Xylene	ND<6.0	34.0	21	5.2 J	ND<6.4	ND<6.7	ND<6.0	ND<5.3	2.1 J	1.5 J	100.0	ND<5.2	ND<6.4	ND<5.7	1,600	500,000
Total Xylenes	ND<6.0	85.0	37	9.0	ND<6.4	ND<6.7	ND<6.0	ND<5.3	7.4	3.2 J	100.0	ND<5.2	1.3, J	ND<5.7	1,600 †	500,000 †
Isopropylbenzene	ND<6.0	ND<5.9	ND<6.2	ND<6.7	ND<6.4	ND<6.7	ND<6.0	ND<5.3	ND<5.9	ND<5.8	10.0	ND<5.2	ND<6.4	ND<5.7	Not Listed	
Methyl tert-butyl Ether	ND<6.0	ND<5.9	2.0 J	2.8 J	ND<6.4	ND<6.7	ND<6.0	ND<5.3	36.0	16	1.6, J	ND<5.2	ND<6.4	ND<5.7	930	500,000
Tetrachloroethene	ND<6.0	1.2 J	4.1 J	ND<6.7	ND<6.4	ND<6.7	ND<6.0	1.1 J	ND<5.9	ND<5.8	ND<7.1	4.4, J	ND<6.4	ND<5.7	1,300	150,000
Acetone	5.2	9.6	3.6 J	26	24	24	ND<6.0	ND<5.3	4.3 J	18	32	ND<5.2	11	57	50	500,000
4-Isopropyltoluene	ND<6.0	7.9	9.3	1.7 J	ND<6.4	ND<6.7	ND<6.0	ND<5.3	ND<5.9	ND<5.8	ND<7.1	ND<5.2	ND<6.4	ND<5.7	Not Listed	
cis-1,2-Dichloroethene	3.5 BJ	17 B	ND<6.2	ND<6.7	ND<6.4	ND<6.7	6.0 U	ND<5.3	ND<5.9	ND<5.8	ND<7.1	ND<5.2	5.3, J	ND<5.7	250	500,000
Methylene chloride	ND<6.0	ND<5.9	3.2 J	ND<6.7	ND<6.4	1.9 J	NN	ND<5.3	ND<5.9	ND<5.8	ND<7.1	ND<5.2	ND<6.4	ND<5.7	930	500,000
Total VOCs	5.2	186	106	49.1	28.2	25.9	0.0	1.1	57.7	39.0	231.2	4.4	20.4	57.0	Not Applicable	
Total TICs	89.5	42.3	190	19	322	254	32.9	0.0	0.0	0.0	1,028.0	0.0	0.0	0.0		
Total VOCs & TICs	94.7	228	296	68.1	350.2	279.9	32.9	1.1	57.7	39.0	1,259.2	4.4	20.4	57.0		

Notes:
VOC analysis by United States Environmental Protection Agency (USEPA) Method 8260B
† denotes that the Soil Cleanup Objectives are for total Xylenes (i.e. m,p-Xylene plus o-Xylene)
ND<5.8 U - Denotes that the compound was analyzed for, but not detected at of above the Contract Required Quantitation Limit (CRQL), or the compound was not detected due to qualification through the method or field blank
J - Denotes that the compound was detected, but it was below the reporting limit (the given is an estimate).
B - Denotes that the compound was detected in the "Method Blank".

Table 23 - Continued

Site Management Plan
Hydraulic Lift Removals
Confirmation Soil Sample Analytical Results
3875 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Semi-Volatile Organic Compounds (SVOCs) in Soil
Test Results in Micrograms per Kilogram (µg/Kg) or Parts Per Billion (PPB)

Constituent	Sample ID														NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Groundwater	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Commercial Use
	H-1-Bottom	H-1-SW-5	H-2-Bottom	H-2-SW-5	H-3-Bottom	H-3-SW-S	H-4-Bottom	H-4-SW-5	H-5-Bottom	H-5-SW-N	H-6-SW-N	H-6-SW-S	H-7-Bottom	H-7-SW-N		
Benzo (a) anthracene	ND<400 U	ND<400 U	ND<400 U	ND<440 U	ND<420 U	ND<450 U	ND<390 U	180 J	ND<390 U	ND<390 U	ND<400 U	ND<360 U	ND<430 U	ND<420 U	1,000	5,600
Benzo (a) pyrene	ND<400 U	ND<400 U	ND<400 U	ND<440 U	ND<420 U	ND<450 U	ND<390 U	130 J	ND<390 U	ND<390 U	ND<400 U	ND<360 U	ND<430 U	ND<420 U	22,000	1,000
Benzo (b) fluoranthene	ND<400 U	ND<400 U	ND<400 U	ND<440 U	ND<420 U	ND<450 U	ND<390 U	180 J	ND<390 U	ND<390 U	ND<400 U	ND<360 U	ND<430 U	ND<420 U	1,700	5,600
Chrysene	ND<400 U	ND<400 U	ND<400 U	ND<440 U	ND<420 U	ND<450 U	ND<390 U	190 J	ND<390 U	ND<390 U	ND<400 U	ND<360 U	ND<430 U	ND<420 U	1,000	56,000
Fluoranthene	ND<400 U	ND<400 U	ND<400 U	ND<440 U	ND<420 U	ND<450 U	ND<390 U	440	ND<390 U	ND<390 U	ND<400 U	ND<360 U	ND<430 U	ND<420 U	1,000,000	500,000
Phenanthrene	ND<400 U	ND<400 U	ND<400 U	ND<440 U	ND<420 U	ND<450 U	ND<390 U	400	ND<390 U	ND<390 U	ND<400 U	ND<360 U	ND<430 U	ND<420 U	1,000,000	500,000
Total SVOCs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,520	0.0	0.0	0.0	0.0	0.0	0.0	Not Applicable	
Total SVOC TICs	0.0	0.0	2,350	1,330	3,040	3,130	3,580	1,170	0.0	0.0	4,190	0.0	930	0.0		
Total SVOCs & SVOC TICs	0.0	0.0	2350	1330	3040	3130	3580	2,690	0.0	0.0	4190	0.0	930	0.0		

Notes:
SVOC analysis by United States Environmental Protection Agency (USEPA) Method 8270C
ND<390 U - Denotes that the compound was analyzed for, but not detected at of above the Contract Required Quantitation Limit (CRQL), or the compound was not detected due to qualification through the method or field blank.
J - Denotes that the compound was detected, but it was below the reporting limit (the given is an estimate).

Table 24

Site Management Plan
Hydraulic Lift Removals
Confirmation Soil Sample Analytical Results
3875 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134

Summary of Detected Metals in Soil
Test Results in Milligrams per Kilogram (mg/Kg) or Parts Per Million (PPM)

TAL Metals	Sample ID				NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Groundwater	NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health: Commercial Use
	SS-1 REM AREA A COMP	SS-1 REM AREA B COMP	SS-1 REM AREA B GRAB	SS-1 REM AREA A GRAB		
Arsenic	6.2 *	6.0 *	4.9 *	5.0 *	16	16
Boron	33.4 E	32.4 E	33.0 E	28.3 E	Not Listed	

Notes:
TAL Metals analysis by United States Environmental Protection Agency (USEPA) Methods 6010 and 7471 (Mercury)
E - Denotes that the reported value is an estimated value because of the presence of an interference.

Table 25
Site Management Plan
3865 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134
Sub-Slab Depressurization System Readings

LABELLA Associates, P.C.
300 State Street
Rochester, New York 14614
Phone: (585) 454-6110
Fax: (585) 454-3066

Project Name: Dorschel – 3865 West Henrietta Road
Location: 3865 West Henrietta Road, Rochester, New York
Project No.: 209395
Sampled By: E. Dumrese
Date: 6/3/09
Weather: Sunny & Hot

FIELD MEASUREMENTS

Point	Reading (In. of Water)	Observed Manometer Reading on System (In. of Water)	Comments
SSDP-1	- 0.048	- 0.25	
SSDP-2	- 0.067	- 0.25	
SSDP-3	- 0.015	- 0.25	
SSDP-4	- 0.023	- 0.25	

Table 25
Site Management Plan
3865 West Henrietta Road, Henrietta, New York
NYSDEC Brownfield Cleanup Program ID No. C828134
Sub-Slab Depressurization System Readings

LABELLA Associates, P.C.
300 State Street
Rochester, New York 14614
Phone: (585) 454-6110
Fax: (585) 454-3066

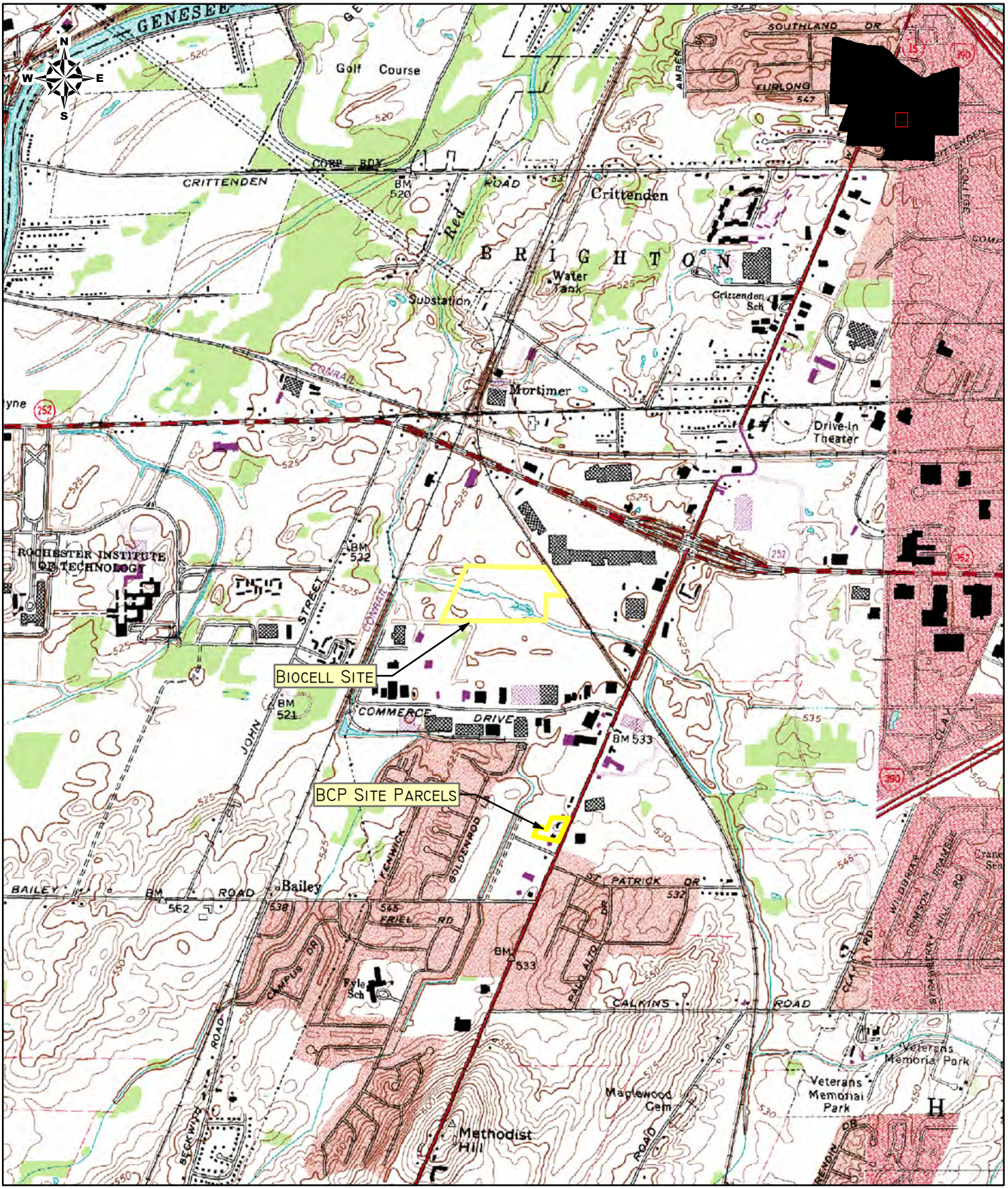
Project Name: Dorschel – 3865 West Henrietta Road
Location: 3865 West Henrietta Road, Rochester, New York
Project No.: 209395
Sampled By: S. Davis
Date: 7/22/09
Weather:

FIELD MEASUREMENTS

Point	Reading (In. of Water)	Observed Manometer Reading on System (In. of Water)	Comments
SSDP-1	- 0.044	- 0.25	
SSDP-2	- 0.064	- 0.25	
SSDP-3	- 0.176	- 0.25	
SSDP-4	- 0.043	- 0.25	

LaBella Associates, D.P.C.
300 State Street
Rochester, New York 14614

Figures



PROJECT/DRAWING NUMBER

209395

FIGURE 1

DRAWING TITLE

SITE LOCATION MAP

1:24,000

ISSUED FOR: REVIEW

DATE: 8/28/09

DESIGNED BY: RCN

DRAWN BY: RCN

REVIEWED BY: DPN

PROJECT/CLIENT

SITE MANAGEMENT PLAN

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

LABELLA Associates, P.C.

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

Y:\RJ Dorschel Corp\209395\Drawings\SMP\FIG 1.mxd - 8/28/2009 @ 1:47:26 PM

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

LABELLA Associates, P.C.

PROJECT/CLIENT

SITE MANAGEMENT PLAN

BCP SITE #C828132
3865 & 3875 WEST HENRIETTA RD
ROCHESTER, NY 14623

DRAWING TITLE

SITE PLAN WITH
PROPERTY BOUNDARIES

ISSUED FOR	DESIGNED BY	DRAWN BY	REVIEWED BY
DRAFT	DPN	RCN	DPN
DATE: 8/28/2009			

PROJECT/DRAWING NUMBER

209395

FIGURE 2

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Legend

- Soil Borings Advanced by Environmental Assessment & Remediation in 1997
- Test Borings Advanced by LaBella Associates in 2005 on 3865 Parcel
- Monitoring Well Installed by LaBella Associates in 2005 on 3865 Parcel
- Test Boring Advanced by LaBella Associates in 2005 at 3875 Parcel
- Monitoring Well Installed by LaBella Associates in 2005 at 3875 Parcel
- Ambient Air Sample Collected as part of BCP RI in August 2006
- Test Pit
- Monitoring Well Installed as part of BCP RI in August 2006
- Test Boring Advanced as part of BCP RI in August 2006
- Soil Gas Sample Collected as part of BCP RI in August 2006
- Sub-Slab Soil Vapor Sample Collected as part of BCP RI in August 2006
- Indoor Air Sample Collected as part of BCP RI in August 2006
- Surface Soil Sample Collected as part of BCP RI in August 2006
- Groundwater Contours Based on Water Levels Measured on December 14, 2006 (3865 Parcel) and October 11, 2007 (3875 Parcel)
- Building Walls
- Existing Site Feature
- Former/Removed Site Feature
- Leachfield
- Parcel_Boundary
- BCP Site Boundary

Notes:
1. Groundwater contours were generated using Golden Surfer modeling software and are based on the kriging method, using an arbitrary datum.
2. GW99.8' indicates the groundwater elevation used for contouring at that location.

N

0 10 20 40 Feet

Background imagery 2005 NYSDOP High Resolution Orthoimagery and Geophysical Survey of 3875 W. Henrietta Rd. parcel, completed April 2007.

Y:\RJ Durschel Corp\209395\Drawings\SMP\FIG 3.mxd - 8/28/2009 @ 3:37:43 PM

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PROJECT/CLIENT

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

DRAWING TITLE

GROUNDWATER CONTOURS

ISSUED FOR: DRAFT
DESIGNED BY: RCN
DRAWN BY: RCN
REVIEWED BY: DPN
DATE: AUGUST 2008

PROJECT/DRAWING NUMBER

209395

FIGURE 3

Geophysical Survey Scale

EM61 Response (mVolts): 242, 238, 234, 230, 226, 222, 218, 214, 210, 207, 203, 199, 195, 191, 187, 183, 179, 175, 171, 167, 164, 160, 156, 152, 148, 144, 140, 136, 133, 129, 125, 121, 117, 113, 109, 105, 101, 97, 93, 89, 85, 82, 78, 74, 70, 66, 62, 58, 54, 50, 46, 43, 39, 35, 31, 27, 23, 19, 15, 11, 7, 3, 0

Surface or buried metal

Background

Legend

- Soil Borings Advanced by Environmental Assessment & Remediation in 1997
- Test Borings Advanced by LaBella Associates in 2005 on 3865 Parcel
- Monitoring Well Installed by LaBella Associates in 2005 on 3865 Parcel
- Test Boring Advanced by LaBella Associates in 2005 at 3875 Parcel
- Monitoring Well Installed by LaBella Associates in 2005 at 3875 Parcel
- Groundwater Contours Based on Water Levels Measured on September 16, 2005
- Building Walls
- Existing Site Features
- Former/Removed Site Features
- Leachfield
- Parcel Boundary
- BCP Site Boundary

Notes:
1. ND indicates that the compound was not detected above the method detection limits.
2. NT indicates "Not Tested".
3. For soil samples, red type denotes concentration that exceeds its associated NYCRR Subpart 375-6 Restricted Use Soil Cleanup Objective for the Protection of Groundwater.
4. For groundwater samples, red type denotes that the detected value exceeds its associated NYSDEC Part 703 Groundwater Standard.
5. Groundwater contours were generated using Golden Surfer modeling software and are based on the kriging method, using an arbitrary datum.
6. Soil sample analytical results are shown in micrograms per kilogram (ug/kg).
7. Groundwater sample analytical results are shown in micrograms per liter (ug/L).
8. GW 99.8' indicates the groundwater elevation used for contouring at that location.

N

Approximate Location of Two (2) Former 1,000-gal USTs (Removal documented in Rowan Environmental Services March 1998 Tank Closure Report)

Approximate Location of Former 1,500-gal Septic Tank

Approximate Location of Three (3) Former 6,000-gal USTs (Removal documented in Rowan Environmental Services March 1998 Tank Closure Report)

Approximate Area of Leachfield (Based on hand sketches obtained from MCDOH and EAR Report)

Potential Septic Tank Location (Based on hand sketch obtained from MCDOH)

Oil/Water Separator

Groundwater Flow Direction

Approximate Location of Former Pump Islands

Dry Well

Wet Well

Floor Drain

Apparent Oil/ Water Separator

Floor Drain

Reported Location of Former USTs

Parcel Boundary

3865 Parcel
3875 Parcel

Approximate Location of Oil/Water Separator

Approximate Location of Former Hydraulic Lift (Typ.)

Approximate Location of Former Hydraulic Lift (Typ.)

Approximate Location of Existing Hydraulic Lift (Typ.)

Approximate Location of Partially Removed Hydraulic Lift

Anomaly A

Anomaly B

3865

3875

West Henrietta Road

SP-6

TB-14

TB-17/MW-3 GW 99.74'

TB-13

TB-15

TB-12

TB-16/MW-2 GW 99.72'

TB-10

TB-8

TB-27/MW-5 GW 97.72'

TB-7

SP-5

TB-9

SP-3

TB-6

TB-26

TB-3

SP-2

TB-4/MW-1

TB-5

SP-4

TB-19

TB-20

TB-21

SP-1

TB-28

SP-7

TB-24

TB-23

TB-22

TB-25/MW-4 GW 99.11'

TB-11

TB-12

TB-10 / MW-1

TB-19 / MW-3

TB-20

TB-18

TB-13 / MW-2

TB-14

TB-17

TB-16

TB-15

TB-4

TB-3

TB-1

TB-2

TB-8

TB-9

MW-3
VOCs
VOC TICs ND NT
SVOCs ND
SVOC TICs ND NT

TB-13 4'-4.1'
VOCs ND
VOC TICs NT
SVOCs ND

MW-2
VOCs ND
VOC TICs NT
SVOCs ND
SVOC TICs NT

TB-26 4'-7'
VOCs ND
VOC TICs NT
SVOCs ND
SVOC TICs ND

TB-6 8'-10'

VOCs	
Benzene	8.67
n-Propylbenzene	54.6
Isopropylbenzene	10.1
Naphthalene	693
1,2,4-Trimethylbenzene	30.5
m,p-Xylene	35.3
o-Xylene	19.8
VOC TICs	NT
SVOCs	
Naphthalene	416

TB-7 4'-4.6'
VOCs ND
VOC TICs NT
SVOCs ND

MW-1

VOCs	
Benzene	585
Ethylbenzene	278
n-Propylbenzene	32.4
p-Isopropyltoluene	204
Naphthalene	457
1,2,4-Trimethylbenzene	1,940
1,3,5-Trimethylbenzene	361
m,p-Xylene	3,070
VOC TICs	NT
SVOCs	
Naphthalene	345
SVOC TICs	NT

TB-19 0.3'-2.2'
VOCs ND
VOC TICs NT
SVOCs
Fluoranthene 36
Phenanthrene 344
SVOC TICs ND

TB-28 4'-5'

VOCs	
Benzene	2,470
n-Butylbenzene	2,520
sec-Butylbenzene	398
Ethylbenzene	10,300
n-Propylbenzene	3,850
Isopropylbenzene	881
p-Isopropyltoluene	245
Naphthalene	9,460
Toluene	22,100
1,2,4-Trimethylbenzene	41,500
1,3,5-Trimethylbenzene	8,850
m,p-Xylene	55,800
o-Xylene	15,000
Total VOC TICs	NT
SVOCs	
Naphthalene	6,350
SVOC TICs	NT

TB-21 4'-6'

VOCs	
Benzene	508
n-Butylbenzene	5,940
sec-Butylbenzene	1,480
Ethylbenzene	64,300
n-Propylbenzene	19,400
Isopropylbenzene	4,820
p-Isopropyltoluene	883
Naphthalene	15,600
Toluene	230
1,2,4-Trimethylbenzene	119,000
1,3,5-Trimethylbenzene	43,700
m,p-Xylene	125,000
o-Xylene	28,400
VOC TICs	NT
SVOCs	
Benzo (a) anthracene	389
Chrysene	387
Fluoranthene	730
Naphthalene	1,780
Phenanthrene	603
Pyrene	590
SVOC TICs	NT

MW-4
VOCs ND
VOC TICs NT
SVOCs ND
SVOC TICs ND NT

MW-3
VOCs
Benzene 1.81
VOC TICs NT
SVOCs ND
SVOC TICs NT

TB-20 0.3'-2.6'
VOCs ND
VOC TICs NT
SVOCs ND
SVOC TICs NT

MW-1
VOCs ND
VOC TICs NT
SVOCs ND
SVOC TICs NT

TB-12 2'-3'
VOCs
sec-Butylbenzene 441
Total VOC TICs NT
SVOCs ND
SVOC TICs NT

TB-13 0.5'-1.2'

VOCs	
Ethylbenzene	205
p-Isopropyltoluene	76.6
Toluene	287
1,2,4-Trimethylbenzene	361
1,3,5-Trimethylbenzene	133
m,p-Xylene	559
o-Xylene	376
Total VOC TICs	NT
SVOCs	ND
SVOC TICs	NT

MW-2
VOCs
Benzene 58.1
Ethylbenzene 23.5
Toluene 282
1,2,4-Trimethylbenzene 24.2
m,p-Xylene 88.7
o-Xylene 58.6
VOC TICs NT
SVOCs
Naphthalene 11.3
SVOC TICs NT

TB-15 0.4'-1.0'
VOCs ND
VOC TICs NT
SVOCs ND
SVOC TICs NT

0 10 20 40 Feet

Background imagery 2005 NYSDOP High Resolution Orthoimagery and Geophysical Survey of 3875 W. Henrietta Rd. parcel, completed April 2007.

Y:\RJ Dorschel Corp\209395\Drawings\SMP\FIG 4.mxd - 8/28/2009 @ 2:49:11 PM

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PROJECT/CLIENT

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

DRAWING TITLE

PRE-BCP SAMPLING LOCATIONS AND DETECTED ANALYTICAL RESULTS

ISSUED FOR: DRAFT
DESIGNED BY: RCN
DRAWN BY: RCN
REVIEWED BY: DPN
DATE: AUGUST 2008

PROJECT/DRAWING NUMBER

209395

FIGURE 4

Geophysical Survey Scale

EM61 Response (mVolts)

Surface or buried metal

Background

Legend

- Soil Borings Advanced by Environmental Assessment & Remediation in 1997
- Test Borings Advanced by LaBella Associates in 2005 on 3865 Parcel
- Monitoring Well Installed by LaBella Associates in 2005 on 3865 Parcel
- Test Boring Advanced by LaBella Associates in 2005 at 3875 Parcel
- Monitoring Well Installed by LaBella Associates in 2005 at 3875 Parcel
- Test Pit
- Monitoring Well Installed as part of BCP RI in August 2006
- Test Boring Advanced as part of BCP RI in August 2006
- Soil Gas Sample Collected as part of BCP RI in August 2006
- Sub-Slab Soil Vapor Sample Collected as part of BCP RI in August 2006
- Ambient Air Sample Collected as part of BCP RI in August 2006
- Indoor Air Sample Collected as part of BCP RI in August 2006
- Surface Soil Sample Collected as part of BCP RI in August 2006
- Building Walls
- Existing Site Feature
- Former/Removed Site Feature
- Leachfield
- Parcel_Boundary
- BCP Site Boundary

Notes:
1. Red type denotes concentration that exceeds its associated NYCRR Subpart 375-6 Restricted Use Soil Cleanup Objective for the Protection of Groundwater.
2. Analytical results are shown in micrograms per kilogram (ug/kg).
3. Metal results shown are only for select detections.
4. 'ND' indicates 'Non Detect' (Refer to laboratory data for detection limits)

TB-35 4'-8'
VOCs
sec-Butylbenzene 3
Ethylbenzene 7
n-Propylbenzene 7
p-Isopropyltoluene 5
Naphthalene 2,700
1,2,4-Trimethylbenzene 10
1,3,5-Trimethylbenzene 34
m,p-Xylene 24
Total Xylenes 24
VOC TICs 11,794

SVOCs
bis (2-Ethylhexyl) phthalate 380
SVOC TICs 970

METALS
Arsenic 2.9
Barium 24.1
Chromium 4.3
Selenium 0.29
Silver ND

TB-36 4'-5'
VOCs
Benzene 26
n-Butylbenzene 21
sec-Butylbenzene 6
Ethylbenzene 150
n-Propylbenzene 59
Isopropylbenzene 20
p-Isopropyltoluene 4
Naphthalene 29
1,2,4-Trimethylbenzene 150
1,3,5-Trimethylbenzene 5
m,p-Xylene 16
o-Xylene 7
cis-1,2-dichloroethene 18
VOC TICs 1,567

SVOCs NT

TB-34 2.4'-3.1'
VOCs
Benzene 28
n-Butylbenzene 560
sec-Butylbenzene 350
Ethylbenzene 1,800
n-Propylbenzene 1,200
Isopropylbenzene 460
p-Isopropyltoluene 270
Naphthalene 120
Toluene 12
1,2,4-Trimethylbenzene 240
1,3,5-Trimethylbenzene 760
m,p-Xylene 1,900
o-Xylene 120
VOC TICs 3,631

METALS
Arsenic 1.9
Barium 15.1
Chromium 3.4
Selenium ND
Silver ND

TB-34 4.0'-5.0'
SVOCs
bis (2-Ethylhexyl) phthalate 110
2,4-Dimethylphenol 95
2-Methylnaphthalene 2,600
Naphthalene 1,300
SVOC TICS 16,470

METALS
Arsenic 1.4
Barium 15.7
Chromium 4.6
Selenium ND
Silver ND

TB-33 1.8'-2.4'
VOCs
Benzene 7
sec-Butylbenzene 8
Ethylbenzene 69
n-Propylbenzene 16
Isopropylbenzene 10
p-Isopropyltoluene 15
Naphthalene 150
Toluene 9
1,2,4-Trimethylbenzene 850
1,3,5-Trimethylbenzene 640
m,p-Xylene 2,200
o-Xylene 270
Total VOC TICs 112,500

SVOCs NT

SS-1 0"-2"
VOCs
Naphthalene 9
VOC TICs ND

SVOCs
Acenaphthene 83
Anthracene 120
Benzo (a) anthracene 630
Benzo (a) pyrene 820
Benzo (b) fluoranthene 1,400
Benzo (g,h,i) perylene 390
Benzo (k) fluoranthene 530
bis (2-Ethylhexyl) phthalate 120
Carbazole 120
Chrysene 710
Dibenz (a,h) anthracene 84
Fluoranthene 1,300
Fluorene 61
Indeno (1,2,3-cd) pyrene 320
Phenanthrene 610
Pyrene 1,100
SVOC TICs 16,135

METALS
Arsenic 3.9
Barium 103
Chromium 11.5
Selenium ND
Silver ND

SS-2 0"-2"
VOCs
Naphthalene 6
VOC TICs ND

SVOCs
Benzo (a) anthracene 190
Benzo (a) pyrene 250
Benzo (b) fluoranthene 400
Benzo (g,h,i) perylene 140
Benzo (k) fluoranthene 190
bis (2-Ethylhexyl) phthalate 220
Chrysene 270
Fluoranthene 420
Indeno (1,2,3-cd) pyrene 130
Phenanthrene 130
Pyrene 350
SVOC TICs 3,750

METALS
Arsenic 33.8*
Barium 516*
Chromium 29.9
Selenium 26.8
Silver 19.2

TB-32 2.4'-3.2'
VOCs
Benzene 690
n-Butylbenzene 250
sec-Butylbenzene 59
Ethylbenzene 2,600
n-Propylbenzene 1,200
Isopropylbenzene 240
p-Isopropyltoluene 37
Naphthalene 1,400
Toluene 360
1,2,4-Trimethylbenzene 1,200
1,3,5-Trimethylbenzene 660
m,p-Xylene 2,600
o-Xylene 870
VOC TICs 11,886

SVOCs NT

METALS
Arsenic 1.9
Barium 27.0
Chromium 6.1
Selenium ND
Silver ND

TB-29 9.5'-11.5'
VOCs
Naphthalene 3
VOC TICs ND
SVOCs
bis (2-Ethylhexyl) phthalate 220
SVOC TICs ND

METALS
Arsenic 3.3
Barium 19.2
Chromium 5.6
Selenium ND
Silver ND

TB-39 4'-6.8'
VOCs
Naphthalene 3
VOC TICs ND
SVOCs
bis (2-Ethylhexyl) phthalate 180
SVOC TICs ND

METALS
Arsenic 3.2
Barium 38.2
Chromium 6.0
Selenium ND
Silver ND

TB-30 8'-11.9'
VOCs
Naphthalene 4
VOC TICs ND
SVOCs
bis (2-Ethylhexyl) phthalate 140
SVOC TICs ND

METALS
Arsenic 2.2
Barium 25.4
Chromium 5.3
Selenium ND
Silver ND

TB-40 4'-6'
VOCs
Naphthalene 32
VOC TICs 23

SVOCs
Anthracene 43
Benzo (a) anthracene 160
Benzo (a) pyrene 220
Benzo (b) fluoranthene 270
Benzo (g,h,i) perylene 91
Benzo (k) fluoranthene 130
bis (2-Ethylhexyl) phthalate 360
Chrysene 160
Fluoranthene 280
Indeno (1,2,3-cd) pyrene 88
2-Methylnaphthalene 160
Naphthalene 62
Phenanthrene 160
Pyrene 270
SVOC TICs 23

METALS
Arsenic 2.3
Barium 69.8
Chromium 11.7
Selenium ND
Silver ND

RITP-1 3'-4'
VOCs
n-Butylbenzene 1
Naphthalene 2
Toluene 2
Acetone 86
Carbon Disulfide 2
Methylene Chloride 6
VOC TICs 110

SVOCs
Acenaphthene 54
Benzo (a) pyrene 53
Benzo (b) fluoranthene 65
Benzo (g,h,i) perylene 60
bis (2-Ethylhexyl) phthalate 1,200
Chrysene 90
Fluoranthene 250
Fluorene 76
Indeno (1,2,3-cd) pyrene 46
Phenanthrene 320
Pyrene 320
SVOC TICs 39,540

METALS
Arsenic 4.8
Barium 73.1
Chromium 17.0
Selenium 7.5

RITP-7/8 (COMPOSITE) 4.0'-4.2'
VOCs
VOC TICs 2,336

SVOCs
bis (2-Ethylhexyl) phthalate 280
SVOC TICs 3,410

METALS
Arsenic 2.5
Barium 36.6
Chromium 8.6
Selenium 7.3

RITB-6 0.3'-1'
VOCs
1,2,4-Trimethylbenzene 1
Acetone 13
Carbon Disulfide 2
Methylene Chloride 2
VOC TICs 298

SVOCs
Benzo (a) anthracene 46
Benzo (b) fluoranthene 48
bis (2-Ethylhexyl) phthalate 520
Chrysene 56
Fluoranthene 73
Fluorene 43
Pyrene 160
SVOC TICs 30,910

RITB-4 0.5'-1.8'
VOCs
Ethylbenzene 10
n-Propylbenzene 7
Isopropylbenzene 2
p-Isopropyltoluene 22
Naphthalene 12
1,2,4-Trimethylbenzene 73
1,3,5-Trimethylbenzene 22
m,p-Xylene 52
o-Xylene 31
Total Xylenes 83
Acetone 17
Total VOC TICs 288

SVOCs
Benzo (a) anthracene 44
Benzo (a) pyrene 43
Benzo (b) fluoranthene 68
Benzo (g,h,i) perylene 40
Benzo (k) fluoranthene 38
bis (2-Ethylhexyl) phthalate 760
di-n-Butylphthalate 43
Chrysene 45
Fluoranthene 57
2-Methylnaphthalene 79
Naphthalene 39
Phenanthrene 64
Pyrene 100
Total SVOC TICs 12,280

RITP-6 4.0'-4.2'
VOCs
Acetone 49
Methylene Chloride 5
VOC TICs ND

SVOCs
bis (2-Ethylhexyl) phthalate 230
Fluoranthene 97
Pyrene 42
SVOC TICs 12,810

METALS
Arsenic 1.6
Barium 70.2
Chromium 13.9
Selenium ND - 0.045

RITB-5 1'-2'
VOCs
Isopropylbenzene 6
1,2,4-Trimethylbenzene 3
m,p-Xylene 2
Total Xylenes 2
Acetone 28
VOC TICs 2,540

SVOCs
Acenaphthene 100
bis (2-Ethylhexyl) phthalate 380
Fluorene 160
2-Methylnaphthalene 450
Phenanthrene 340
Pyrene 72
SVOC TICs 40,990

METALS
Arsenic 2.1
Barium 19.0
Chromium 7.8
Selenium 9.1

RISS-1 0"-2"
VOCs
VOC TICs ND ND

SVOCs
Benzo (a) anthracene 680
Benzo (a) pyrene 740
Benzo (b) fluoranthene 1,400
Benzo (g,h,i) perylene 310
Benzo (k) fluoranthene 600
bis (2-Ethylhexyl) phthalate 640
Chrysene 940
Fluoranthene 1,800
Indeno (1,2,3-cd) pyrene 330
Phenanthrene 630
Pyrene 1400
SVOC TICs 12,100

METALS
Arsenic 1.3
Barium 32.6
Chromium 10.2
Selenium 11.0

RITB-7 2.6'-3.6'
VOCs
n-Butylbenzene 240
sec-Butylbenzene 130
Ethylbenzene 25
n-Propylbenzene 120
Isopropylbenzene 65
p-Isopropyltoluene 58
Naphthalene 68
1,2,4-Trimethylbenzene 960
1,3,5-Trimethylbenzene 33
m,p-Xylene 14
VOC TICs 6,800

SVOCs
Acenaphthene 120
Anthracene 110
Benzo (a) anthracene 180
Benzo (a) pyrene 120
Benzo (b) fluoranthene 210
Benzo (g,h,i) perylene 56
Benzo (k) fluoranthene 75
bis (2-Ethylhexyl) phthalate 510
di-n-Butylphthalate 65
Carbazole 87
Chrysene 180
Dibenzofuran 90
Fluoranthene 270
Fluorene 190
Indeno (1,2,3-cd) pyrene 52
2-Methylnaphthalene 160
Phenanthrene 770
Pyrene 430
SVOC TICs 28,450

METALS
Arsenic 3.5
Barium 68.2
Chromium 10.6
Selenium ND

RISS-2 0"-2"

	RISS-2	RISS-B(Dupe)
VOCs	ND	ND
VOC TICs	ND	ND
SVOCs		
Anthracene	75	58
Benzo (a) anthracene	450	440
Benzo (a) pyrene	510	480
Benzo (b) fluoranthene	940	1,000
Benzo (g,h,i) perylene	190	170
Benzo (k) fluoranthene	410	430
bis (2-Ethylhexyl) phthalate	390	440
Butylbenzylphthalate	74	78
di-n-Octylphthalate	ND	48
Carbazole	80	83
Chrysene	520	520
Dibenz (a,h) anthracene	42	38
Fluoranthene	990	930
Indeno (1,2,3-cd) pyrene	170	160
Phenanthrene	410	350
Pyrene	920	950
SVOC TICs	7,640	8,620
METALS		
Arsenic	2.2	2.4
Barium	63.7	69.2
Chromium	11.8	13.3
Selenium	ND	ND

Approximate Location of Two (2) Former 1,000-gal USTs
Approximate Location of Former 1,500-gal Septic Tank
Approximate Location of Three (3) Former 6,000-gal USTs
Potential Septic Tank Location
Oil/Water Separator
Dry Well
Wet Well
Floor Drain
Floor Drain
Apparent Oil/ Water Separator
Approximate Location of Former Pump Islands
Parcel Boundary
3869 Parcel
3875 Parcel
Reported Location of Former USTs
Approximate Location of Oil/Water Separator
Approximate Location of Former Hydraulic Lift (Typ.)
Approximate Location of Former Hydraulic Lift (Typ.)
Approximate Location of Partially Removed Hydraulic Lift
Approximate Location of Existing Hydraulic Lift (Typ.)
West Henrietta Rd
3865
3875
OUTSIDE
AMBIENT
2nd FLOOR

Background imagery 2005 NYSDOP High Resolution Orthoimagery and Geophysical Survey of 3875 W. Henrietta Rd. parcel, completed April 2007.

0 10 20 40 Feet

N

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PROJECT/CLIENT

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

DRAWING TITLE

REMEDIAL INVESTIGATION SOIL SAMPLING RESULTS

ISSUED FOR: DRAFT
DESIGNED BY: RCN
DRAWN BY: RCN
REVIEWED BY: DPN
DATE: AUGUST 2008

PROJECT/DRAWING NUMBER

209395

FIGURE 5

Legend

- Soil Borings Advanced by Environmental Assessment & Remediation in 1997
- Test Borings Advanced by LaBella Associates in 2005 on 3865 Parcel
- Monitoring Well Installed by LaBella Associates in 2005 on 3865 Parcel
- Test Boring Advanced by LaBella Associates in 2005 at 3875 Parcel
- Monitoring Well Installed by LaBella Associates in 2005 at 3875 Parcel
- Ambient Air Sample Collected as part of BCP RI in August 2006
- Test Pit
- Monitoring Well Installed as part of BCP RI in August 2006
- Test Boring Advanced as part of BCP RI in August 2006
- Soil Gas Sample Collected as part of BCP RI in August 2006
- Sub-Slab Soil Vapor Sample Collected as part of BCP RI in August 2006
- Indoor Air Sample Collected as part of BCP RI in August 2006
- Surface Soil Sample Collected as part of BCP RI in August 2006
- Building Walls
- Existing Site Feature
- Former/Removed Site Feature
- Leachfield
- Parcel_Boundary
- BCP Site Boundary

Notes:
1. ND indicates that the compound was not detected above the method detection limits.
2. NT indicates "Not Tested".
3. All groundwater results are shown in micrograms per liter (ug/L) and soil gas, sub-slab vapor, and air sample results in micrograms per cubic meter (ug/m3).
4. Red type denotes that the detected value exceeds its associated NYSDEC Part 703 Groundwater Standard.
5. Blue type denotes a concentration that exceeds the USEPA Building Assessment and Survey Evaluation database for the 90th percentile.

MW-3	Sept-06
METALS	
Total Iron	31,200
Total Lead	15.6
Total Magnesium	86,800
Total Manganese	2,610
Total Selenium	ND
Total Sodium	49,600

SG - 2	June-07
VOCs	
Dichlorodifluoromethane	ND
Methylene Chloride	ND
Toluene	210
4-Ethyltoluene	ND
1,4-Dichlorobenzene	ND

SG - 1	June-07
VOCs	
Dichlorodifluoromethane	ND
Methylene Chloride	ND
Toluene	160
4-Ethyltoluene	ND
1,4-Dichlorobenzene	ND

MW-5	Sept-06	May-07
VOCs		
Methyl-tert-Butyl Ether	13	9
Acetone	5.8	ND
VOC TICs	7	ND
SVOCs		
Benzo(b)Fluoranthene	0.7	ND
bis(2-Ethylhexyl)Phthalate	ND	2
Di-n-Octyl Phthalate	2	ND
SVOC TICs	48	ND
Pesticides	NT	NT

MW-1R	MW-1R	DUP
	May 07	May-07
VOCs		
Methyl-tert-Butyl Ether	10	7
VOC TICs	ND	ND
SVOCs		
SVOC TICs	ND	13
Pesticides	NT	NT

SG - 4	June-07
VOCs	
Dichlorodifluoromethane	ND
Methylene Chloride	ND
Toluene	180
4-Ethyltoluene	69
1,4-Dichlorobenzene	27
AMB-4	
Dichlorodifluoromethane	23
Methylene Chloride	10
Toluene	68
4-Ethyltoluene	3.3
1,4-Dichlorobenzene	290

MW-2	Sept 06
METALS	
Total Iron	28,500
Total Lead	25.6
Total Magnesium	101,000
Total Manganese	1,470
Total Selenium	ND
Total Sodium	61,000
MW-A (MW-2 DUP)	
METALS	
Total Iron	15,700
Total Lead	14.9
Total Magnesium	79,300
Total Manganese	943
Total Selenium	ND
Total Sodium	61,000

MW-6	Sept-06	May-07
VOCs		
sec-Butylbenzene	ND	3
n-Propylbenzene	ND	8
Isopropylbenzene	7.1	6
Methyl-tert-Butyl Ether	30	ND
Acetone	28	ND
2-Butanone	16	ND
Methylene Chloride	3.9	ND
VOC TIC	579	456
SVOCs		NT
Di-n Butyl Phthalate	4	
Diethyl Phthalate	0.7	
SVOC TICs	74	
Pesticides		NT

SG - 3	June-07
VOCs	
Dichlorodifluoromethane	ND - 4.9
Methylene Chloride	ND - 3.5
Toluene	41
4-Ethyltoluene	21
1,4-Dichlorobenzene	12
AMB-3	
Dichlorodifluoromethane	21
Methylene Chloride	9.4
Toluene	68
4-Ethyltoluene	3.6
1,4-Dichlorobenzene	290

MW-7	Sept-06	Sept-06	May-07
Dilution:	X10	X40	None
VOCs			
Benzene	370	380	410
Ethylbenzene	880	880	790
sec-Butylbenzene	ND	ND	23
n-Propylbenzene	ND	ND	260
Isopropylbenzene	78	69	91
p-Isopropyltoluene	ND	ND	22
Naphthalene	ND	ND	1,100
Toluene	1,200	980	690
1,2,4-Trimethylbenzene	ND	ND	1,100
1,3,5-Trimethylbenzene	ND	ND	630
m,p-Xylene	ND	ND	2,100
o-Xylene	ND	ND	760
Acetone	40	ND	ND
Cyclohexane	140	180	ND
Methylcyclohexane	59	73	ND
Methylene Chloride	36	110	ND
VOC TICs	9,980	8,670	5,797

MW-8	Sept-06	May-07
VOCs		
Methyl-tert-Butyl Ether	4.0	8
VOC TICs	6	ND
SVOCs		
Di-n-Butyl Phthalate	16	ND
Di-n-Octyl Phthalate	2	ND
Naphthalene	0.7	ND
Total SVOC TICs	47	ND
Pesticides	NT	NT
METALS		NT
Total Iron	2,830	
Total Lead	1.75	
Total Magnesium	167,000	
Total Manganese	719	
Total Selenium	ND	
Total Sodium	140,000	

MW-1	Sept-06	Sept-06
Dilution:	X10	X20
Benzene	640	690
Ethylbenzene	320	350
Isopropylbenzene	31	31
Toluene	10	12
Methyl-tert-Butyl Ether	39	ND
Acetone	ND	51
Cyclohexane	100	130
Methylcyclohexane	78	130
Methylene Chloride	15	49
VOC TICs	6,370	3,630
SVOCs	NT	NT
Pesticides (No Dilution)		
4,4'-DDE	0.034	
alpha-BHC	0.036	
Endosulfan I	0.027	
Heptachlor epoxide	0.026	
METALS		NT
Total Iron	25,100	
Total Lead	27.3	
Total Magnesium	30,300	
Total Manganese	1,290	
Total Selenium	ND	
Total Sodium	78,900	

MW-3R	May-07	Oct-07
VOCs		
Benzene	ND	1
Methyl-tert-Butyl Ether	2	3
1,1-Dichloroethane	1	2
Chlorobenzene	11	27
cis-1,2-Dichloroethene	1	2
Vinyl Chloride	3	5
VOC TICs	ND	ND
SVOCs		
2-Methylnaphthalene	1	ND
bis(2-Ethylhexyl)phthalate	1	8
Fluoranthene	ND	2
Phenanthrene	ND	1
Pyrene	ND	6
SVOC TICs	ND	ND
Pesticides	NT	NT
METALS		NT
Total Antimony	2.7	
Total Iron	7,710	
Total Lead	9.2	
Total Magnesium	65,800	
Total Manganese	815	
Total Selenium	54.0	
Total Sodium	77,400	

OUTSIDE	Aug-06
VOCs	
Dichlorodifluoromethane	10
Methylene Chloride	4.2
Toluene	24
4-Ethyltoluene	1.8
1,4-Dichlorobenzene	110
Trichlorofluoromethane	2.4

MW-1R	May-07	Oct-07
VOCs		
Methyl-tert-Butyl Ether	1	ND
Acetone	21	6
VOC TICs	23	21
SVOCs	ND	ND
SVOC TICs	ND	6
Pesticides	NT	NT
METALS		NT
Total Antimony	1.3	
Total Iron	22,300	
Total Lead	11.8	
Total Magnesium	91,200	
Total Manganese	17,200	
Total Selenium	77.9	
Total Sodium	478,000	

2ndFLOOR	Aug-08
Trichlorofluoromethane	96

RIMW-2	May-07	Oct-07
VOCs		
Methyl-tert-Butyl Ether	ND	38
Acetone	11	13
VOC TICs	ND	ND
SVOCs	ND	ND
SVOC TICs	69	ND
Pesticides	NT	NT

AMBIENT	Aug-08
Trichlorofluoromethane	13

RIMW-1	May-07	Oct-07
VOCs		
Acetone	10	ND
VOC TICs	ND	ND
SVOCs	ND	ND
SVOC TICs	35	ND
Pesticides	NT	NT
METALS		NT
Total Antimony	3.1	
Total Iron	13,000	
Total Lead	22.9	
Total Magnesium	19,300	
Total Manganese	1,200	
Total Selenium	45.9	
Total Sodium	12,700	

MW-2	May-07	Oct-07
VOCs		
Benzene	87	22
Ethylbenzene	15	9
n-Propylbenzene	1	2
Isopropylbenzene	0.8	ND
p-Isopropyltoluene	ND	2
Naphthalene	1	5
Toluene	51	33
1,2,4-Trimethylbenzene	5	16
1,3,5-Trimethylbenzene	5	8
m,p-Xylene	15	27
o-Xylene	34	36
Methyl-tert-Butyl Ether	120	110
1,1-Dichloroethane	4	2
Acetone	ND	17
Chlorobenzene	2	ND
cis-1,2-Dichloroethene	2	ND
Vinyl Chloride	27	4
VOC TICs	45	110
SVOCs		
2-Methylnaphthalene	9	69
2-Methylphenol	3	ND
4-Methylphenol	2	ND
bis(2-Ethylhexyl)phthalate	75	260
Di-n-Butyl Phthalate	16	160
Naphthalene	11	70
Phenanthrene	3	18
Pyrene	8	ND
SVOC TICs	2,617	6,515
Pesticides	NT	NT
METALS		NT
Total Antimony	4.2	
Total Iron	21,600	
Total Lead	30.2	
Total Magnesium	61,400	
Total Manganese	2,160	
Total Selenium	67.3	
Total Sodium	373,000	

RISG-1	June-07
VOCs	
Trichlorofluoromethane	ND

RIAA-1	June-07
VOCs	
Trichlorofluoromethane	62

RISV-1	June-07
VOCs	
Trichlorofluoromethane	84

RIAA-2	June-07
VOCs	
Trichlorofluoromethane	53

RISV-2	June-07
VOCs	
Trichlorofluoromethane	38

RISG-2	June-07
VOCs	
Trichlorofluoromethane	ND

RIMW-3	May-07	Oct-07
VOCs		
Methyl-tert-Butyl Ether	11	5
Acetone	16	ND
Chlorobenzene	2	ND
VOC TICs	ND	ND
SVOCs	ND	ND
SVOC TICs	20	ND
Pesticides	NT	NT

RIMW-4	May-07	Oct-07
VOCs		
Methyl-tert-Butyl Ether	4	ND
VOC TICs	ND	ND
SVOCs	ND	ND
SVOC TICs	900	ND
Pesticides	NT	NT

RIMW-5	May-07	Oct-07	Oct-07
			(DUP)
Methyl-tert-Butyl Ether	1	4	5
1,1,1-Trichloroethane	2	ND	ND
VOC TICs	ND	ND	ND
SVOCs			
Diethylphthalate	ND	10	NT
SVOC TICs	7	ND	NT
Pesticides	NT	NT	NT
METALS			NT
Total Antimony	ND		
Total Iron	481		
Total Lead	ND		
Total Magnesium	66,300		
Total Manganese	470		
Total Selenium	51.7		
Total Sodium	28,900		

MW-4	Sept-06	May-07
VOCs		
Methyl-tert-Butyl Ether	1.4	ND
VOC TICs	ND	ND
SVOCs		NT
Di-n-Octyl Phthalate	2	
SVOC TICs	60	
Pesticides	NT	NT
METALS		NT
Total Iron	419	
Total Lead	ND	
Total Magnesium	34,800	
Total Manganese	695	
Total Selenium	ND	
Total Sodium	35,000	

Approximate Location of Two (2) Former 1,000-gal USTs

Approximate Location of Former 1,500-gal Septic Tank

Approximate Location of Three (3) Former 6,000-gal USTs

Potential Former Septic Tank Location

Oil/Water Separator

Dry Well

Wet Well

Floor Drain

Floor Drain

Apparent Oil/ Water Separator

Approximate Location of Former Pump Islands

Reported Location of Former USTs

Approximate Location of Oil/Water Separator

Approximate Location of Former Hydraulic Lift (Typ.)

Approximate Location of Former Hydraulic Lift (Typ.)

Approximate Location of Existing Hydraulic Lift (Typ.)

Approximate Location of Partially Removed Hydraulic Lift

3865 Parcel
3875 Parcel
Parcel Boundary

West Henrietta Road

Background imagery 2005 NYSDOP High Resolution Orthoimagery and Geophysical Survey of 3875 W. Henrietta Rd. parcel, completed April 2007.

0 10 20 40 Feet

Y:\RJ Durocher Corp\209395\Drawings\SMP\FIG 6.mxd - 9/28/2009 @ 3:01:48 PM

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

PROJECT/CLIENT

SITE MANAGEMENT PLAN

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

DRAWING TITLE

SUMMARY OF GROUNDWATER ANALYTICAL RESULTS

ISSUED FOR: DRAFT
DATE: AUGUST 2008
DESIGNED BY: RCN
DRAWN BY: RCN
REVIEWED BY: DPN

PROJECT/DRAWING NUMBER

209395

FIGURE 6

Geophysical Survey Scale

EM61 Response (mVolts)

Surface or buried metal

Background

Legend

- 3865 Parcel Excavation Confirmation Grab Samples

3875 Parcel Excavation Confirmation Composite Samples

- West Wall
- South Wall
- North Wall
- East Wall
- Base
- Soil Borings Advanced by Environmental Assessment & Remediation in 1997
- Test Borings Advanced by LaBella Associates in 2005 on 3865 Parcel
- Monitoring Well Advanced by LaBella Associates in 2005 on 3865 Parcel
- Test Boring Advanced by LaBella Associates in 2005 at 3875 Parcel
- Monitoring Well Advanced by LaBella Associates in 2005 at 3875 Parcel
- Test Pit
- Monitoring Well Advanced as part of BCP RI in August 2006
- Test Boring Advanced as part of BCP RI in August 2006;
- Soil Gas Sample Collected as part of BCP RI in August 2006
- Sub-Slab Soil Vapor Sample Collected as part of BCP RI in August 2006
- Ambient Air Sample Collected as part of BCP RI in August 2006
- Indoor Air Sample Collected as part of BCP RI in August 2006
- Surface Soil Sample Collected as part of BCP RI in August 2006
- Building Walls
- Existing Site Feature
- Former/Removed Site Feature
- Approximate Limits of Excavation
- Leachfield
- Parcel_Boundary
- BCP Site Boundary

Notes:
1. ND indicates that the compound was not detected above the method detection limits.
2. NT indicates "Not Tested".
3. BGS indicates "Below Ground Surface".

Notes:
4. Red type denotes concentration that exceeds its associated NYCRR Subpart 375-6 Restricted Use Soil Cleanup Objective for the Protection of Groundwater.
4. Analytical results are shown in micrograms per kilogram (ug/kg).

N

0 10 20 40 Feet

Background imagery 2005 NYSDOP High Resolution Orthoimagery and Geophysical Survey of 3875 W. Henrietta Rd. parcel, completed April 2007.

Y:\RJ Durschel Corp\209395\Drawings\SMP\FIG 7.mxd - 8/28/2009 @ 3:10:04 PM

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PROJECT/CLIENT

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

DRAWING TITLE

EXTENT OF PETROLEUM REMEDIAL MEASURES

DESIGNED BY:	RCN
DRAWN BY:	RCN
REVIEWED BY:	DPN
ISSUED FOR	DRAFT
DATE:	AUGUST 2008

PROJECT/DRAWING NUMBER

209395

FIGURE 7

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

LABELLA Associates, P.C.

PROJECT/CLIENT

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

DRAWING TITLE

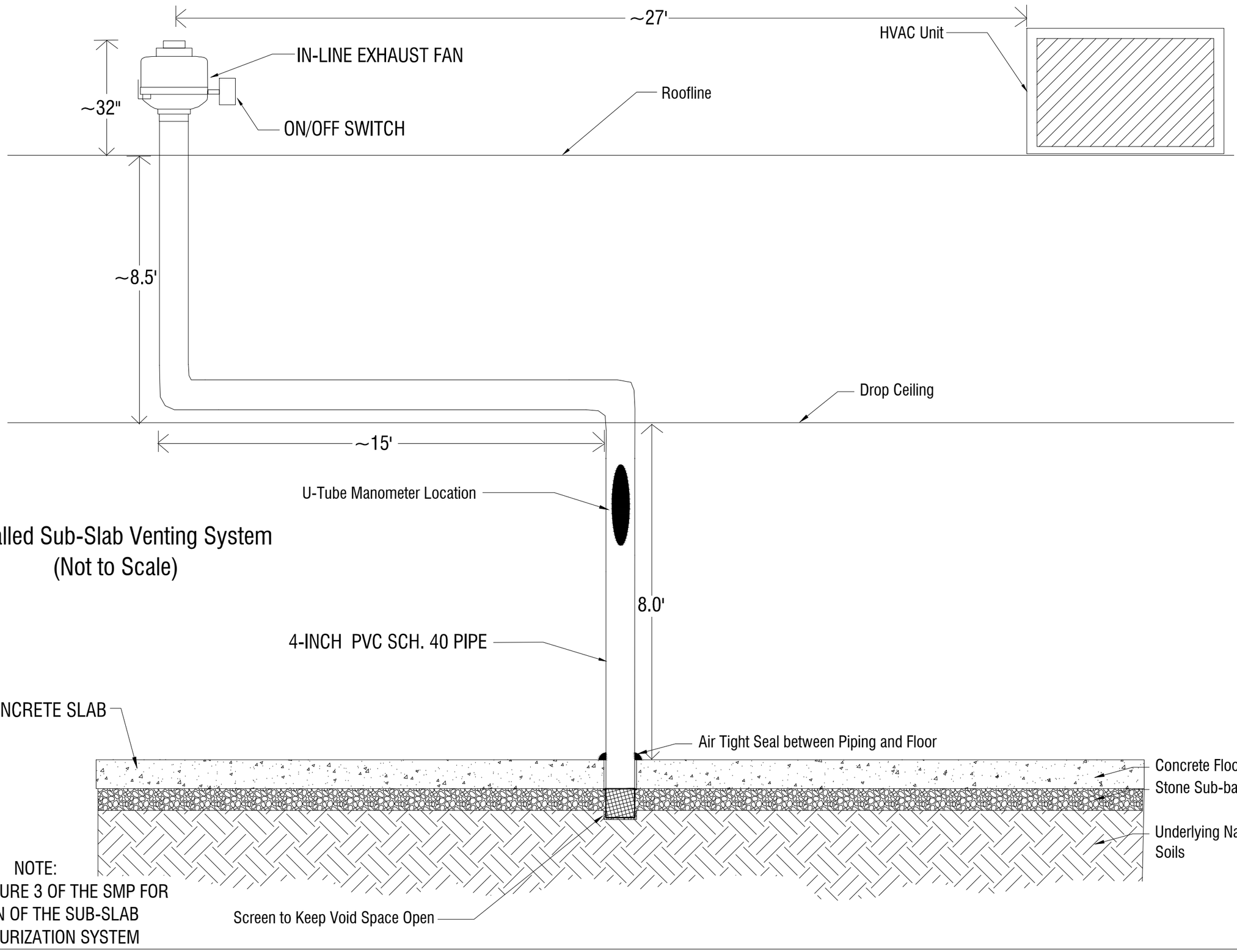
LOCATIONS OF REMAINING CONTAMINATION

ISSUED FOR: DRAFT
DATE: AUGUST 2008
DESIGNED BY: RCN
DRAWN BY: RCN
REVIEWED BY: DPN

PROJECT/DRAWING NUMBER

209395

FIGURE 8



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. 091998
LICENSED PROFESSIONAL ENGINEER

LABELLA Associates, P.C.
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ROCHESTER, NY 14614
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PROJECT/CLIENT
BROWNFIELD CLEANUP PROGRAM
SITE MANAGEMENT PLAN
BCP Site # C828134
3865 WEST HENRIETTA RD
ROCHESTER, NY 14623

DRAWING TITLE
SUBSLAB DEPRESSURIZATIOIN DETAILS

ISSUED FOR:
AS-BUILT
AUGUST 2018

DESIGNED BY: EPD
DRAWN BY: EPD
REVIEWED BY: DPR

PROJECT/DRAWING NUMBER
209395

FIGURE 9

LaBella Associates, D.P.C.
300 State Street
Rochester, New York 14614

Appendix A

Environmental Easement with Alta Survey

Receipt# 288909

CHERYL DINOLFO
COUNTY CLERK
OFFICE OF THE COUNTY CLERK
39 WEST MAIN STREET
ROCHESTER, NY

Doc#: 200912220876 Pgs: 11
Ref2: TT0000007927
Type: EASEMENT AGREE (D74)
Book: 10829 Pages: 355-365
Name: ROCHESTER GAS & ELECTRIC
Name: DEPARTMENT OF ENVIRONMENTAL CONSER
Name: ROCHESTER GAS & ELECTRIC
Name: DEPARTMENT OF ENVIRONMENTAL CONSER
Time: 3:06:36 PM

STATE FEE TRANSFER TAX	$	0.00
STATE FEE CULTURAL EDUCA	$	14.25
STATE FEE RECORDS MANAGE	$	4.75
COUNTY FEE RECORDING	$	8.00
COUNTY FEE NUMBER PAGES	$	33.00
COUNTY FEE TP584	$	5.00

Total	$	65.00
Check(s) Tendered	$	65.00
Balance	$	0.00

CHECK Number		
3029	$	65.00

Total Documents: 1
Total Fees: 6

Dec 22 2009 3:06:53 PM

Cashier: SueG

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

THIS INDENTURE made this 9th day of December, 2009, between Owner(s) R.J. Dorschel Corp., having an office at 3817 West Henrietta Road, Rochester, New York 14623, (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

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

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

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

WHEREAS, Grantor, is the owner of real property located at 3865 and 3875 West Henrietta Road, Henrietta, Monroe County, State of New York, known and designated on the tax map of the County Clerk of Monroe as tax map parcel numbers: Section 161. 15 Block 1 Lot 20.1 being the same as that property conveyed to Grantor by Warranty Deed dated February 13, 2006 in Liber 10256 at page 581 and parcel number Section 161.19 Block 1 Lot 9.0 being the same as that property conveyed to Grantor by Warranty Deed dated October 25, 2006 recorded in Liber 10385 at page 323 of deeds in the Monroe County Clerk's Office , comprising of approximately 2.65± acres, and hereinafter more fully described in the ALTA/ACSM Land Title Survey dated January 6, 2009 (revised December 2009), prepared by LaBella Associates, P.C., and corresponding Schedule "A" property description, both documents are attached hereto and made a part hereof (the "Controlled Property"); and

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

NOW THEREFORE, in consideration of the covenants and mutual promises contained herein and the terms and conditions of Brownfield Cleanup Agreement Number B8-0719-06-06, Site Number C828134, dated June 27, 2006, and thereafter amended on April 26, 2007 ("BCA"), Grantor grants, conveys and releases to Grantee a permanent Environmental Easement pursuant to Article 71, Title 36 of the ECL in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental

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

2. Institutional and Engineering Controls. The following controls apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property:

A. The Controlled Property may be used for commercial or industrial use as described within 6 NYCRR Part 375- 1.8 (g) (2) (iii) and (iv), as long as the following long-term engineering controls are employed and the land use restrictions specified below are adhered to:

(i) any activities which will cause a disturbance of the soil at this site must be conducted in accordance with the Department approved Site Management Plan (SMP);

(ii) vegetable gardens and farming on the Controlled Property is prohibited;

(iii) the use of groundwater underlying the Controlled Property is prohibited without treatment rendering it safe for use as drinking water or for industrial use, and the user must first notify and obtain written approval from the Department and Monroe County Department of Health;

(iv) any installed soil vapor mitigation systems on this property shall be inspected, certified, operated, and maintained as required in the SMP; and

(v) the site owner must comply with the requirements of the SMP by submitting a work plan for the evaluation of any new building construction or modification at this site, prior to occupancy, using the State's most recent guidance on evaluating soil vapor intrusion.

B. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the Site Management Plan ("SMP") that the Department has approved for the Controlled Property and all Department-approved amendments to that SMP.

The Grantor hereby acknowledges receipt of a copy of the NYSDEC-approved Site Management Plan, dated December 2009. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system on the Controlled Property, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. Upon notice of not less than thirty (30) days the Department in exercise of its discretion and consistent with applicable law may revise the SMP. The notice shall be a final agency determination. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Regional Remediation Engineer
NYSDEC - Region 8
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414-9519
Phone: (585) 226-5349 fax: (585) 226-8696

or

Site Control Section
Division of Environmental Remediation
NYS DEC
625 Broadway
Albany, New York 12233

C. The Controlled Property may not be used for a higher level of use such as unrestricted residential or restricted residential use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

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

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

E. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

F. Grantor covenants and agrees that it shall annually, or such time as NYSDEC may allow, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury that the controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls employed at the Controlled Property were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such control to protect the public health and environment or constitute a violation or failure to comply with any Site Management Plan for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls.

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

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

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

B. The right to give, sell, assign, or otherwise transfer the underlying fee interest to the Controlled Property by operation of law, by deed, or by indenture, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.
B. If any person intentionally violates this Environmental Easement, the Grantee may revoke the Certificate of Completion provided under ECL Article 27, Title 14 with respect to the Controlled Property.

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

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar its enforcement rights in the event of a subsequent breach of or noncompliance with any of the terms of this Environmental Easement.

6. Notice. Whenever notice to the State (other than the annual certification) or approval from the State is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:
County, NYSDEC Site Number, NYSDEC Contract or Order Number, and the
County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: C 828134
Department of Environmental Enforcement
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

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

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

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

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

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

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

Grantor's Name: R.J. Dorschel Corp.

By: R J Dorschel
Richard J. Dorschel - Director

Title: President Date: 12/9/09

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

~~By:~~
~~Alexander B. Grannis, Commissioner~~

By: Dale A. Desnoyers
Dale A. Desnoyers, Director
Division of Remediation

Grantor's Acknowledgment

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

On the 9th day of December, in the year 2009, before me, the undersigned, personally appeared RJ Dorschel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Kathleen T. Gingerich
Notary Public - State of New York

KATHLEEN T. GINGERICH
Notary Public, State of New York
Ontario County
Commission Expires 11-30-10

Grantee's Acknowledgment

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

On the 15th day of December, in the year 2010, before me, the undersigned, personally appeared Dale Desnoyers, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as a designated authority granted by the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public - State of New York

DAVID S. SAMPSON 02SA5013268
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN RENSSELAER COUNTY
COMMISSION EXPIRES JULY 15, 2011

SCHEDULE "A" PROPERTY DESCRIPTION

TRACT I

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. 10 in the Fifth Range of Lots in Township No. 12, Range No. 7 and being more particularly bounded and described as follows:

Beginning at a point in the original westerly right-of-way line of West Henrietta Road distant southwesterly 400.00 feet measured along said original right-of-way line from the intersection of said original westerly right-of-way line with the north line of aforesaid Town Lot No. 10; running thence (1) South 31° 26' 00" West along the original westerly right-of-way line of West Henrietta Road a distance of 200.00 feet to a point; thence (2) running North 81° 30' 00" West on a line parallel with the northerly line of said Town Lot No. 10 a distance of 275.00 feet to a point; thence (3) running North 31° 26' 00" East on a line parallel with said westerly right-of-way line of West Henrietta Road a distance of 200.00 feet to a point; thence (4) running South 81° 30' 00" East on a line parallel with the northerly line of said Town Lot No. 10 a distance of 275.00 feet to the point and place of beginning.

EXCEPTING from the premises described above in Tract I hereof those portions thereof heretofore taken or appropriated by the State of New York in connection with proceedings for the improvement of West Henrietta Road as identified by Notice of such appropriation directed to Cortese Properties, (and others), recorded in the Monroe County Clerk's Office on September 25, 1998 in Liber 9065 of Deeds, page 77, such lands appropriated further identified as Parcel No. 260 shown on Map No. 239 of such proceedings and as filed in the Monroe County Clerk's Office in Liber 1186 of Maps, page 326.

TRACT II

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. 10 in the Fifth Range of Lots in Township No. 12, Range No. 7 and being more particularly bounded and described as follows:

Beginning at a point in the original westerly right-of-way line of West Henrietta Road distant southwesterly 800.00 feet measured along said original right-of-way line from the intersection of said original westerly right-of-way line with the north line of aforesaid Town Lot No. 10; running thence (1) northerly along the original westerly right-of-way line of West Henrietta Road a distance of 200.00 feet to a point; thence (2) westerly and making an interior angle of 67° 04' 00" with course No. 1 herein a distance of 275 feet to a point; thence (3) westerly and making an interior angle of 202° 56' 00" with course No. 2 herein a distance of 146.73 feet to a point; thence (4) southerly and making an interior angle of 90° 00' 00" with course No. 3 herein a distance of 174.22 feet to a point; thence (5) easterly and making an interior angle of

78° 30' 00" with course No. 4 herein a distance of 408.19 feet to the point and place of beginning.

EXCEPTING from the premises described above in Tract II hereof those portions thereof heretofore taken or appropriated by the State of New York in connection with proceedings for the improvement of West Henrietta Road as identified by Notice of such appropriation directed to Cortese Properties, (and others), recorded in the Monroe County Clerk's Office on September 25, 1998 in Liber 9065 of Deeds, page 75, such lands appropriated further identified as Parcel No. 259 shown on Map No. 238 of such proceedings and as filed in the Monroe County Clerk's Office in Liber 1186 of Maps, page 323.

ENVIRONMENTAL EASEMENT:

BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY FOR WEST HENRIETTA ROAD AT ITS INTERSECTION WITH THE DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF R.J. DORSCHEL CORP. TAX PARCEL 161.19-1-9 ON THE NORTH AND LANDS NOW OR FORMERLY OF LINLEIGH REALTY, L.P. TAX PARCEL 161.19-1-8.1 ON THE SOUTH: THENCE
1) N 20°45'58" E ALONG SAID RIGHT-OF-WAY FOR WEST HENRIETTA ROAD A DISTANCE OF 396.37 FEET TO A POINT IN THE DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF R.J. DORSCHEL CORP. TAX PARCEL 161.15-1-20.1 ON THE SOUTH AND LANDS NOW OR FORMERLY OF R.J. DORSCHEL CORP. TAX PARCEL 161.15-1-22 ON THE NORTH; THENCE
2) S 87°49'58" W ALONG SAID DIVISION LINE A DISTANCE OF 257.01 FEET TO A POINT IN THE DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF R.J. DORSCHEL CORP. TAX PARCEL 161.15-1-20.1 ON THE EAST AND LANDS NOW OR FORMERLY OF LINLEIGH REALTY, L.P. TAX PARCEL 161.19-1-8.1 ON THE WEST; THENCE
3) S 20°45'48" W ALONG SAID DIVISION LINE A DISTANCE OF 200.00 FEET TO AN ANGLE POINT; THENCE
4) N 69°14'02" W CONTINUING ALONG SAID DIVISION LINE A DISTANCE OF 146.73 FEET TO AN ANGLE POINT; THENCE
5) S 20°45'57" W CONTINUING ALONG SAID DIVISION LINE A DISTANCE OF 174.22 FEET TO AN ANGLE POINT; THENCE
6) S 80°44'02" E CONTINUING ALONG SAID DIVISION LINE A DISTANCE OF 391.27 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS u2.5 ACRES (111038 SQ. FT.)

SCHEDULE B

1. Restrictive covenants contained or set forth in that deed from George Lee to Oliver B. Ashman, dated and recorded July 15, 1954 in Liber 2908 of Deeds, page 404.

2. Covenants, agreements, licenses or provisions contained in that Encroachment agreement made by and among John K. Sheets, Steve Joy's Marketplace Auto Service, Inc. and Ruth Holtz, dated April 4, 1989 and recorded April 28, 1989 in Libe' 7620 of Deeds, page L.

3. Covenants or obligations contained, set forth or provided in that agreement made by and between Cortese Properties, LP. and Linleigh Realty, LP., dated October 25, 2006 and recorded November 17, 2006 in Liber 10385 of Deeds, page 318.

4. Easement granted by Charles H. Bailey, Brainard T. Bailey and Elizabeth A. Bailey to Rochester Gas and Electric Corporation, dated May 2, 1924 and recorded May 3, 1924 in Liber 1273 of Deeds, page 259.

RECORD TITLE DESCRIPTION

Note: The Environmental Easement Area is the same as the Record Title Description.

LEGAL DESCRIPTION WHOLE PROPERTY LIBER 10256 P581 AND LIBER 10385 PAGE 323

TRACT 1

TA# 161.15-1-20.1

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. 10 IN THE FIFTH RANGE OF LOTS IN TOWNSHIP NO. 12, RANGE NO. 7 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE ORIGINAL WESTERLY RIGHT-OF-WAY LINE OF WEST HENRIETTA ROAD DISTANT SOUTHWESTERLY 400.00 FEET MEASURED ALONG SAID ORIGINAL RIGHT-OF-WAY LINE FROM THE INTERSECTION OF SAID ORIGINAL WESTERLY RIGHT-OF-WAY LINE WITH THE NORTH LINE OF AFORESAID TOWN LOT NO. 10; RUNNING THENCE (1) SOUTH 31° 26' 00" WEST ALONG THE ORIGINAL WESTERLY RIGHT-OF-WAY LINE OF WEST HENRIETTA ROAD A DISTANCE OF 200.00 FEET TO A POINT; THENCE (2) RUNNING NORTH 81° 30' 00" WEST ON A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID TOWN LOT NO. 10 A DISTANCE OF 275.00 FEET TO A POINT; THENCE (3) RUNNING NORTH 31° 26' 00" EAST ON A LINE PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE OF WEST HENRIETTA ROAD A DISTANCE OF 200.00 FEET TO A POINT; THENCE (4) RUNNING SOUTH 81° 30' 00" EAST ON A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID TOWN LOT NO. 10 A DISTANCE OF 275.00 FEET TO THE POINT AND PLACE OF BEGINNING.

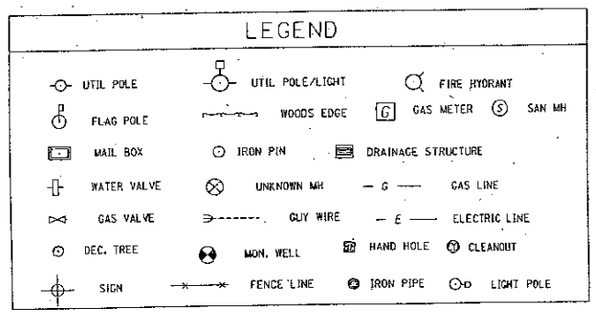
EXCEPTING FROM THE PREMISES DESCRIBED ABOVE THOSE PORTIONS THEREOF HERETOFORE TAKEN OR APPROPRIATED BY THE STATE OF NEW YORK IN CONNECTION WITH PROCEEDINGS FOR THE IMPROVEMENT OF WEST HENRIETTA ROAD AS IDENTIFIED BY NOTICE OF SUCH APPROPRIATION DIRECTED TO CORTESE PROPERTIES, (AND OTHERS), RECORDED IN THE MONROE COUNTY CLERK'S OFFICE ON SEPTEMBER 25, 1998 IN LIBER 9065 OF DEEDS, PAGE 77, SUCH LANDS APPROPRIATED FURTHER IDENTIFIED AS PARCEL NO. 260 SHOWN ON MAP NO. 239 OF SUCH PROCEEDINGS AND AS FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 1186 OF MAPS, PAGE 326.

TRACT 2

TA# 161.19-1-9

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. 10 IN THE FIFTH RANGE OF LOTS IN TOWNSHIP NO. 12, RANGE NO. 7 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE ORIGINAL WESTERLY RIGHT-OF-WAY LINE OF WEST HENRIETTA ROAD DISTANT SOUTHWESTERLY 800.00 FEET MEASURED ALONG SAID ORIGINAL RIGHT-OF-WAY LINE FROM THE INTERSECTION OF SAID ORIGINAL WESTERLY RIGHT-OF-WAY LINE WITH THE NORTH LINE OF AFORESAID TOWN LOT NO. 10; RUNNING THENCE (1) NORTHERLY ALONG THE ORIGINAL WESTERLY RIGHT-OF-WAY LINE OF WEST HENRIETTA ROAD A DISTANCE OF 200.00 FEET TO A POINT; THENCE (2) WESTERLY AND MAKING AN INTERIOR ANGLE OF 67° 04' 00" WITH COURSE NO. 1 HEREIN A DISTANCE OF 275 FEET TO A POINT; THENCE (3) WESTERLY AND MAKING AN INTERIOR ANGLE OF 202° 56' 00" WITH COURSE NO. 2 HEREIN A DISTANCE OF 146.73 FEET TO A POINT; THENCE (4) SOUTHERLY AND MAKING AN INTERIOR ANGLE OF 90° 00' 00" WITH COURSE NO. 3 HEREIN A DISTANCE OF 174.22 FEET TO A POINT; THENCE (5) EASTERLY AND MAKING AN INTERIOR ANGLE OF 78° 30' 00" WITH COURSE NO. 4 HEREIN A DISTANCE OF 408.1 9 FEET TO THE POINT AND PLACE OF BEGINNING.

EXCEPTING FROM THE PREMISES DESCRIBED ABOVE THOSE PORTIONS THEREOF HERETOFORE TAKEN OR APPROPRIATED BY THE STATE OF NEW YORK IN CONNECTION WITH PROCEEDINGS FOR THE IMPROVEMENT OF WEST HENRIETTA ROAD AS IDENTIFIED BY NOTICE OF SUCH APPROPRIATION DIRECTED TO CORTESE PROPERTIES, (AND OTHERS), RECORDED IN THE MONROE COUNTY CLERK'S OFFICE ON SEPTEMBER 25, 1998 IN LIBER 9065 OF DEEDS, PAGE 75, SUCH LANDS APPROPRIATED FURTHER IDENTIFIED AS PARCEL NO. 259 SHOWN ON MAP NO. 238 OF SUCH PROCEEDINGS AND AS FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 1186 OF MAPS, PAGE 323.



SHEET 2 OF 2

12/21/2009 1:33:42 PM Y:\Dorschel\209080 ALTA survey W. Hen. Rd\Drawings\survey\BASEMAP\Alta Map.dgn

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

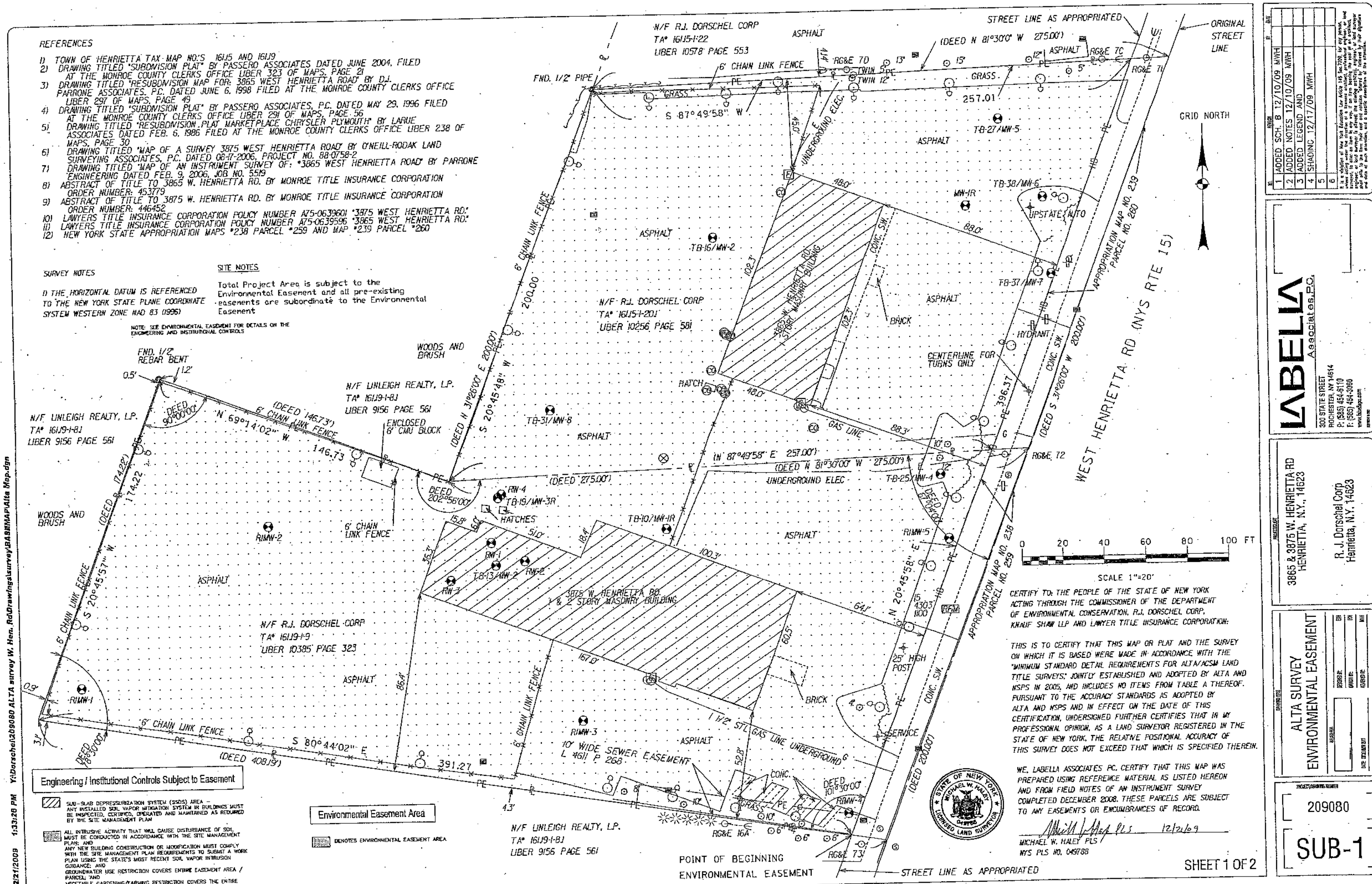
3865 & 3875 W. HENRIETTA RD
HENRIETTA, N.Y., 14623

R. J. Dorschel Corp
Henrietta, N.Y., 14623

ALTA SURVEY
ENVIRONMENTAL EASEMENT

209080

SUB-2



REFERENCES
1) TOWN OF HENRIETTA TAX MAP NO:S 161J5 AND 161J9
2) DRAWING TITLED "SUBDIVISION PLAT" BY PASSERO ASSOCIATES DATED JUNE 2004, FILED AT THE MONROE COUNTY CLERKS OFFICE LIBER 323 OF MAPS, PAGE 21
3) DRAWING TITLED "RESUBDIVISION MAP FOR: 3865 WEST HENRIETTA ROAD" BY D.J. PARRONE ASSOCIATES, P.C. DATED JUNE 6, 1998 FILED AT THE MONROE COUNTY CLERKS OFFICE LIBER 297 OF MAPS, PAGE 49
4) DRAWING TITLED "SUBDIVISION PLAT" BY PASSERO ASSOCIATES, P.C. DATED MAY 29, 1996 FILED AT THE MONROE COUNTY CLERKS OFFICE LIBER 291 OF MAPS, PAGE 56
5) DRAWING TITLED "RESUBDIVISION PLAT MARKETPLACE CHRYSLER PLYMOUTH" BY LARUE ASSOCIATES DATED FEB. 6, 1986 FILED AT THE MONROE COUNTY CLERKS OFFICE LIBER 238 OF MAPS, PAGE 30
6) DRAWING TITLED "MAP OF A SURVEY 3875 WEST HENRIETTA ROAD" BY O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C. DATED 08-17-2006, PROJECT NO. 88-0758-2
7) DRAWING TITLED "MAP OF AN INSTRUMENT SURVEY OF: "3865 WEST HENRIETTA ROAD" BY PARRONE ENGINEERING DATED FEB. 9, 2006, JOB NO. 5519
8) ABSTRACT OF TITLE TO 3865 W. HENRIETTA RD. BY MONROE TITLE INSURANCE CORPORATION ORDER NUMBER: 453779
9) ABSTRACT OF TITLE TO 3875 W. HENRIETTA RD. BY MONROE TITLE INSURANCE CORPORATION ORDER NUMBER: 446452
10) LAWYERS TITLE INSURANCE CORPORATION POLICY NUMBER A75-0639601 "3875 WEST HENRIETTA RD."
11) LAWYERS TITLE INSURANCE CORPORATION POLICY NUMBER A75-0639596 "3865 WEST HENRIETTA RD."
12) NEW YORK STATE APPROPRIATION MAPS #238 PARCEL #259 AND MAP #239 PARCEL #260
SURVEY NOTES
1) THE HORIZONTAL DATUM IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM WESTERN ZONE NAD 83 (1996)
SITE NOTES
Total Project Area is subject to the Environmental Easement and all pre-existing easements are subordinate to the Environmental Easement
NOTE: SEE ENVIRONMENTAL EASEMENT FOR DETAILS ON THE ENGINEERING AND INSTITUTIONAL CONTROLS
N/F R.J. DORSCHEL CORP
TA# 161J5-1-22
LIBER 10578 PAGE 553
N/F R.J. DORSCHEL CORP
TA# 161J5-1-201
LIBER 10256 PAGE 581
N/F UNLEIGH REALTY, L.P.
TA# 161J9-1-81
LIBER 9156 PAGE 561
N/F R.J. DORSCHEL CORP
TA# 161J9-1-9
LIBER 10385 PAGE 323
3865 W. HENRIETTA RD. 1 STORY MASONRY BUILDING
3875 W. HENRIETTA RD. 1 & 2 STORY MASONRY BUILDING
WEST HENRIETTA RD (NYS RTE 15)
STREET LINE AS APPROPRIATED
ORIGINAL STREET LINE
GRID NORTH
APPROPRIATION MAP NO. 239 PARCEL NO. 260
APPROPRIATION MAP NO. 238 PARCEL NO. 259
POINT OF BEGINNING ENVIRONMENTAL EASEMENT
10' WIDE SEWER EASEMENT L 4611 P 268
1 1/2" STL GAS LINE UNDERGROUND
SCALE 1"=20'
Engineering / Institutional Controls Subject to Easement
SUB-SLAB DEPRESSURIZATION SYSTEM (SSDS) AREA - ANY INSTALLED SOIL VAPOR MITIGATION SYSTEM IN BUILDINGS MUST BE INSPECTED, CERTIFIED, OPERATED AND MAINTAINED AS REQUIRED BY THE SITE MANAGEMENT PLAN
ALL INTRUSIVE ACTIVITY THAT WILL CAUSE DISTURBANCE OF SOIL MUST BE CONDUCTED IN ACCORDANCE WITH THE SITE MANAGEMENT PLAN; AND
ANY NEW BUILDING CONSTRUCTION OR MODIFICATION MUST COMPLY WITH THE SITE MANAGEMENT PLAN REQUIREMENTS TO SUBMIT A WORK PLAN USING THE STATE'S MOST RECENT SOIL VAPOR INTRUSION GUIDANCE; AND
GROUNDWATER USE RESTRICTION COVERS ENTIRE EASEMENT AREA / PARCEL; AND
VEGETABLE GARDENING/FARMING RESTRICTION COVERS THE ENTIRE EASEMENT AREA/PARCEL
Environmental Easement Area
DENOTES ENVIRONMENTAL EASEMENT AREA
CERTIFY TO: THE PEOPLE OF THE STATE OF NEW YORK ACTING THROUGH THE COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, R.J. DORSCHEL CORP, KNAUF SHAW LLP AND LAWYER TITLE INSURANCE CORPORATION:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES NO ITEMS FROM TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW YORK, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
WE, LABELLA ASSOCIATES PC, CERTIFY THAT THIS MAP WAS PREPARED USING REFERENCE MATERIAL AS LISTED HEREON AND FROM FIELD NOTES OF AN INSTRUMENT SURVEY COMPLETED DECEMBER 2008. THESE PARCELS ARE SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD.
12/21/09
MICHAEL W. HALEY PLS
NYS PLS NO. 049788
SHEET 1 OF 2
1 ADDED SCH. B 12/10/09 MWH
2 ADDED NOTES 12/10/09 MWH
3 ADDED LEGEND AND SHADING 12/17/09 MWH
LABELLA Associates, P.C.
300 STATE STREET ROCHESTER, NY 14614
3865 & 3875 W. HENRIETTA RD HENRIETTA, N.Y. 14623
R. J. Dorschel Corp Henrietta, N.Y. 14623
ALTA SURVEY ENVIRONMENTAL EASEMENT
209080
SUB-1
12/21/2009 1:33:20 PM Y:\Dorschel\209080 ALTA survey W. Hen. Rd\Drawings\survey\BASEMAP\Alta Map.dgn

TP-584.2 (10/96)

Recording Office Time Stamp

Real Estate Transfer Tax Return For Public Utility Companies' and Governmental Agencies' Easements and Licenses

This form may only be used by public utility companies regulated by the Public Service Commission and governmental agencies for the recording of easements and licenses where the consideration for the grant of such easement or license is $500.00 or less.

Name of grantee (public utility company or governmental agency)	Federal employer identification number (if applicable)
The New York State Department of Environmental Conservation	14-6013200
Address of grantee	**Name and telephone number of person to contact**
625 Broadway, Albany, New York 12233-1500	Yvonne Ward (518)402-9521

	Name(s) of Grantor Of Easement or License	Address of Property	Consideration Given For Easement or License
1.	R.J. Dorschel Corp.	3865 and 3875 West Henrietta Road	$0.00
2.		Henrietta	
3.		Monroe County, NY	
4.			
5.			
6.			
7.		Tax Map No.: 161.15-1-20.1	
8.			
9.			
10.	ENVIRONMENTAL EASEMENT HELD BY NYSDEC		
11.	PURSUANT TO TITLE 36 OF ARTICLE 71		
12.	OF THE NYS ENVIRONMENTAL CONSERVATION LAW		
13.	Site NO. C 828134		
14.			
15.			

If more than fifteen conveyances are to be recorded, attach a schedule of such other conveyances.

2003 DEC 22 PM 3:01

MONROE COUNTY CLERK

Signature of Grantee

I certify that the grantee is a public utility regulated by the Public Service Commission or is a governmental agency and the grantee of the easements and/or licenses above; that it is true to the best knowledge of the grantee that the granting of each such easement and/or license is exempt from Real Estate Transfer Tax imposed by Article 31 of the Tax Law by reason that each such conveyance is for a consideration of five hundred dollars or less and/or the conveyance is being made to a governmental agency.

Name of grantee

Signature of partner, officer of corporation, governmental official, etc.

NYS DEC

Title

Senior Attorney

LaBella Associates, D.P.C.
300 State Street
Rochester, New York 14614

Appendix B

Excavation Work Plan

APPENDIX B – EXCAVATION WORK PLAN

B-1 NOTIFICATION

At least 15 days prior to the start of any activity that is anticipated to encounter remaining contamination (refer to Figure 8), the Site owner or their representative will notify the Department. Currently, this notification will be made to:

Matthew Gillette, P.E.

Division of Environmental Remediation

New York State Department of Environmental Conservation

6274 East Avon-Lima Road

Avon, New York 14414

This notification will include:

- A detailed description of the work to be performed, including the location and areal extent, plans for Site re-grading, intrusive elements or utilities to be installed below the soil cover, estimated volumes of contaminated soil to be excavated and any work that may impact an engineering control;
- A summary of environmental conditions anticipated in the work areas, including the nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;
- A schedule for the work, detailing the start and completion of all intrusive work;
- A summary of the applicable components of this EWP;

  NOTE: Simple excavations may only require compliance with a portion of the EWP (e.g., excavation of a small volume of soil from above the water table that is directly loaded for off-site disposal would not require the stockpiling or fluids management provisions of the EWP).

- A statement that the work will be performed in compliance with this EWP and 29 CFR 1910.120;
- A copy of the Contractor's Health and Safety Plan;
- Identification of disposal facilities for potential waste streams; and
- Identification of sources of any anticipated backfill, along with all required chemical testing results.

B-2 SOIL-SCREENING METHODS

Visual, olfactory and instrument-based (i.e., PID) soil screening will be performed by a qualified environmental professional during all remedial and development excavations into known or potentially contaminated material (remaining contamination). Soil screening will be performed regardless of when the invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work, after issuance of the COC.

Soils will be segregated based upon previous environmental data and in-field soil screening results into material that requires off-site disposal, material that requires testing, material that can be returned to the subsurface, and material that can be used as "cover" soil.

Petroleum-impacted soils at the Site exhibit a moderate gasoline-like odor and are typically stained a dark gray color. The petroleum-impacted soils at the Site will also register elevated readings on a properly calibrated PID meter.

Two (2) classes of soil have been defined for the Site. These Classes of material will be managed and handled in a manner dictated soil-screening observations. These two (2) classes of material are described in the following table.

EWP Soil Classifications

Class of Material	Physical Description	Screening Parameter	Management/ Re-use of Material
Class 1 Material	Soil without obvious impacts	No discernable odor; No staining; No elevated PID readings (i.e., < 10 ppm).	Unrestricted use anywhere on the Site; Off-site disposal, if required, only after waste characterization testing; Use on Site to cover Class 2 Materials.
Class 2 Material	Soil with petroleum impacts.	Petroleum odor; Staining; PID readings > 10 ppm.	Sample in accordance with NYSDEC Spill Technology and Remediation Series (STARS) Memo #1. The following actions would be undertaken depending on the sampling results: 1) unrestricted use (on-site) if results meet Part 375-6.8 Restricted Commercial Use Soil Cleanup Objectives criteria (i.e., reclassify as Class 1 Material); 2) use on Site as non-structural backfill and buried under at least 1 foot of Class 1 Materials if results fail Part 375 Restricted Commercial Use Soil Cleanup Objectives; or, 3) Off-Site disposal per 6 NYCRR Part 360 requirements.

B-3 STOCKPILE METHODS

Construction and maintenance of staging/stockpiling areas are described as follows:

- **Class 1 Material** - will be staged for later use as cover material on-site. In the event these materials cannot be reused on-site, these materials will be staged on a minimum two (2) layers of 6-mil polyethylene sheeting and covered with one (1) layer of polyethylene sheeting until sampled and a determination of unrestricted use, restricted on-site reuse, or off-site disposal is made.

- **Class 2 Material** - will be staged on a minimum two (2) layers of 6-mil polyethylene sheeting and covered with one (1) layer of polyethylene sheeting until sampled and a determination of unrestricted use, restricted on-site reuse, or off-site disposal is made. Soil stockpiles will be continuously encircled with a berm and/or silt fence. Hay bales will be used as needed near catch basins, surface waters, and other discharge points.

All soil stockpiles will be continuously encircled with a berm and/or silt fence. Hay bales will be used as needed near catch basins, surface waters and other discharge points.

Stockpiles will be kept covered at all times with appropriately anchored tarps. Stockpiles will be routinely inspected and damaged tarp covers will be promptly replaced.

Stockpiles will be inspected at a minimum once each week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by NYSDEC.

B-4 EXCAVATION AND LOAD OUT OF MATERIAL

The owner of the Site and its contractors are solely responsible for safe execution of all invasive and other work performed under this SMP.

The presence of utilities and easements on the Site will be investigated by the contractor. It will be determined whether a risk or impediment to the planned work under this SMP is posed by utilities or easements on the Site.

Loaded vehicles leaving the Site with impacted media will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and NYSDOT requirements (and all other applicable transportation requirements).

A truck wash will be operated on-site for any loading of remaining contamination. The contractor will be responsible for ensuring that all outbound trucks will be washed at the truck wash before leaving the Site until the activities performed under this section are complete.

Locations where vehicles enter or exit the Site shall be inspected daily for evidence of off-site soil tracking.

The contractor will be responsible for ensuring that all egress points for truck and equipment transport from the Site are clean of dirt and other materials derived from the Site during intrusive excavation activities. Cleaning of the adjacent streets will be performed, as needed, to maintain a clean condition with respect to Site-derived materials.

Any soils proposed for re-use off-site should be tested for TCL VOCs by USEPA Method 8260 and for STARS-list SVOCs by USEPA Method 8270. These analytical results must meet Part 375 Unrestricted Use Soil Cleanup Objectives.

A qualified environmental professional or person under their supervision will oversee all invasive work in the area of remaining contamination and the excavation and load-out of all excavated material from the area of remaining contamination (refer to Figure 8).

B-5 TRANSPORT OF MATERIAL OFF-SITE

All transport of materials will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations, including 6 NYCRR Part 364. Haulers will be appropriately licensed, and trucks shall be properly placarded.

Material transported by trucks exiting the Site will be secured with tight-fitting covers. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

All trucks transporting impacted media will be washed prior to leaving the Site. Truck wash waters will be collected and disposed of off-site in an appropriate manner.

Truck transport routes will take into account: (a) limiting transport through residential areas and past sensitive sites; (b) use of city mapped truck routes; (c) prohibiting off-site queuing of trucks entering the facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways; and (f) overall safety in transport.

Trucks will be prohibited from stopping and idling in the neighborhood outside the Site.

Egress points for truck and equipment transport from the Site will be kept clean of dirt and other materials during on-site remediation and development.

Queuing of trucks will be performed on-site in order to minimize off-site disturbance. Off-site queuing will be prohibited.

B-6 OFF-SITE DISPOSAL OF MATERIAL

All soil/fill/solid waste excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed in accordance with all local, State (including 6NYCRR Part 360), and Federal regulations.

If disposal of soil/fill from the Site is proposed for unregulated off-site disposal (i.e., clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC. Unregulated off-site management of materials from this Site will not occur without formal NYSDEC approval.

Off-site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and an appropriate solid waste landfill disposal facility. Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Periodic Review Report. This documentation will include: waste profiles, test results, facility acceptance letters, manifests, bills of lading, and disposal facility receipts.

Non-hazardous historic fill and contaminated soils taken off-site will be handled, at minimum, as a Municipal Solid Waste per 6NYCRR Part 360-1.2. Material that does not meet Track 1 unrestricted SCOs is prohibited from being taken to a New York State recycling facility (6NYCRR Part 360-16 Registration Facility).

B-7 REUSE OF MATERIALS ON-SITE

'Reuse on-site' means reuse on-site of material that originates at the Site and which does not leave the Site during the excavation. Excavated material determined to be Class 1 Material may be re-used on-site with no restrictions.

Excavated material staged as apparent Class 2 Material will be sampled for NYSDEC STARS-list VOCs and STARS-list SVOCs in order to determine appropriate reuse. The following criteria/reuse will be implemented:

- if contaminant concentrations are less than Part 375-6 Restricted Commercial Use Soil Cleanup Objectives then the material can be reused on-site anywhere or NYSDEC could be petitioned for off-site reuse (subject to NYSDEC approval);
- if contaminant concentrations are above the Part 375-6 Restricted Commercial Use Soil Cleanup Objectives then the material can be reused on-site if covered by one foot of Class 1 material or imported clean fill (refer to B-10: Backfill From Off-Site Sources for requirements of backfill);

All waste streams will be staged separately.

A qualified environmental professional will ensure that procedures defined for materials reuse in this SMP are followed and that unacceptable material does not remain on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for re-use on-site will be placed below the demarcation layer (if present) or impervious surface, and will not be reused within a cover soil layer, within landscaping berms, or as backfill for subsurface utility lines.

Any demolition material proposed for reuse on-site will be sampled for asbestos and the results will be reported to the NYSDEC for acceptance. Concrete crushing or processing on-site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the Site will not be reused on-site.

B-8 FLUIDS MANAGEMENT

All liquids to be removed from the Site, including excavation dewatering and groundwater monitoring well purge and development waters, will be handled, transported and disposed in accordance with applicable local, State, and Federal regulations. Dewatering, purge and development fluids will not be recharged back to the land surface or subsurface of the Site, but will be properly handled and disposed off-site.

If impacted groundwater is discovered in an on-site excavation, contractors will follow their company's Health and Safety Plan(s).

Since elevated levels of contaminants may be encountered in water entering on-site excavations, the following apply:

1. If impacted excavation waters are encountered, an appropriately sized container will be mobilized to the Site and staged at a location close to the excavation. Ideally, this tank should be located in a level area that is protected from vehicle traffic, yet remains accessible to trucks and the sewer system. The contractor will need to supply the appropriate number and size of pumps to effectively de-water the excavation. The pumps will need to be able to generate enough head to pump the water to the temporary containment tank(s), or a water truck could be utilized to transport the water from the excavation to the tank(s). The contractor will be responsible for reducing the turbidity of the water during pumping (i.e., removing/filtering suspended solids/sediments).

2. When the container becomes full, a sample of water from the tank will be collected and submitted to a NYSDOH ELAP-certified laboratory. The water sample will be sampled in accordance with MCPW guidelines for TCL VOCs by USEPA Method 8260. [*Note: Based upon field observations and/or Monroe County Pure Waters (MCPW) requirements, additional testing may be required.*]

3. The laboratory analytical results will be compared to the applicable MCPW discharge criteria. In the event that contaminant concentrations exceed the MCPW discharge criteria, the water will be treated using an appropriate system (e.g., additional filtering, carbon treatment, air stripping, etc.) to remove contaminants and discharged to a second tank, or circulated through the same tank. A second sample of the treated water will then be collected and analyzed, in order to confirm that contaminants were removed to concentrations below the MCPW discharge criteria. This process will be repeated if necessary. Subsequent to receiving results in compliance with MCPW discharge criteria, the test results will be submitted with a sewer use permit application to MCPW, in order to obtain a sewer use permit for discharge of the treated water.

   [*Note: In the event that treatment of the excavation waters is unable to meet the discharge criteria, the waters will be disposed off-site at an approved facility.*]

B-9 COVER SYSTEM RESTORATION

Any soil removals and any other invasive activities will be backfilled with at least 1-ft. of clean materials over any areas or Remaining Contamination (the zone that requires adherence to special conditions for disturbance of remaining contaminated soils defined in this SMP) or covered with an impervious surface (e.g., asphalt pavement, concrete, etc.). If the type of cover system changes from that which existed prior to the excavation (i.e., a soil cover is replaced by asphalt), this will constitute a modification of the cover element of the remedy and the upper surface of the 'Remaining Contamination. A figure showing the modified surface will be included in the subsequent Periodic Review Report and in any updates to the SMP.

B-10 BACKFILL FROM OFF-SITE SOURCES

All materials proposed for import onto the site will be approved by a qualified environmental professional and will be in compliance with provisions in the SMP, applicable regulations [6NYCRR 375-6.7(d)] and guidance (DER-10) prior to receipt at the Site.

Material from industrial sites, spill sites, or other environmental remediation sites or potentially contaminated sites will not be imported to the Site. All imported soils will meet the backfill and cover soil quality standards established in 6NYCRR 375-6.7(d).

Soils that meet 'exempt' fill requirements under 6 NYCRR Part 360, but do not meet backfill or cover soil objectives for this site, will not be imported onto the site without prior approval by NYSDEC. Solid waste will not be imported onto the site. Trucks entering the site with imported soils will be securely covered with tight fitting covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

In the event that imported backfill material is needed at the Site, the following procedures will be followed for the use of backfill from other sources at the Site:

- All imported backfill will be from NYSDEC-permitted source, and written documentation regarding the nature of the material will be obtained from the source, OR
- representative samples of the imported backfill will be collected at the frequency specified in the NYSDEC Spill Technology and Remediation Series (STARS) Memo #1

guidance document. The representative samples of imported backfill will be submitted for laboratory analysis of the following: VOCs, SVOCs, USEPA RCRA metals; PCBs; and pesticides. Laboratory analytical results associated with the samples of imported backfill will be compared to NYSDEC Part 375 Soil Cleanup Objectives (SCOs) for the Protection of Groundwater Sample. Samples that meet these SCOs will be deemed suitable for use as backfill at the Site.

B-11 STORMWATER POLLUTION PREVENTION

With regard to larger excavations that may be proposed at the Site, procedures for stormwater pollution prevention shall be specified in a project-specific Stormwater Pollution Prevention Plan that conforms to the requirements of NYSDEC Division of Water guidelines and NYS regulations. If not covered in the project-specific Stormwater Pollution Prevention Plan, the following will also apply:

- Barriers and hay bale checks will be installed and inspected once a week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the Site and available for inspection by NYSDEC. All necessary repairs shall be made immediately.
- Accumulated sediments will be removed as required to keep the barrier and hay bale check functional.
- All undercutting or erosion of the silt fence toe anchor shall be repaired immediately with appropriate backfill materials.
- Manufacturer's recommendations will be followed for replacing silt fencing damaged due to weathering.

- Erosion and sediment control measures identified in the SMP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.
- Silt fencing or hay bales will be installed around the entire perimeter of the excavation/construction area.

B-12 CONTINGENCY PLAN

If USTs or other previously unidentified contaminant sources (e.g., stained soil, drums, etc.) are found during post-remedial subsurface excavations or development related construction, then excavation activities will be suspended until sufficient equipment and personnel are mobilized to the Site to address the condition.

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for petroleum-related compounds (i.e., STARS-list VOCs and SVOCs), unless field observations suggest the need for more comprehensive analyses or at the discretion of the NYSDEC.

Identification of unknown or unexpected contaminated media identified by screening during invasive Site work will be promptly communicated by phone to NYSDEC's Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC Spills Hotline. These findings will be also included in the periodic reports prepared pursuant to Section 5 of the SMP.

B-13 COMMUNITY AIR MONITORING PLAN

A copy of the Community Air Monitoring Plan (CAMP) component of the EWP, obtained from Appendix 1A of NYSDEC Draft DER-10 Technical Guidance for Site Investigation and Remediation, dated December 2002, is included as Appendix C of this SMP. The provisions of this CAMP will be followed during all future ground-intrusive activities

performed at the Site.

B-14 ODOR CONTROL PLAN

This Odor Control Plan component of the EWP is intended to control emissions of nuisance odors off-site and into on-site tenant spaces. If nuisance odors are identified at the Site boundary, or if odor complaints are received, work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. NYSDEC and NYSDOH will be notified of all odor events and of any other complaints about the project. Implementation of all odor controls, including the halt of work, is the responsibility of the property owner's Remediation Engineer, and any measures that are implemented will be discussed in the Periodic Review Report.

All necessary means will be employed to prevent on- and off-site nuisances. At a minimum, these measures will include: (a) limiting the area of open excavations and size of soil stockpiles; (b) shrouding open excavations with tarps and other covers; and (c) using foams or other additives to cover or "seal" exposed odorous soils. If odors develop and cannot be otherwise controlled, additional means to eliminate odor nuisances will include: (d) direct load-out of soils to trucks for off-site disposal; (e) use of chemical odorants in spray or misting systems; and, (f) use of staff to monitor odors in surrounding neighborhoods.

If nuisance odors develop during intrusive work that cannot be corrected, or where the control of nuisance odors cannot otherwise be achieved due to on-site conditions or close proximity to sensitive receptors, odor control will be achieved by sheltering the excavation and handling areas in a temporary containment structure equipped with appropriate air venting/filtering systems.

B-15 DUST CONTROL PLAN

A dust suppression plan that addresses dust management during invasive on-site work will include, at a minimum, the items listed below:

- Dust suppression will be achieved though the use of a dedicated on-site water truck for road wetting. The truck will be equipped with a water cannon capable of spraying water directly onto off-road areas including excavations and stockpiles.
- Gravel will be used on roadways to provide a clean and dust-free road surface.
- On-site roads will be limited in total area to minimize the area required for water truck sprinkling.

B-16 OTHER NUISANCES

A plan for rodent control, if required by the City of Rochester, will be developed and utilized by the Contractor prior to and during all on-site demolition or remedial work.

If required by the City of Rochester, a plan will be developed and utilized by the Contractor for all demolition or remedial work to ensure compliance with all applicable City of Rochester noise control ordinances.

LaBella Associates, D.P.C.
300 State Street
Rochester, New York 14614

Appendix C

Site Health & Safety Plan

Site Health and Safety Plan

Location:

3865 & 3875 West Henrietta Road
Henrietta, New York

Prepared for:

Dorschel Automotive Group
3817 West Henrietta Road
Rochester, New York 14623

March 2006

LaBella Project No. 206139

Site Health and Safety Plan

Location:

3865 & 3875 West Henrietta Road
Henrietta, New York

Prepared for:

Dorschel Automotive Group
3817 West Henrietta Road
Rochester, New York 14623

March 2006

LaBella Project No. 206139

Table of Contents

SITE HEALTH AND SAFETY PLAN

Project Title:	Former Joy Sunoco
Project Number:	206139
Project Location (Site):	3865 & 3875 West Henrietta Road, Henrietta, New York 14623
Project Manager:	Daniel Noll, P.E.
Plan Approval Date:	_____
Plan Review Date:	_____
Site Safety Supervisor:	Michael Pelychaty
Site Contact	Michael Pelychaty
LaBella Safety Director	Richard Rote, CIH
Proposed Date(s) of Field Activities:	June 2006 through October 2008
Site Conditions:	Generally level, encompassing approximately 1.1 +/- acres
Site Environmental Information Provided By:	Prior Environmental Reports by Environmental Assessment and Remediation, Rowan Environmental Services, Inc. and LaBella Associates
Air Monitoring Provided By:	LaBella Associates
Site Control Provided By:	General Contractor

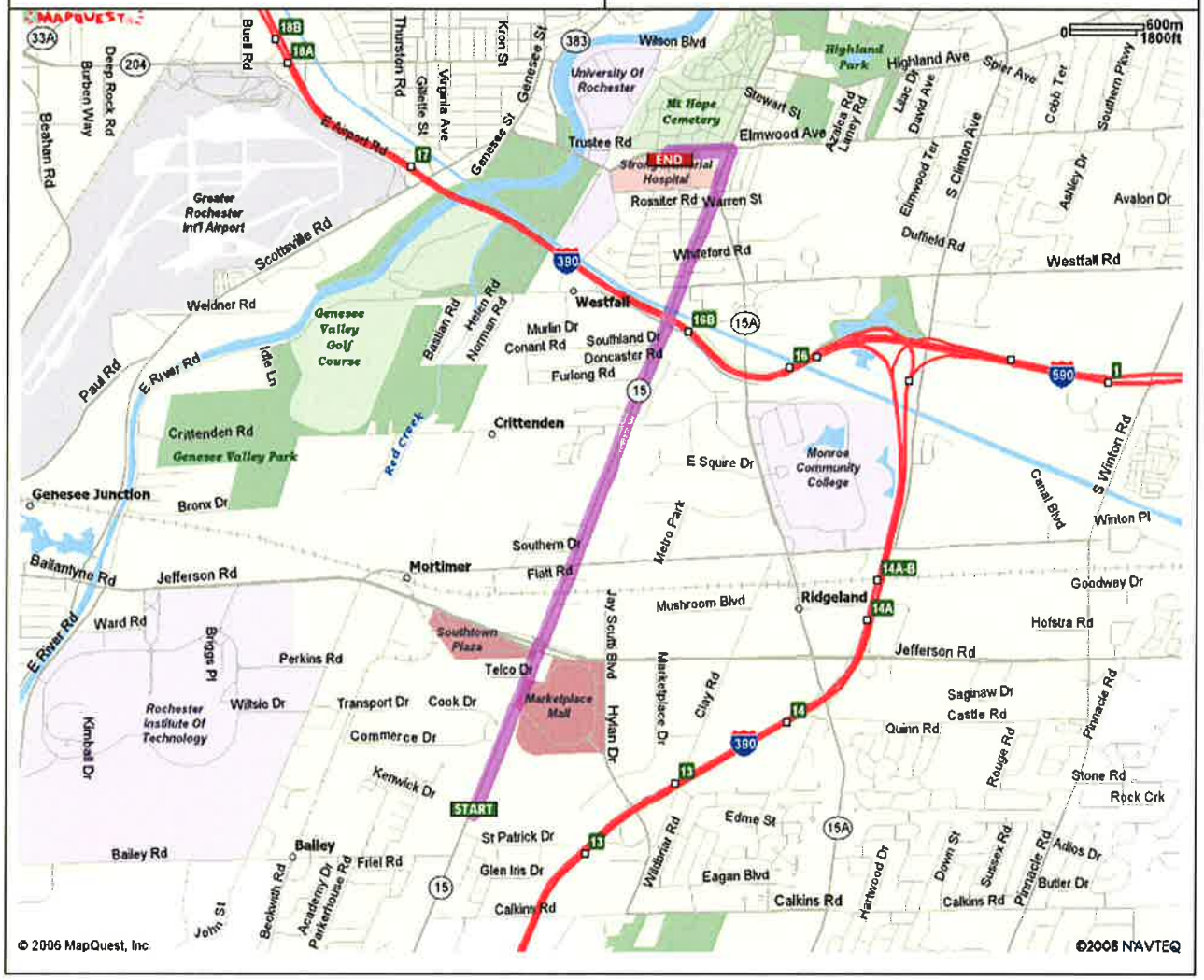
EMERGENCY CONTACTS

	Name	Phone Number
Ambulance:	As Per Emergency Service	911
Hospital Emergency:	Strong Memorial Hospital	585-275-2100
Poison Control Center:	Ruth A. Lawrence Poison and Drug Center	800-222-1222
Police (local, state):	Monroe County Sheriff's Department	911
Fire Department:	Town of Henrietta Fire Department	911
Site Contact:	Michael Pelychaty	585-451-6225
Agency Contact	NYSDEC – Matt Gillette MCDOH – Jeffrey Kosmala NYSDOH – Deborah McNaughton	585-226-5308 585-753-5470 585-423-8069
Project Manager	Daniel Noll, P.E. LaBella Associates, P.C.	Direct: 585-295-6611
LaBella Site Safety Officer	Michael Pelychaty LaBella Associates, P.C.	Direct: 585-295-6253 Cell: 585-451-6225
LaBella Associates Safety Director	Richard Rote, CIH	Direct: 585-295-6241

MAP AND DIRECTIONS TO THE MEDICAL FACILITY
STRONG MEMORIAL HOSPITAL

FROM:	TO:
3865 & 3875 West Henrietta Road **Henrietta, NY 14623**	**601 Elmwood Avenue** **Rochester, NY 14642**

Directions:	Distance
1. Start out going NORTH (Left) on West Henrietta Road (Route 15)	3.6 mi
2. Turn WEST (Left) onto ELMWOOD AVENUE	0.3 mi
3. Turn SOUTH (Left) into Hospital Emergency Room Area	0.1 mi
Total Distance:	**4.0 mi**
Estimated Drive Time:	**9 minutes**



1.0 Introduction

The purpose of this Health and Safety Plan (HASP) it to provide guidelines for responding to potential health and safety issues that may be encountered during the investigation and remedial work at 3865 & 3875 West Henrietta Road, Henrietta, New York herein after referred to as "the Site". The requirements of this HASP are applicable to all LaBella Associates personnel and their authorized visitors at the work site. This document's project specifications and the Supplemental Investigation Work Plan, are to be consulted for guidance in preventing and quickly abating any threat to human safety or the environment. The provisions of the HASP do not replace or supersede any regulatory requirements of the USEPA, NYSDEC, OSHA or other regulatory body.

2.0 Responsibilities

The HASP presents guidelines to minimize the risk of injury, to project personnel, and to provide rapid response in the event of injury. The LaBella Associates HASP is applicable only to activities of LaBella personnel and their authorized visitors. The LaBella Associates Project Manager shall implement the provisions of this HASP for the duration of the project. It is the responsibility of employees to follow the requirements of this HASP, and all applicable company safety procedures.

3.0 Activities Covered

The activities covered under this HASP are limited to the following:

- Observation and inspection of construction activities
- Environmental Monitoring
- Collection of samples
- Assistance with the on-Site management of excavated soil, fill, and groundwater.

4.0 Work Area Access and Site Control

The general contractor will have primary responsibility for work area access and site control.

5.0 Potential Health and Safety Hazards

This section lists some potential health and safety hazards that project personnel may encounter at the project site and some actions to be implemented by LaBella Associates personnel to control and reduce the associated risk to health and safety. This is not intended to be a complete listing of any and all potential health and safety hazards. New or different hazards may be encountered as site environmental and site work conditions change. The suggested actions to be taken under this plan are not to be substituted for good judgment on the part of project personnel. At all times the Site Safety Officer has responsibility for site safety and his or her instructions must be followed.

5.1 Hazards Due to Heavy Machinery

Potential Hazard:
Heavy machinery including trucks, excavators, backhoes, Geoprobe rigs, etc will be in operation at the site. The presence of such equipment presents the danger of being struck or crushed. Use caution when working near heavy machinery.

Protective Action:
Make sure that operators are aware of your activities, and heed operator's instructions and warnings. Wear bright colored clothing and walk safe distances from heavy equipment. A safety orange vest, hard hat, and steel toe shoes are required.

5.2 Excavation Hazards

Potential Hazard:
Excavations and trenches can collapse, causing injury or death. Edges of excavation can be unstable and collapse. Toxic and asphyxiant gases can accumulate in confined spaces and trenches.

Protective Action:
LaBella Associates personnel are not to enter excavations over 4 feet in depth unless excavations are adequately sloped. LaBella Associates personnel must receive approval from the LaBella Project Manager to enter an excavation for any reason. Subsequently, LaBella personnel are to receive authorization for entry from the Site Safety Officer.

LaBella Associates personnel should exercise caution near all excavations at the site as it is expected that excavation sidewalls will be unstable.

5.3 Cuts, Punctures and Other Injuries

Potential Hazard:
In any excavation or construction work site there is the potential for the presence of sharp or jagged edges on rock, metal materials, and other sharp objects. Serious cuts and punctures can result in loss of blood and infection.

Protective Action:
The LaBella Associates Project Manager is responsible for making First Aid supplies available at the work site to treat minor injuries. The First Aid supplies will be kept in the work trailer. The Site Safety Officer is responsible for arranging the transportation of authorized on-site personnel to medical facilities when First Aid treatment in not sufficient. Do not move seriously injured workers. All injuries requiring treatment are to be reported to the LaBella Project Manager. Serious injuries are to be reported immediately (see Section 9.0 - Emergency Action Plan).

5.4 Injury Due to Exposure of Chemical Hazards

Potential Hazards:
Volatile organic vapors from petroleum products and dust with semi-volatile compounds may be encountered during excavation activities at the project work site. Inhalation of high concentrations of organic vapors or dusts can cause headache, stupor, drowsiness, confusion and other health effects. Skin contact can cause irritation, chemical burn, or dermatitis.

Protective Action:
The presence of organic vapors may be detected by their odor and by monitoring instrumentation. LaBella Associates employees will not work in environments where hazardous concentrations of organic vapors or dusts are present. Air monitoring performed by LaBella Associates (see Section 8.0) of the work area will be performed at least every 120 minutes or more often using a Photoionization Detector (PID) or a Flame Ionization Detector (FID). LaBella Associates personnel are to leave the work area whenever PID or FID measurements of ambient air exceed 10 ppm consistently for a 10 minute period. In addition, during any mass excavation work, real time particulate monitoring will be conducted in the work area at least every 120 minutes or more often (e.g., visible dusts) utilizing DustTrak™ Model 8520 aerosol monitor (or equivalent). LaBella Associates personnel are to leave the work area whenever dust concentrations exceed the upwind concentration by 100 $\mu g/m^3$ (0.1 mg/m^3)consistently for a 10 minute period.

6.0 Decontamination Procedures

Upon leaving the work area, LaBella Associates personnel shall decontaminate footwear as needed. Under normal work conditions detailed personal decontamination procedures will not be necessary. Work clothing may become contaminated in the event of an unexpected splash or spill or contact with a contaminated substance. Minor splashes on clothing and footwear can be rinsed with clean water. Heavily contaminated clothing should be removed if it cannot be rinsed with water. LaBella Associates personnel should be prepared with a change of clothing whenever on site. LaBella will use the contractor's disposal container for disposal of PPE.

7.0 Personal Protective Equipment

Conditions requiring a level of protection greater than Level D are not expected at this work site. Typical safety equipment identified in company safety and health procedures is required, i.e., hard hat, safety glasses, orange vest, rubber nitrile sampling gloves, splash resistant coveralls, construction grade boots, etc. Additional site-specific personal protective equipment is not necessary when working under the conditions of this plan.

8.0 Air Monitoring

The LaBella Associates representative/Environmental Monitor will utilize a PID to screen the ambient air in the work areas (Geoprobe work, excavation, soil staging, and soil grading areas) for total Volatile Organic Compounds (VOCs) and a dust meter to monitor for fugitive dusts. Work area ambient air will generally be monitored downwind of the work area in the general breathing zone. In addition, ambient air

upwind of the excavation areas should also be conducted in order to determine background concentrations of dust. [*Note: Dust monitoring will only be completed during excavation activities.*]

Air monitoring of the work areas will be performed at least every 120 minutes or more often using PID and dust meter (during excavation). LaBella Associates personnel are to leave the work area whenever PID measurements of ambient air exceed 10 ppm consistently for a 10 minute period and/or if dust concentrations exceed the upwind concentration by 100 $\mu g/m^3$ (0.1 mg/m^3) consistently for a 10 minute period.

LaBella personnel may re-enter the work areas wearing a ½ face respirator with organic vapor cartridges for an 8-hour duration when VOC concentrations average between 10-50 ppm. Organic vapor cartridges are to be changed after each 8-hour of use. If PID readings are sustained at levels above 50 ppm for a 10 minute average, work will be stopped immediately until safe levels of VOCs are encountered.

LaBella personnel may not re-enter the work area until dust concentrations in the work area decrease below 100 $\mu g/m^3$ (0.1 mg/m^3), which may be accomplished by the construction manager implementing dust control or suppression measures.

At all times, the Site Safety Officer has authority over actions of LaBella Associates personnel and their guests at the site and his or her requests for evacuation are to be heeded without delay. Skin and clothing should be rinsed with clean water if chemical exposure has occurred as a result of splash or spill. Contaminated clothing must be removed; LaBella personnel should bring a change of clothes to the site. Water repellant suits will be provided to help prevent contamination of clothing. Medical attention should be provided if skin irritation has occurred. Please refer to Table 1 outlining chemical compounds detected in soil, groundwater and soil gas samples collected at the Site.

9.0 Emergency Action Plan

In the event of an emergency, employees are to turn off and shut down all powered equipment and leave the work areas immediately. Employees are to walk or drive out of the Site as quickly as possible and wait at the assigned 'safe area'. Follow the instructions of the Site Safety Officer. [*Note: The 'safe area' should be determined prior to beginning work based on discussions with the Site Safety Officer and the construction manager. In the event that Site conditions change the designated 'safe area' may require reevaluation.*]

LaBella Associates employees are not authorized or trained to provide rescue and medical efforts. Rescue and medical efforts will be provided by local authorities. The Site Safety Officer will report all emergencies to the Project Manager as soon as possible.

10.0 Medical Surveillance

LaBella Associates will provide medical surveillance to all LaBella employees who are injured due to overexposure from an emergency incident involving hazardous substances at this site.

11.0 Employee Training

LaBella personnel who are not familiar with this site plan will receive training on its entire content and organization before working at the Site.

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Table 1
Exposure Limits and Recognition Qualities

Compound	PEL-TWA (ppm)(b)(d)	TLV-TWA (ppm)(c)(d)	LEL (%)(e)	UEL (%)(f)	IDLH (ppm)(g)(d)	Odor	Odor Threshold (ppm)	Ionization Potential
Anthracene	NA	NA	NA	NA	NA	NA	NA	NA
Benzene	1(1)	10	1.3	7.9	Ca	Pleasant	4.7	9.24
Benzo (a) anthracene	NA	NA	NA	NA	NA	NA	NA	NA
Benzo (a) pyrene (coal tar pitch volatiles)	0.2	0.2	NA	NA	700	NA	NA	NA
Chrysene	NA	NA	NA	NA	NA	NA	NA	NA
Ethylbenzene	100	100	1.0	6.7	2,000	Ether	2.3	8.76
Fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA
Ideno (1,2,3-cd) pyrene	NA	NA	NA	NA	NA	Na	Na	Na
Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA	NA
Napthalene	10, Skin	10	0.9	5.9	250	Moth Balls	0.3	8.12
n-propylbenzene	NA	NA	NA	NA	NA	NA	NA	NA
Phenanthrene	NA	NA	NA	NA	NA	NA	NA	NA
Pyrene	NA	NA	NA	NA	NA	NA	NA	NA
p-Isopropyltoluene	NA	NA	NA	NA	NA	NA	NA	NA
Methyl tert-butyl Ether	NA	NA	NA	NA	NA	NA	NA	NA
sec-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA
n-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA
Tert-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	100	100	0.9	9.5	2,000	Sweet	2.1	8.82
1,2,4-Trimethylbenzene	NA	25	0.9	6.4	NA	Distinct	2.4	NA
1,3,5-Trimethylbenzene	NA	25	NA	NA	NA	Distinct	2.4	NA
Xylenes (o,m,p)	100	100	1.1	7.0	1,000	Sweet	1.1	8.56

(a) Skin = Skin Absorption
(b) OSHA-PEL Permissible Exposure Limit (flame weighted average, 8-hour): NIOSH Guide, June 1990
(c) ACGIH – 8 hour time weighted average from Threshold Limit Values and Biological Exposure Indices for 2003
(d) Metal compounds in mg/m3
(e) Lower Exposure Limit (%)
(f) Upper Exposure Limit (%)
(g) Immediately Dangerous to Life or Health Level: NIOSH Guide, June 1990

Notes:
1. All values are given in parts per million (PPM) unless otherwise indicated.

Ca = Possible Human Carcinogen, no IDLH information

LaBella Associates, D.P.C.
300 State Street
Rochester, New York 14614

Appendix D

Community Air Monitoring Plan

APPENDIX 1A

New York State Department of Health
Generic Community Air Monitoring Plan

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical- specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for volatile organic compounds (VOCs) and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate NYSDEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. "Periodic" monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

- If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

- If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

- If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

All 15-minute readings must be recorded and be available for State (DEC and DOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

- If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

- If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

All readings must be recorded and be available for State (DEC and DOH) personnel to review.

LaBella Associates, D.P.C.
300 State Street
Rochester, New York 14614

Appendix E

Groundwater Monitoring Well Construction Logs
and
Low-Flow Groundwater Sampling Form

LABELLA Associates, P.C.
300 State Street
Rochester, New York 14614
Telephone: (585) 454-6110
Facsimile: (585) 454-3066

WELL I.D.: _____

Project Name: RJ Dorschel Corp.
Location: 3865 & 3875 West Henrietta Road, Rochester, New York
Project No.:
Sampled By:
Date:
Weather:

WELL SAMPLING INFORMATION

Well Diameter:
Depth of Well:
Measuring Point: Top of PVC
Pump Type: QED Sample Pro Bladder Pump (Low Flow)
Static Water Level:
Length of Well Screen:
Depth to Top of Pump:
Tubing Type:

FIELD PARAMETER MEASUREMENT

Time	Pump Rate	Gallons Purged	pH	Temp °C	Conductivity (µS/cm)	Turbidity (NTU)	Dissolved O_2 (mg/L)	Redox (mV)	Alkalinity	Iron (II)	Comments
			+/- 0.1		+/- 3%		+ 10%	+/- 10 mV			

Total _____ Gallons Purged

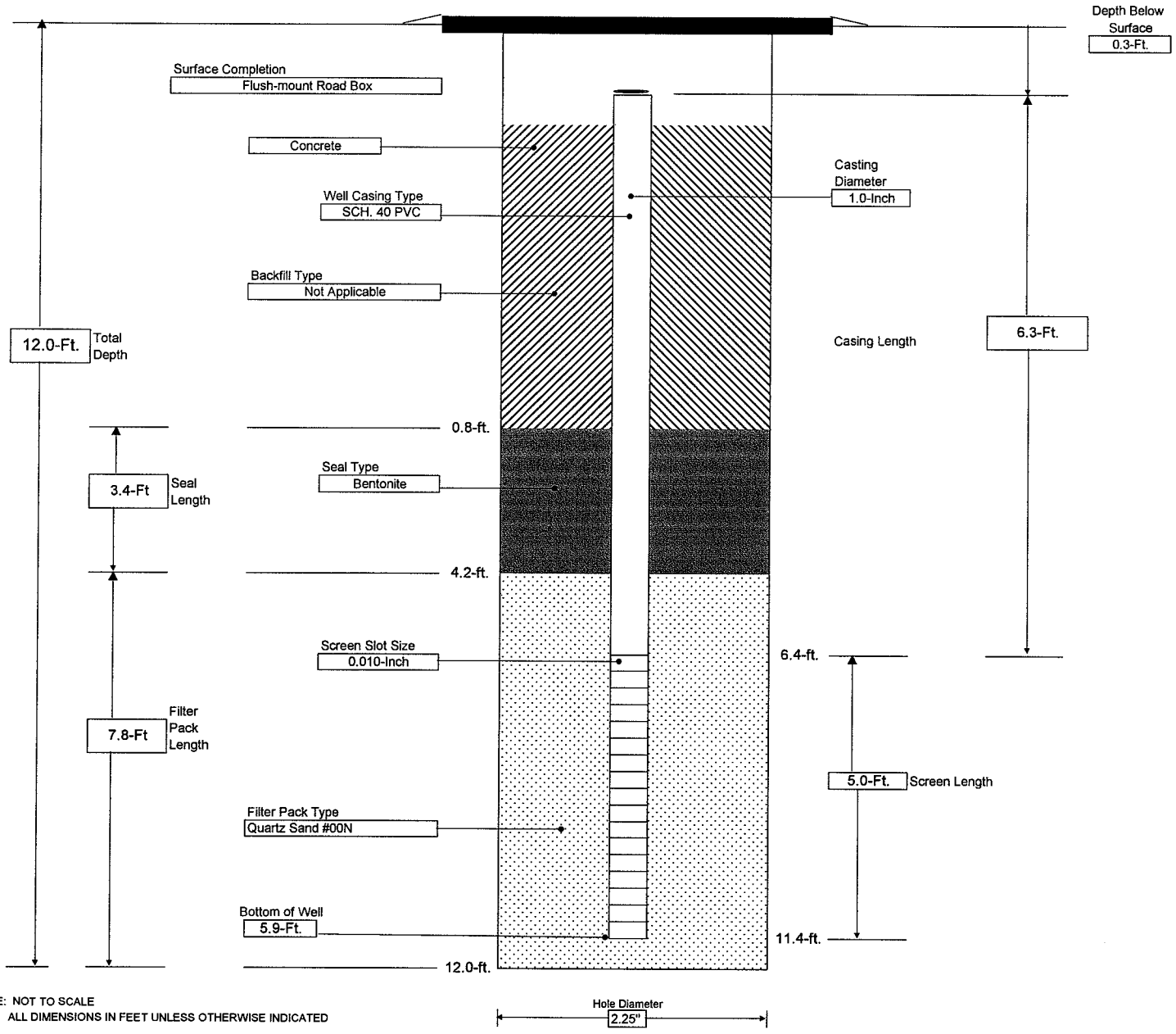
Purge Time Start: _____ Purge Time End: _____ Final Static Water Level: _____

OBSERVATIONS

Notes:

LABELLA Associates, PC. 300 STATE STREET, ROCHESTER, NEW YORK ENVIRONMENTAL ENGINEERING CONSULTANTS	PROJECT Phase II Environmental Site Assessment Preliminary Site Characterization 3865 W. Henrietta Rd., Henrietta, N.Y.	WELL ID **MW-8 [TB-31]** SHEET 1 OF 1 JOB # **207139.01** CHKD. BY:

CONTRACTOR: TREC Environmental		BORING LOCATION: Test Borehole TB-16	
DRILLER Paul Wiley		GROUND SURFACE ELEVATION	DATUM
LABELLA REPRESENTATIVE: Craig A. Stiles		START DATE 25-Aug-06	END DATE 25-Aug-06
TYPE OF DRILL RIG: Track-Mounted GeoProbe Model LT54		WATER LEVEL DATA	
AUGER SIZE AND TYPE N/A		DATE / TIME / WATER / CASING / REMARKS	
OVERBURDEN SAMPLING METHOD Direct Push			
ROCK DRILLING METHOD N/A			

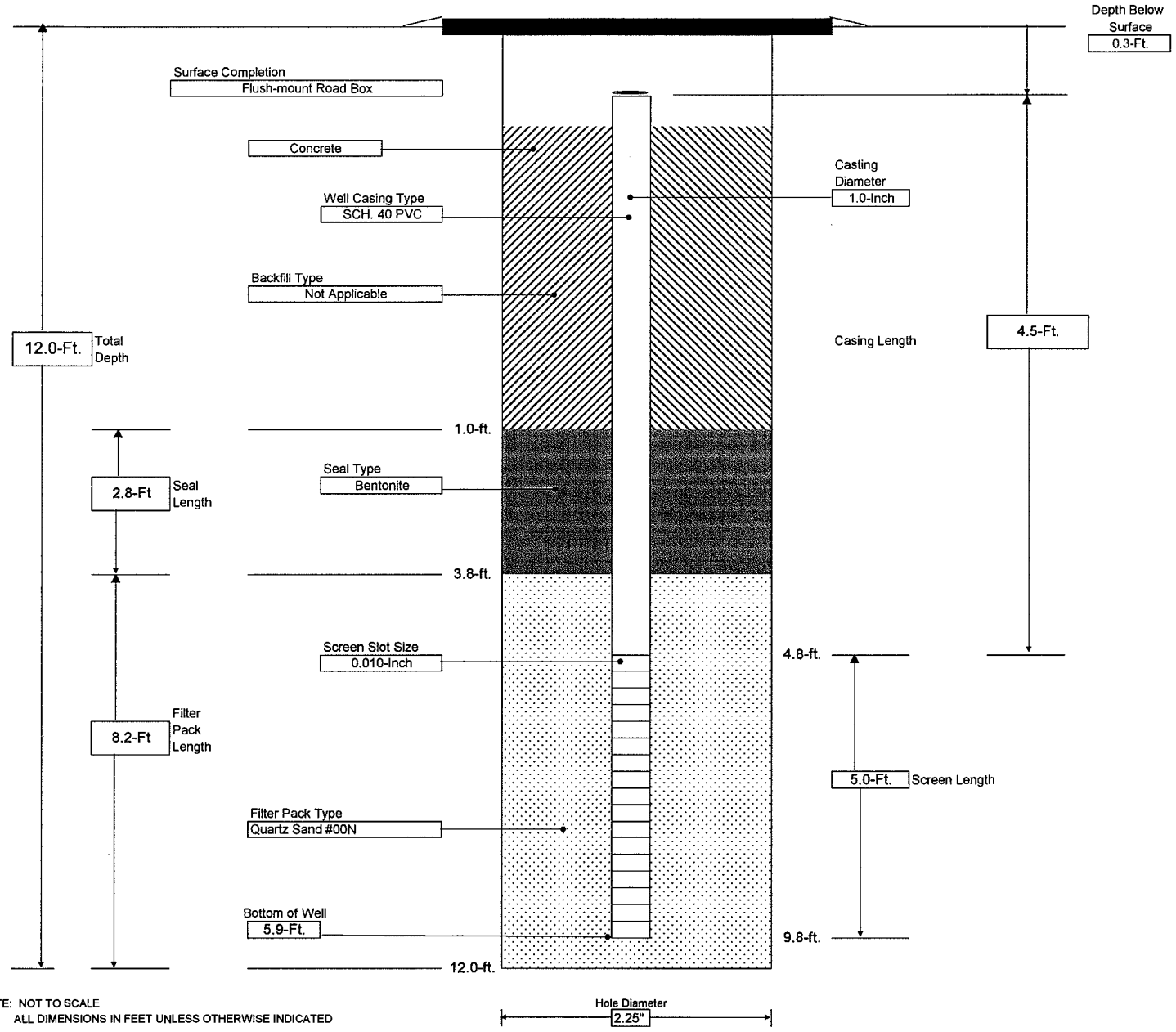


NOTE: NOT TO SCALE
ALL DIMENSIONS IN FEET UNLESS OTHERWISE INDICATED

GENERAL NOTES:
1) STRATIFICATION LINES REPRESENT APPROXIMATE BOUNDARY BETWEEN SOIL TYPES, TRANSITIONS MAY BE GRADUAL
2) WATER LEVEL READINGS HAVE BEEN MADE AT TIMES AND UNDER CONDITIONS STATED, FLUCTUATIONS OF GROUNDWATER MAY OCCUR DUE TO OTHER FACTORS THAN THOSE PRESENT AT THE TIME MEASUREMENTS WERE MADE.

LABELLA Associates, P.C. 300 STATE STREET, ROCHESTER, NEW YORK ENVIRONMENTAL ENGINEERING CONSULTANTS	PROJECT Phase II Environmental Site Assessment Preliminary Site Characterization 3865 W. Henrietta Rd., Henrietta, N.Y.	WELL ID **MW-7 [TB-37]** SHEET 1 OF 1 JOB # **207139.01** CHKD. BY:

CONTRACTOR: TREC Environmental		BORING LOCATION: Test Borehole TB-16	
DRILLER Paul Wiley		GROUND SURFACE ELEVATION	DATUM
LABELLA REPRESENTATIVE: Craig A. Stiles		START DATE 25-Aug-06	END DATE 25-Aug-06
TYPE OF DRILL RIG: Track-Mounted GeoProbe Model LT54		WATER LEVEL DATA	
AUGER SIZE AND TYPE N/A		DATE / TIME / WATER / CASING / REMARKS	
OVERBURDEN SAMPLING METHOD Direct Push			
ROCK DRILLING METHOD N/A			



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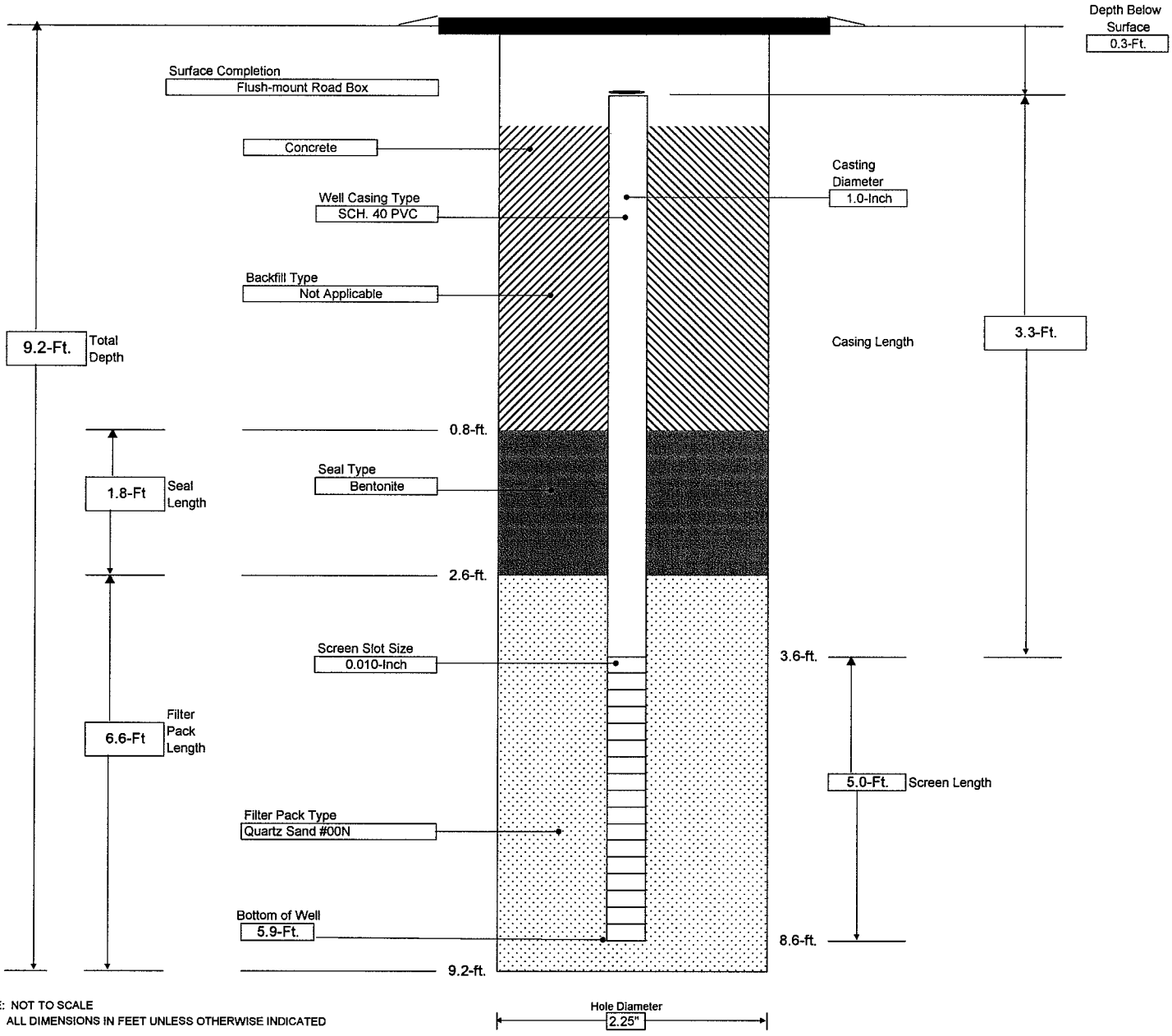
LABELLA Associates, P.C. 300 STATE STREET, ROCHESTER, NEW YORK ENVIRONMENTAL ENGINEERING CONSULTANTS	PROJECT Phase II Environmental Site Assessment Preliminary Site Characterization 3865 W. Henrietta Rd., Henrietta, N.Y.	WELL ID **MW-6 [TB-38]** SHEET 1 OF 1 JOB # **207139.01** CHKD. BY:

CONTRACTOR:	TREC Environmental	BORING LOCATION: Test Borehole TB-16	
DRILLER	Paul Wiley	GROUND SURFACE ELEVATION	DATUM
LABELLA REPRESENTATIVE:	Craig A. Stiles	START DATE 25-Aug-06	END DATE 25-Aug-06
TYPE OF DRILL RIG:	Track-Mounted GeoProbe Model LT54		
AUGER SIZE AND TYPE	N/A		
OVERBURDEN SAMPLING METHOD	Direct Push		
ROCK DRILLING METHOD	N/A		

WATER LEVEL DATA				
DATE	TIME	WATER	CASING	REMARKS



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LABELLA Associates, P.C. 300 STATE STREET, ROCHESTER, NEW YORK ENVIRONMENTAL ENGINEERING CONSULTANTS	PROJECT Phase II Environmental Site Assessment Preliminary Site Characterization 3865 W. Henrietta Rd., Henrietta, N.Y.	WELL ID **MW-1R** SHEET 1 OF 1 JOB # **207139.02** CHKD. BY:

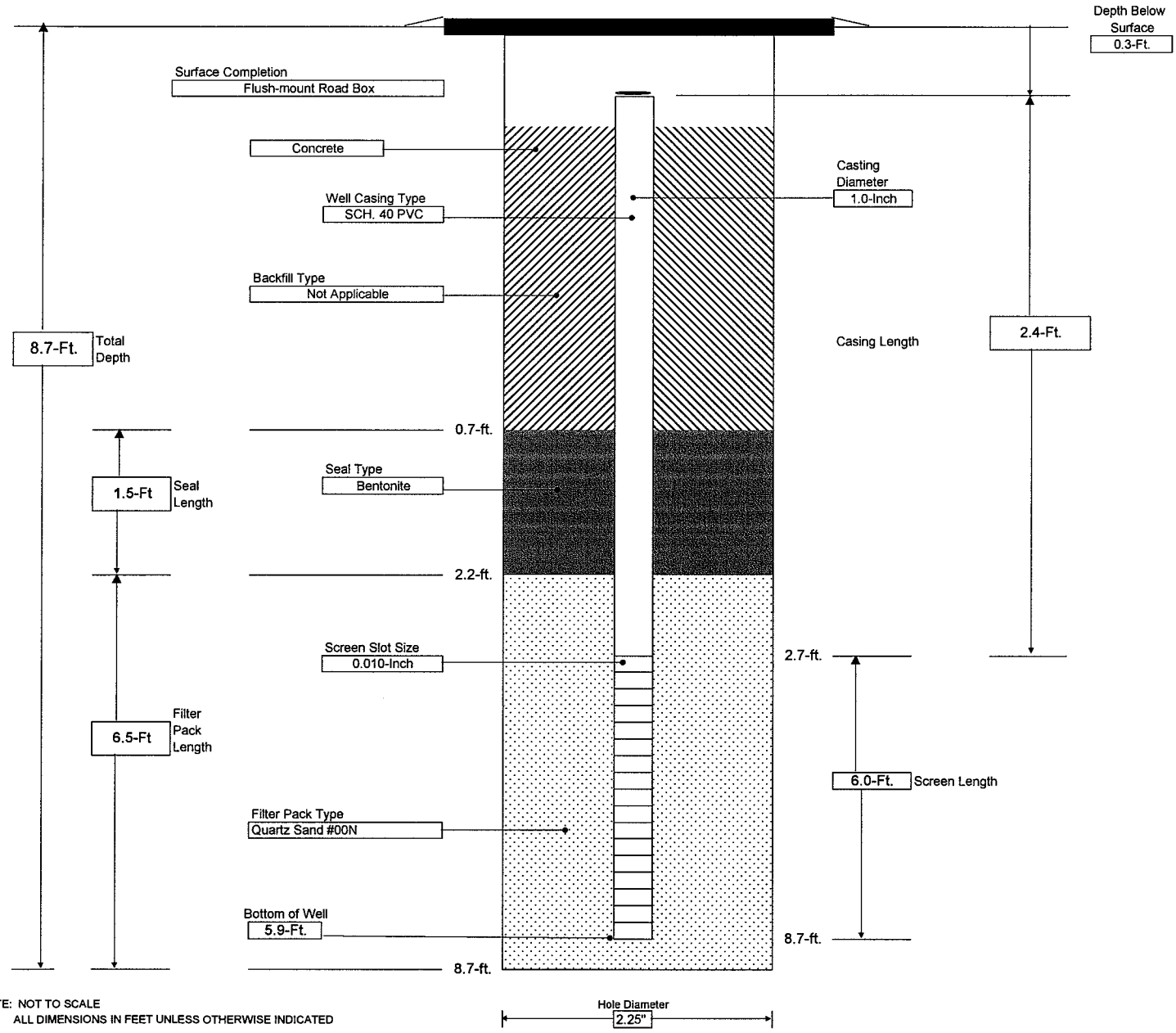
CONTRACTOR: TREC Environmental
DRILLER Paul Wiley
LABELLA REPRESENTATIVE: Craig A. Stiles

BORING LOCATION: Center of former IRM Excavation footprint
GROUND SURFACE ELEVATION DATUM
START DATE 08-May-07 END DATE 08-May-07

TYPE OF DRILL RIG: Track-Mounted GeoProbe Model LT54
AUGER SIZE AND TYPE N/A
OVERBURDEN SAMPLING METHOD Direct Push
ROCK DRILLING METHOD N/A

WATER LEVEL DATA

DATE	TIME	WATER	CASING	REMARKS



NOTE: NOT TO SCALE
ALL DIMENSIONS IN FEET UNLESS OTHERWISE INDICATED

Hole Diameter
2.25"

GENERAL NOTES:
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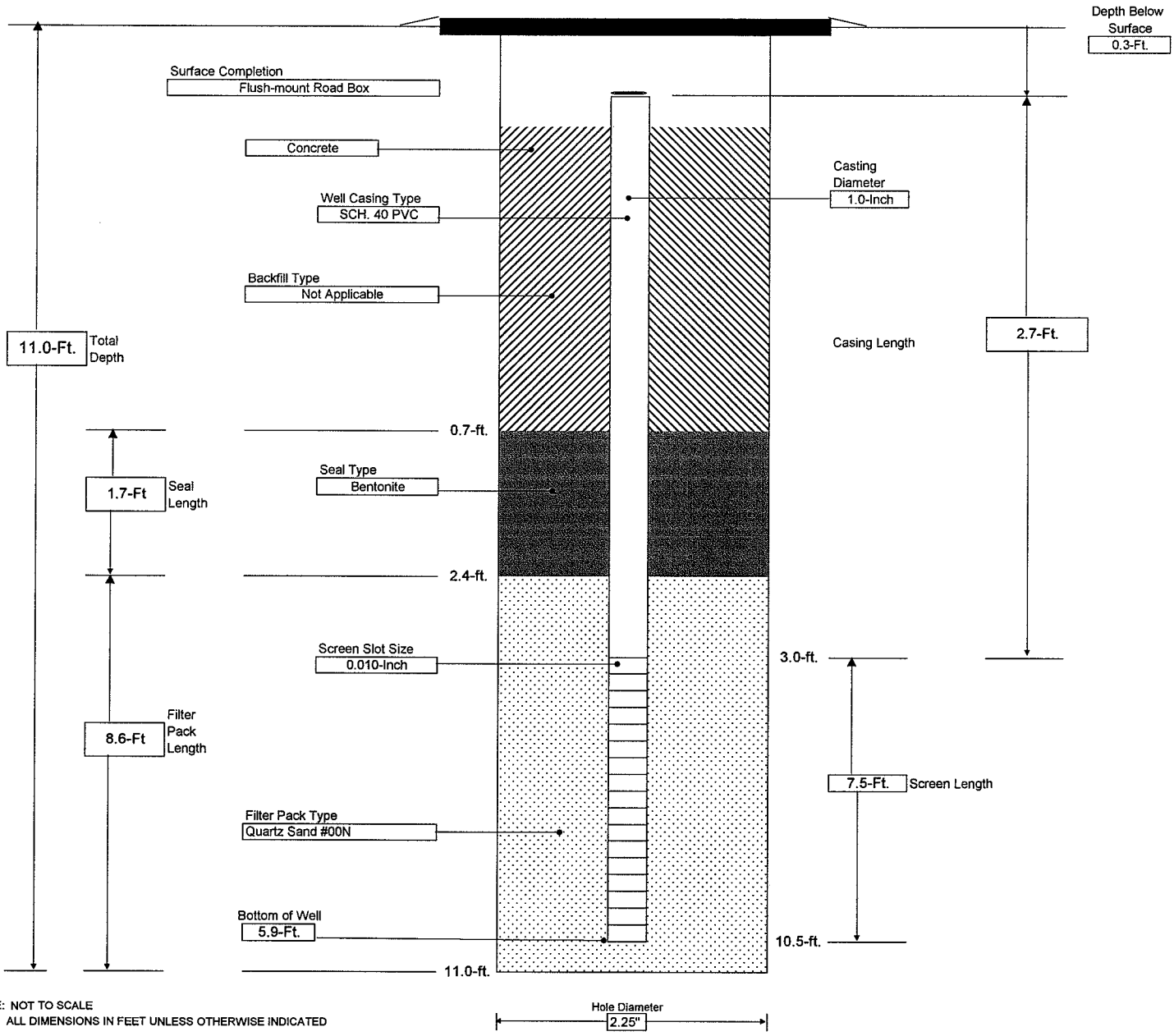
LABELLA Associates, P.C. 300 STATE STREET, ROCHESTER, NEW YORK ENVIRONMENTAL ENGINEERING CONSULTANTS	PROJECT Phase II Environmental Site Assessment Preliminary Site Characterization 3875 W. Henrietta Rd., Henrietta, N.Y.	WELL ID **RIMW-1** SHEET 1 OF 1 JOB # **207139.02** CHKD. BY:

CONTRACTOR: TREC Environmental	BORING LOCATION: Test Borehole TB-16		
DRILLER Paul Wiley	GROUND SURFACE ELEVATION	DATUM	
LABELLA REPRESENTATIVE: Craig A. Stiles	START DATE 07-May-07	END DATE	07-May-07

TYPE OF DRILL RIG:	Track-Mounted GeoProbe Model LT54
AUGER SIZE AND TYPE	N/A
OVERBURDEN SAMPLING METHOD	Direct Push
ROCK DRILLING METHOD	N/A

WATER LEVEL DATA				
DATE	TIME	WATER	CASING	REMARKS



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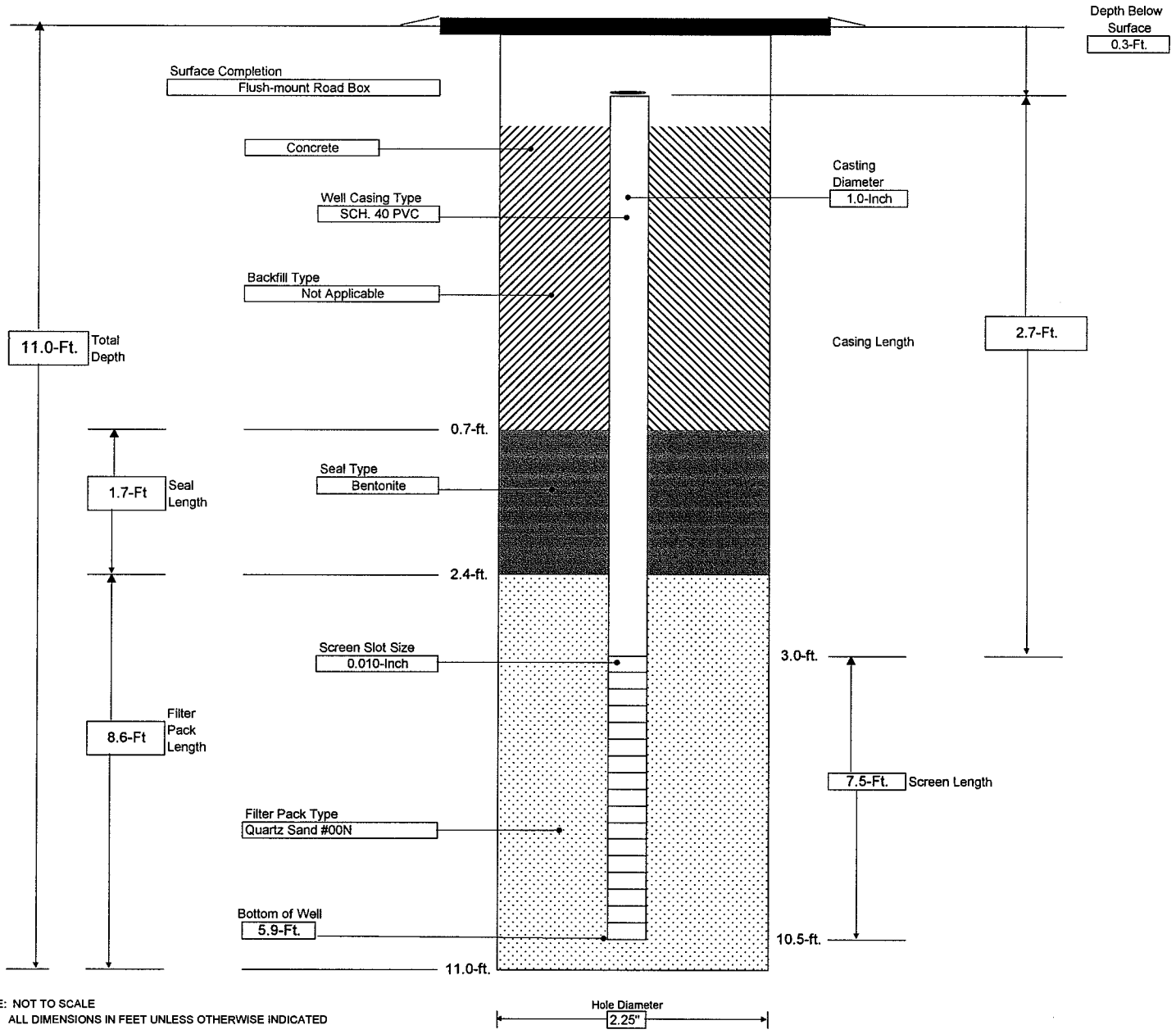
LABELLA Associates, P.C. 300 STATE STREET, ROCHESTER, NEW YORK ENVIRONMENTAL ENGINEERING CONSULTANTS	PROJECT Phase II Environmental Site Assessment Preliminary Site Characterization 3875 W. Henrietta Rd., Henrietta, N.Y.	WELL ID **RIMW-2** SHEET 1 OF 1 JOB # **207139.02** CHKD. BY:

CONTRACTOR: TREC Environmental	BORING LOCATION: Test Borehole TB-16		
DRILLER Paul Wiley	GROUND SURFACE ELEVATION	DATUM	
LABELLA REPRESENTATIVE: Craig A. Stiles	START DATE 07-May-07	END DATE	07-May-07

TYPE OF DRILL RIG:	Track-Mounted GeoProbe Model LT54
AUGER SIZE AND TYPE	N/A
OVERBURDEN SAMPLING METHOD	Direct Push
ROCK DRILLING METHOD	N/A

WATER LEVEL DATA				
DATE	TIME	WATER	CASING	REMARKS



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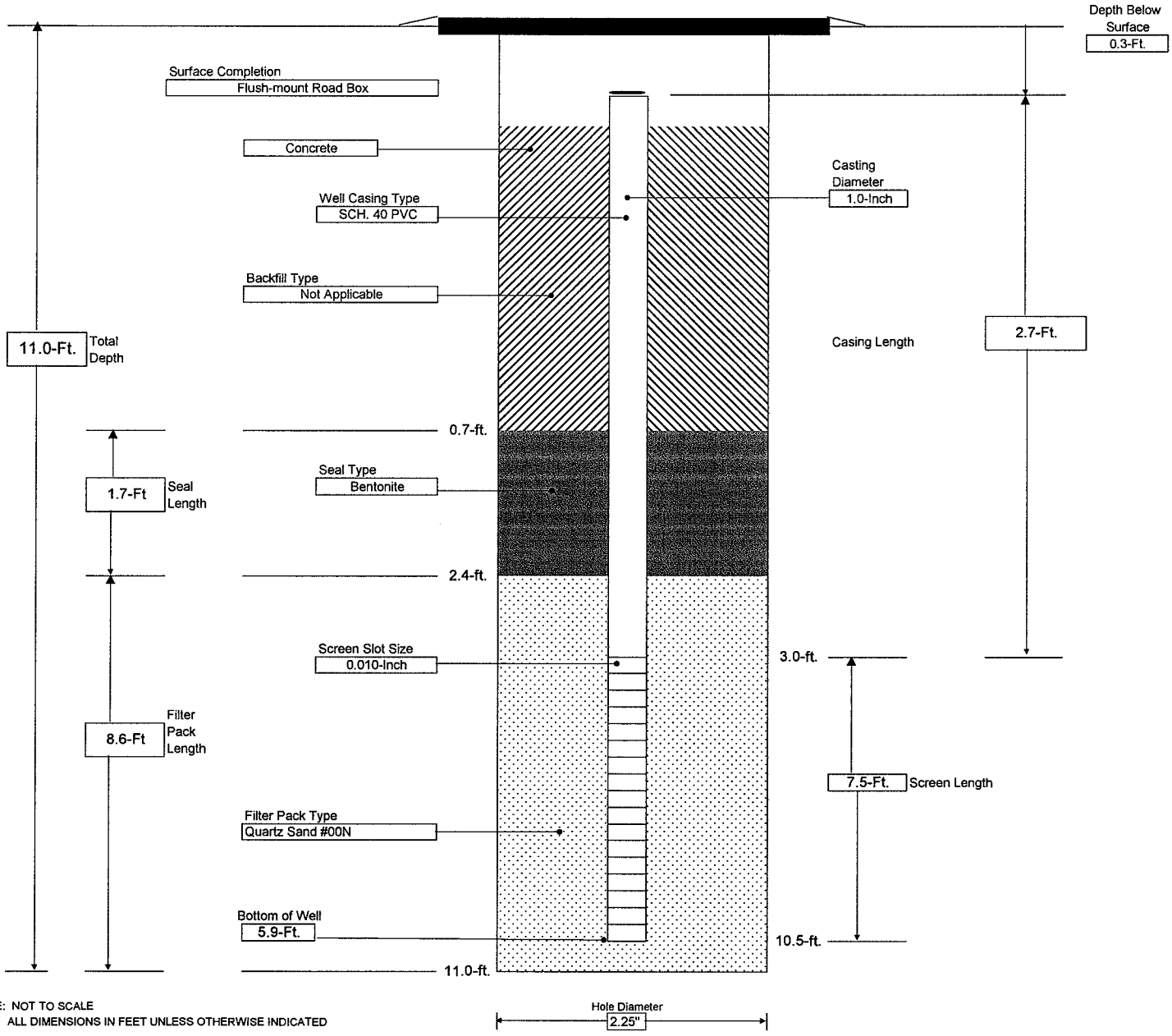
LABELLA Associates, P.C. 300 STATE STREET, ROCHESTER, NEW YORK ENVIRONMENTAL ENGINEERING CONSULTANTS	PROJECT Phase II Environmental Site Assessment Preliminary Site Characterization 3875 W. Henrietta Rd., Henrietta, N.Y.	WELL ID **RIMW-3** SHEET 1 OF 1 JOB # **207139.02** CHKD. BY:

CONTRACTOR: TREC Environmental	BORING LOCATION: Test Borehole TB-16		
DRILLER Paul Wiley	GROUND SURFACE ELEVATION	DATUM	
LABELLA REPRESENTATIVE: Craig A. Stiles	START DATE 07-May-07	END DATE	07-May-07

TYPE OF DRILL RIG:	Track-Mounted GeoProbe Model LT54
AUGER SIZE AND TYPE	N/A
OVERBURDEN SAMPLING METHOD	Direct Push
ROCK DRILLING METHOD	N/A

WATER LEVEL DATA

DATE	TIME	WATER	CASING	REMARKS



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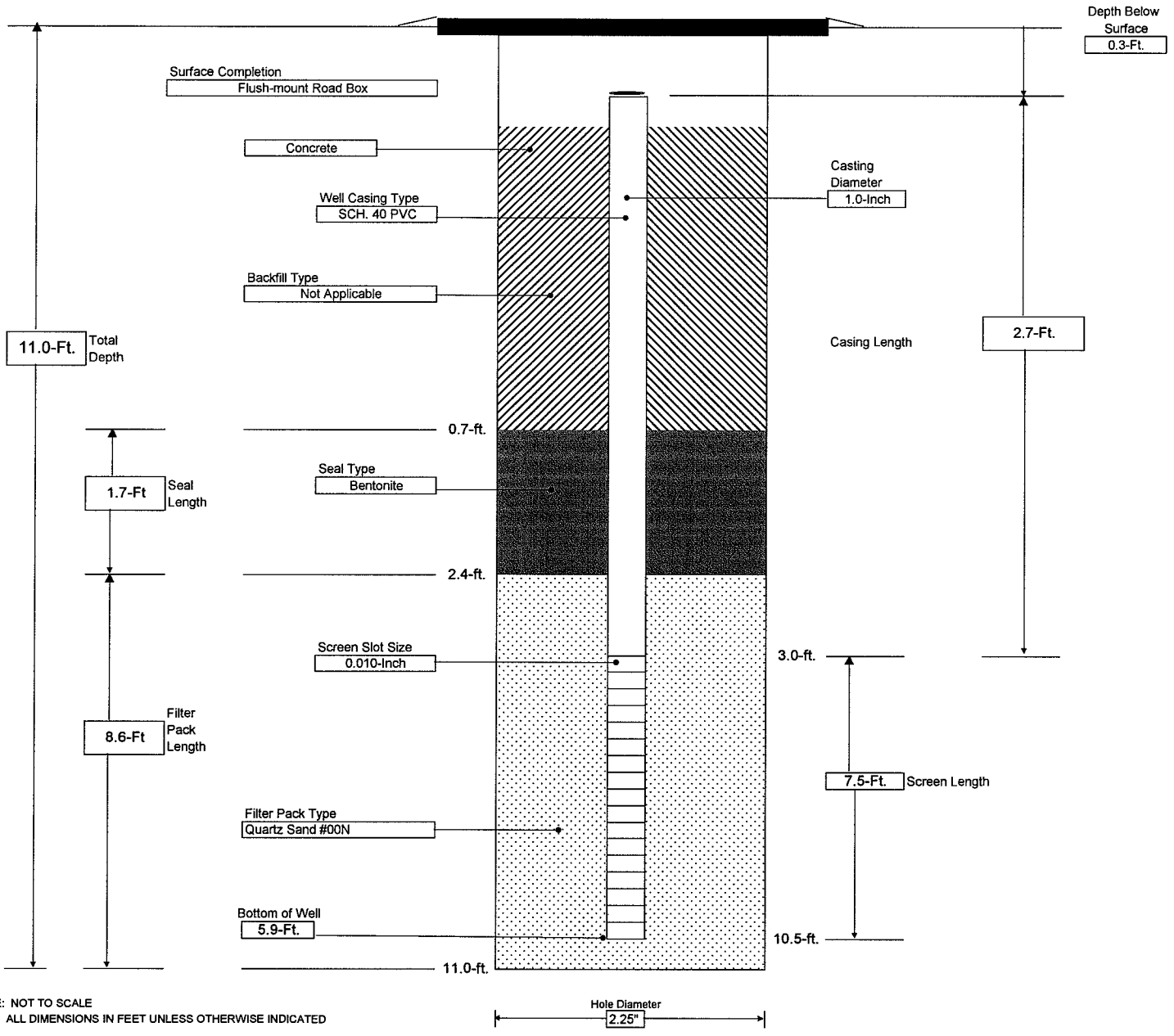
LABELLA Associates, P.C. 300 STATE STREET, ROCHESTER, NEW YORK ENVIRONMENTAL ENGINEERING CONSULTANTS	PROJECT Phase II Environmental Site Assessment Preliminary Site Characterization 3875 W. Henrietta Rd., Henrietta, N.Y.	WELL ID **RIMW-4** SHEET 1 OF 1 JOB # **207139.02** CHKD. BY:

CONTRACTOR: TREC Environmental	BORING LOCATION: Test Borehole TB-16		
DRILLER Paul Wiley	GROUND SURFACE ELEVATION	DATUM	
LABELLA REPRESENTATIVE: Craig A. Stiles	START DATE 07-May-07	END DATE	07-May-07

TYPE OF DRILL RIG:	Track-Mounted GeoProbe Model LT54
AUGER SIZE AND TYPE	N/A
OVERBURDEN SAMPLING METHOD	Direct Push
ROCK DRILLING METHOD	N/A

WATER LEVEL DATA				
DATE	TIME	WATER	CASING	REMARKS



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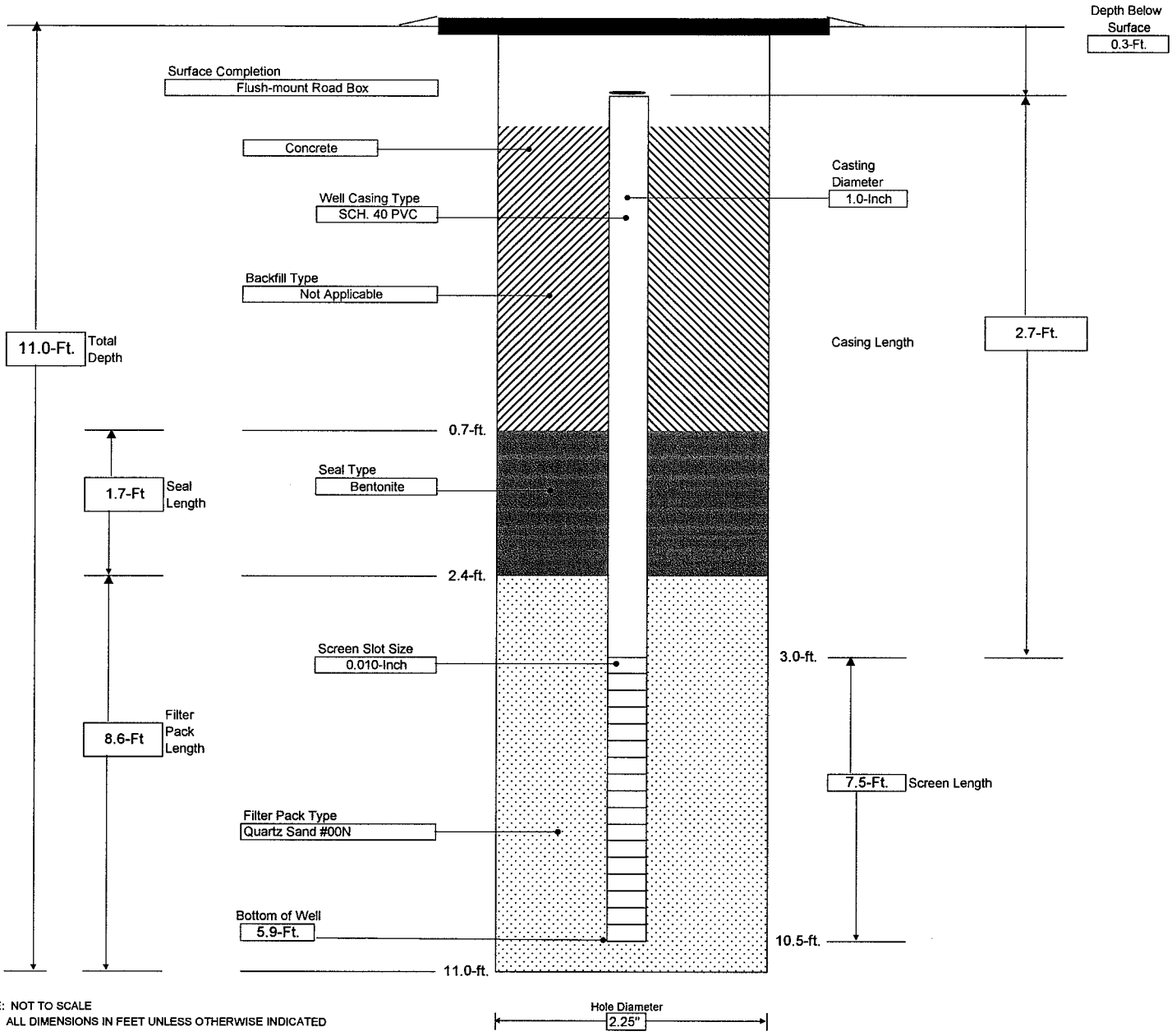
LABELLA Associates, P.C. 300 STATE STREET, ROCHESTER, NEW YORK ENVIRONMENTAL ENGINEERING CONSULTANTS	PROJECT Phase II Environmental Site Assessment Preliminary Site Characterization 3875 W. Henrietta Rd., Henrietta, N.Y.	WELL ID **RIMW-5** SHEET 1 OF 1 JOB # **207139.02** CHKD. BY:

CONTRACTOR: TREC Environmental	BORING LOCATION: Test Borehole TB-16		
DRILLER Paul Wiley	GROUND SURFACE ELEVATION	DATUM	
LABELLA REPRESENTATIVE: Craig A. Stiles	START DATE 07-May-07	END DATE	07-May-07

TYPE OF DRILL RIG:	Track-Mounted GeoProbe Model LT54
AUGER SIZE AND TYPE	N/A
OVERBURDEN SAMPLING METHOD	Direct Push
ROCK DRILLING METHOD	N/A

WATER LEVEL DATA				
DATE	TIME	WATER	CASING	REMARKS



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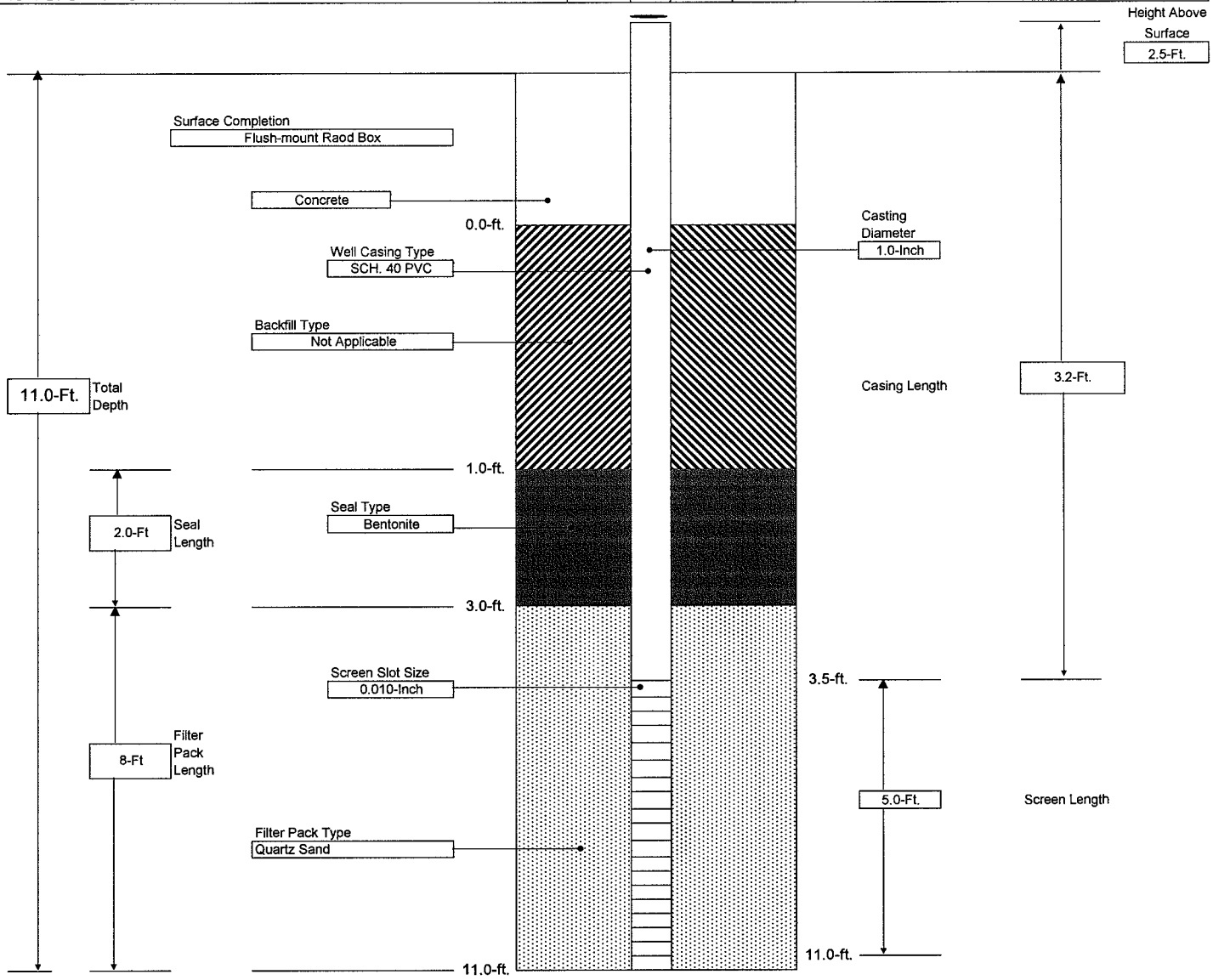
LABELLA Associates, P.C. 300 STATE STREET, ROCHESTER, NEW YORK ENVIRONMENTAL ENGINEERING CONSULTANTS	PROJECT Phase II Environmental Site Assessment 3875 W. Henrietta Road Henrietta, NY	WELL ID **MW-1R [Boring TB-10]** SHEET 1 OF 1 JOB # 206139.02 CHKD. BY:

CONTRACTOR: TREC Environmental, Inc.	BORING LOCATION		
DRILLER P. Wiley	GROUND SURFACE ELEVATION	DATUM	
LABELLA REPRESENTATIVE: C. A. Stiles	START DATE 08-May-07	END DATE	08-May-07

TYPE OF DRILL RIG:	~~Truck~~/Track Mounted Geoprobe Model 54LT
AUGER SIZE AND TYPE	N/A
OVERBURDEN SAMPLING METHOD	Direct Push
ROCK DRILLING METHOD	N/A

WATER LEVEL DATA				
DATE	TIME	WATER	CASING	REMARKS



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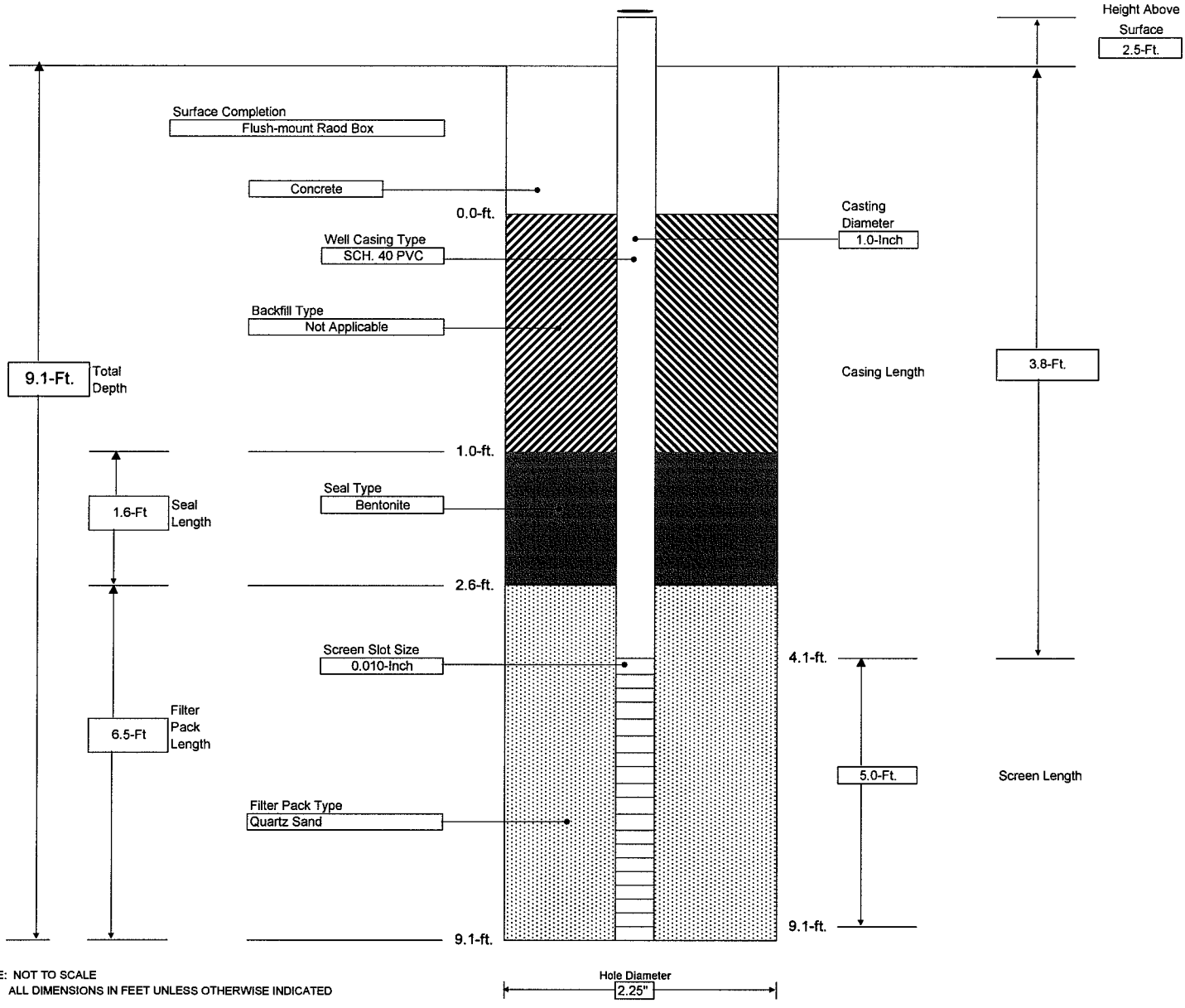
LABELLA Associates, P.C. 300 STATE STREET, ROCHESTER, NEW YORK ENVIRONMENTAL ENGINEERING CONSULTANTS	PROJECT Phase II Environmental Site Assessment 3875 W. Henrietta Road Henrietta, NY	WELL ID **MW-3R (Boring TB-19)** SHEET 1 OF 1 JOB # 206139.02 CHKD. BY:

CONTRACTOR:	TREC Environmental, Inc.	BORING LOCATION			
DRILLER	P. Wiley	GROUND SURFACE ELEVATION		DATUM	
LABELLA REPRESENTATIVE:	C. A. Stiles	START DATE	08-May-07	END DATE	08-May-07

TYPE OF DRILL RIG:	~~Truck~~/Track Mounted Geoprobe Model 54LT
AUGER SIZE AND TYPE	N/A
OVERBURDEN SAMPLING METHOD	Direct Push
ROCK DRILLING METHOD	N/A

WATER LEVEL DATA

DATE	TIME	WATER	CASING	REMARKS



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LaBella Associates, D.P.C.
300 State Street
Rochester, New York 14614

Appendix F

Site Wide Inspection Form

LABELLA Associates, P.C.

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.: 209395
Inspected By:
Date of Inspection:
Weather Conditions:

INSPECTION FINDINGS

3865 Building SSDS VENT FAN & GENERAL LOCATION	FAN OPERATING PROPERLY (YES/NO) and MANOMETER READING (H_20"):	PIPING and LABELLING IN GOOD CONDITION (YES/NO)	COMMENTS AND/OR ACTIONS TAKEN
3875 Building SSDS VENT FAN & GENERAL LOCATION	FAN OPERATING PROPERLY (YES/NO) and MANOMETER READING (H_20"):	PIPING and LABELLING IN GOOD CONDITION (YES/NO)	COMMENTS AND/OR ACTIONS TAKEN
GENERAL SITE CONDITIONS	CURRENT USE OF SITE (COMMERCIAL/ RESIDENTIAL/ETC.)	SITE RECORDS UP TO DATE (YES/NO)	COMMENTS AND/OR ACTIONS TAKEN

LABELLA Associates, P.C.

300 STATE STREET, ROCHESTER, NY
PH: (585) 454-6110 FAX: (585) 454-3066

GROUNDWATER SAMPLING & WELL INSPECTION FORM

WELL ID _____

Project Name: NYSDEC BCP Site C828134 Project No.: _____

Location: 3865 & 3875 West Henrietta Road, Rochester, NY

Sampled By: _____ Date: _____

Weather: _____

PURGE VOLUME CALCULATION

Well Diameter: -Inch Static Water Level: Feet

Depth of Well: Feet Single Well Volume: Gallons

PURGE & SAMPLING METHOD

☐ Bailer - Type: _____ ☐ Pump - Type _____

Sampling Device: _____ Pump Rate: _____

FIELD PARAMETER MEASUREMENTS

Time	Gallons Purged	pH	Temp (C)	Conductivity (µS/cm)	Turbidity (NTU)		Comments

Total Gallons Purged: Purge Start Time: Purge End Time:

WELL SAMPLING

Sample I.D. _____ Sample Time: _____

No. of Containers: _____ Sample Preservation: _____

Sampled For: ☐ ☐ ☐ ☐

WELL INSPECTION OBSERVATIONS:

Well Volume (1" well) = 0.0408 gal./ft.	Well Volume (4" well) = 0.65 gal./ft.
Well Volume (2" well) = 0.163 gal./ft.	

LaBella Associates, D.P.C.
300 State Street
Rochester, New York 14614

Appendix G

Quality Assurance Project Plan

Quality Assurance Project Plan (QAPP)

Location:

NYSDEC Brownfield Cleanup Program # C828134
3865 & 3875 West Henrietta Road
Henrietta, New York

Prepared for:

RJ Dorschel Corporation
3817 West Henrietta Road
Rochester, New York 14623

LaBella Project No. 209395

August 2009

Quality Assurance Project Plan (QAPP)

Location:

NYSDEC Brownfield Cleanup Program # C828134
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1. Introduction

This Quality Assurance Project Plan (QAPP) contains procedures that provide for collected data to be properly evaluated and document that Quality Control (QC) procedures have been followed in the collection of samples. This QAPP represents the methodology and measurement procedures used in collecting quality field data. This methodology includes the proper use of equipment, documentation of sample collection, and sample handling practices.

Procedures used in LaBella Associates, P.C.'s (LaBella's) QC program are compatible with federal, state, and local regulations, as well as, appropriate professional and technical standards.

This QC program has been organized into the following areas:

- QC Objectives and Checks
- Field Equipment, Handling, and Calibration
- Sampling Techniques
- Sample Handling and Packaging

It should be noted that the Site Management Plan (SMP) may have site-specific details that will differ from the procedures in this QC program. In such cases, the SMP should be followed (subsequent to regulatory approval).

2. Quality Control Objectives

The United States Environmental Protection Agency (USEPA) has identified five general levels of analytical data quality as being potentially applicable to site investigations conducted under CERCLA. These levels are summarized below:

- **Level I** - Field screening. This level is characterized by the use of portable instruments, which can provide real-time data to assist in the optimization of sampling point locations and for health and safety support. Data can be generated regarding the presence or absence of certain contaminants (especially volatiles) at sampling locations.
- **Level II** - Field analysis. This level is characterized by the use of portable analytical instruments, which can be used on site or in mobile laboratories stationed near a site (close-support labs). Depending upon the types of contaminants, sample matrix, and personnel skills, qualitative and quantitative data can be obtained.
- **Level III** - Laboratory analysis using methods other than the Contract Laboratory Program (CLP) Routine Analytical Services (RAS). This level is used primarily in support of engineering studies using standard USEPA-approved procedures. Some procedures may be equivalent to CLP RAS, without the CLP requirements for documentation.
- **Level IV** - CLP Routine Analytical Services. This level is characterized by rigorous QC protocols and documentation and provides qualitative and quantitative analytical data. Some regions have obtained similar support via their own regional laboratories, university laboratories, or other commercial laboratories.

- **Level V** - Non-standard methods. Analyses, which may require method modification and/or development. CLP Special Analytical Services (SAS) are considered Level V.

Unless stated otherwise, all data will be generated in accordance with Level IV. When CLP methodology is not available, federal and state approved methods will be utilized. Level III will be utilized, as necessary, for non-CLP RAS work which may include ignitability, corrosivity, reactivity, EP toxicity, and other state approved parameters for characterization. Level I will be used throughout the implementation of the SMP for health and safety monitoring activities.

All measurements will be made to provide that analytical results are representative of the media and conditions measured. Unless otherwise specified, all data will be calculated and reported in units consistent with other organizations reporting similar data to allow comparability of data bases among organizations. Data will be reported in µg/L and mg/L for aqueous samples, and µg/kg and mg/kg (dry weight) for soils, or otherwise as applicable.

The characteristics of major importance for the assessment of generated data are accuracy, precision, completeness, representativeness, and comparability. Application of these characteristics to specific projects is addressed later in this document. The characteristics are defined below.

2.1. Accuracy

Accuracy is the degree of agreement of a measurement or average of measurements with an accepted reference or "true" value and is a measure of bias in the system.

2.2. Precision

Precision is the degree of mutual agreement among individual measurements of a given parameter.

2.3. Completeness

Completeness is a measure of the amount of valid data obtained from a measurement system compared to the amount expected to be obtained under correct normal conditions.

2.4. Representativeness

Representativeness expresses the degree to which data accurately and precisely represents a characteristic of a population, parameter variations at a sampling point, a process condition, or an environmental condition

Careful choice and use of appropriate methods in the field will ensure that samples are representative. This is relatively easy with water or air samples since these components are homogeneously dispersed. In soil and sediment, contaminants are unlikely to be evenly distributed, and thus it is important for the sampler and analyst to exercise good judgment when removing a sample.

2.5. Comparability

Comparability expresses the confidence with which one data set can be compared to another. The data sets may be inter- or intra- laboratory.

3. Measurement of Data Quality

3.1. Accuracy

Accuracy of a particular analysis is measured by assessing its performance with "known" samples. These "knowns" take the form of USEPA standard reference materials, or laboratory prepared solutions of target analytes spiked into a pure water or sample matrix. In the case of GC or GC/MS analyses, solutions of surrogate compounds, which can be spiked into every sample and are designed to mimic the behavior of target analytes without interfering with their determination, are used.

In each case the recovery of the analyte is measured as a percentage, correcting for analytes known to be present in the original sample if necessary, as in the case of a matrix spike analysis. For USEPA supplied known solutions, this recovery is compared to the published data that accompany the solution.

For LaBella's prepared solutions, the recovery is compared to USEPA-developed data or LaBella's historical data as available. For surrogate compounds, recoveries are compared to USEPA CLP acceptable recovery tables.

If recoveries do not meet required criteria, then the analytical data for the batch (or, in the case of surrogate compounds, for the individual sample) are considered potentially inaccurate. The analyst or his supervisor must initiate an investigation of the cause of the problem and take corrective action. This can include recalibration of the instrument, reanalysis of the QC sample, reanalysis of the samples in the batch, or flagging the data as suspect if the problems cannot be resolved. For highly contaminated samples, recovery of the matrix spike may depend on sample homogeneity. As a rule, analyses are not corrected for recovery of matrix spike or surrogate compounds.

3.2. Precision

Precision of a particular analysis is measured by assessing its performance with duplicate or replicate samples. Duplicate samples are pairs of samples taken in the field and transported to the laboratory as distinct samples. Their identity as duplicates is sometimes not known to ASC and usually not known to bench analysts, so their usefulness for monitoring analytical precision at bench level is limited. For most purposes, precision is determined by the analysis of replicate pairs (i.e., two samples prepared at the laboratory from one original sample). Often in replicate analysis the sample chosen for replication does not contain target analytes so that quantitation of precision is impossible. For USEPA CLP analyses, replicate pairs of spiked samples, known as matrix spike/matrix spike duplicate samples, are used for precision studies. This has the advantage that two real positive values for a target analyte can be compared.

Precision is calculated in terms of Relative Percent Difference (RPD).

- Where X_1 and X_2 represent the individual values found for the target analyte in the two replicate analyses or in the matrix spike/matrix spike duplicate analyses.
- RPDs must be compared to the method RPD for the analysis. The analyst or his supervisor must investigate the cause of RPDs outside stated acceptance limits. This may include a visual inspection of the sample for non homogeneity, analysis of check samples, etc. Follow-up action may include sample reanalysis or flagging of the data as suspect if problems cannot be resolved.
- During the data review and validation process, field duplicate RPDs are assessed as a measure of the total variability of both field sampling and laboratory analysis.

3.3. Completeness

Completeness for each parameter is calculated as follows:

- LaBella's target value for completeness for all parameters is 100%. A completeness value of 95% will be considered acceptable. Incomplete results will be reported to the site managers. In planning the field sample collection, the site manager will plan to collect field duplicates from identified critical areas. This procedure should assure 100% completeness for these areas.

3.4. Representativeness

The characteristic of representativeness is not quantifiable. Subjective factors to be taken into account are as follows:

- The degree of homogeneity of a site;
- The degree of homogeneity of a sample taken from one point in a site; and
- The available information on which a sampling plan is based.

To maximize representativeness of results, sampling techniques and sample locations will be carefully chosen so that they provide laboratory samples representative of the site and the specific area. Within the laboratory, precautions are taken to extract from the sample bottle an aliquot representative of the whole sample. This includes premixing the sample and discarding pebbles from soil samples.

4. QC Targets

Target values for detection limit, percent spike recovery and percent "true" value of known check standards, and RPD of duplicates/replicates are included in the QAPP, Analytical Procedures. Note that tabulated values are not always attainable. Instances may arise where high sample concentrations, non homogeneity of samples, or matrix interferences preclude achievement of target detection limits or other quality control criteria. In such instances, LaBella will report reasons for deviations from these detection limits or noncompliance with quality control criteria.

5. Groundwater Sampling Procedures

The groundwater sampling plan outlined in this subsection has been prepared in general accordance with RCRA Groundwater Monitoring Technical Enforcement Guidance Document 9950.1 (September 1986), Office of Solid Waste and Emergency Response.

Water levels in all existing monitoring wells will be measured to within 0.01 foot prior to purging and sampling. Purging and sampling of each well will be accomplished using precleaned dedicated PVC bailers on new polypropylene line. In general, wells will be purged until the pH, conductivity, temperature, and turbidity of the water being pumped from the well have stabilized. All wells will be purged of at least three (3) well volumes or to dryness.

Groundwater samples will be collected according to the following procedures and in the volumes specified in Table 1:

- Water clarity will be quantified during sampling with a turbidity meter;
- When transferring water from the bailer or pump line to sample containers, care will be taken to avoid agitating the sample, since agitation promotes the loss of volatile constituents;
- Any observable physical characteristics of the groundwater (e.g., color, sheen, odor, turbidity) at the time of sampling will be recorded; and
- Weather conditions (i.e., air temperature, sky condition, recent heavy rainfall, drought conditions) at the time of sampling will be recorded.

All groundwater samples and their accompanying QC samples will be run for volatile organic compounds (VOCs) using NYSDEC ASP 91-1.

6. Management of Sampling-Derived Waste

Purpose:

The purposes of these guidelines are to ensure the proper holding, storage, transportation, and disposal of materials that may contain hazardous wastes. Sampling-derived waste (SDW) included the following:

- Drill cuttings, discarded soil samples, drilling mud solids, and used sample containers;
- Well development and purge waters and discarded groundwater samples;
- Decontamination waters and associated solids;
- Soiled disposable personal protective equipment (PPE);
- Used disposable sampling equipment;
- Used plastic sheeting and aluminum foil;
- Other equipment or materials that either contain or have been in contact with potentially-impacted environmental media.
- Because these materials may contain regulated chemical constituents, they must be managed as a solid waste. This management may be terminated id characterization analytical results indicate the absence of these constituents.

Procedure:

1. Contain all sampling-derived wastes in Department of Transpiration (DOT)-approved 55-gallon drums, roll-off boxes, or other containers suitable for the wastes.
2. Contain wastes from separate borings or wells in separate containers (i.e. do not combine wastes from several borings/wells in a single container, unless it is a container used specifically for transfer purposes, or unless specific permission to do so has been provided by the LaBella Project Manager. Unused samples from surface sample locations within a given area may be combined.
3. To the extent practicable, separate solids from drilling muds, decontamination waters, and similar liquids. Place solids within separate containers.
4. Transfer all waste containers to a staging area. Access to this area will be controlled. Waste containers must be transferred to the staging area as soon as practicable after the generating activity is complete.
5. Pending transfer, all containers will be covered and secured when not immediately attended,
6. Label all containers with regard to contents, origin, and date of generation. Use indelible ink for all labeling.
7. Collect samples for waste characterization purposes, use boring/well sample analytical data for characterization.
8. For wastes determined to be hazardous in character, be aware on accumulation time limitations. Coordinate the disposal of these wastes with the Owner and NYSDEC.
9. Dispose of sampling-derived wastes as follows;
    - Soil, water, and other environmental media for which analysis does not detect organic constituents, and for which inorganic constituents are at levels consistent with background, may be spread on-site or otherwise treated as a non0-waste material.
    - Soils, water, and other environmental media in which organic compounds are detected or metals are present above background will be disposed as industrial waste. Alternate disposition must be consistent with applicable State and Federal laws.
    - Personal protective equipment, disposable bailers, and similar equipment may be disposed as municipal waste, unless waste characterization results mandate disposal as industrial wastes

7. Decontamination

Sampling methods and equipment have been chosen to minimize decontamination requirements and to prevent the possibility of cross-contamination. Decontamination of equipment will be performed between discrete sampling locations. Equipment used to collect composite samples will not require decontamination between aliquots of the same composite sample. All sampling equipment will be decontaminated prior to sampling, after sampling each monitoring well, and after the completion of all sampling.

Decontamination will consist of:

- Steam cleaning;
- Scrubbing with brushes, if soil remains on sampling equipment; and

- Steam rinse.

Split spoons and other non-disposable equipment will be decontaminated between each sampling event. The sampler will be cleaned prior to each use, by one of the following procedures:

- Initially cleaned of all foreign matter;
- Sanitized with a steam cleaner;

OR

- Initially cleaned of all foreign matter;
- Scrubbed with brushes in trisodium phosphate or alconox solution;
- Rinsed with deionized water;
- Rinsed with pesticide grade methanol;
- Triple rinsed with deionized water; and
- Allowed to air dry.

8. Sample Containers

The volumes and containers required for the sampling activities are included in pre-washed sample containers will be ordered directly from a firm, which prepares the containers in accordance with USEPA bottle washing procedures.

Table 1
Groundwater Samples

Type of Analysis	Type and Size of Container	Number of Containers and Sample Volume (per sample)	Preservation	Maximum Holding Time
Volatile Organics	40-ml glass vial with Teflon-backed septum	Two (2); fill completely, no air space	Cool to 4° C (ice in cooler), Hydrochloric acid to pH <2	7 days
Semi-volatile Organics	1,000-ml amber glass jar	One (1); fill completely	Cool to 4° C (ice in cooler)	7/40 days
Pesticides	1,000-ml amber glass jar	One (1); fill completely	Cool to 4° C (ice in cooler)	7/40 days
PCBs	1,000-ml amber glass jar	One (1); fill completely	Cool to 4° C (ice in cooler)	7/40 days
Metals	500-ml polyethylene	One (1); fill completely	Cool to 4° C (Nitric acid to pH <2	6 months

Notes:
1. Holding time is based on the times from verified time of sample receipt at the laboratory.
2. All sample bottles will be prepared in accordance with USEPA bottle washing procedures. These

procedures are incorporated in LaBella's Quality Control Procedures Manual, January, 1992.

TABLE 2
Soil Samples

Type of Analysis	Type and Size of Container	Number of Containers and Sample Volume (per sample)	Preservation	Maximum Holding Time
Volatile Organics, Semi-volatile Organics, PCBs, and Pesticides	8-oz, glass jar with Teflon-lined cap	Two (2), fill as completely as possible	Cool to 4° C (ice in cooler)	7 days
RCRA Characterization	8-oz. glass jar with Teflon-lined cap	One (1); fill completely	Cool to 4° C (ice in cooler)	Must be extracted within 10 days; analyzed with 30 days

Notes:

1. Holding time is based on the times from verified time of sample receipt at the laboratory.

2. All sample bottles will be prepared in accordance with USEPA bottle washing procedures. These procedures are incorporated in LaBella's Quality Control Procedures Manual, January, 1992.

TABLE 3
List of Major Instruments for Sampling and Analysis

- Photovac Micro Tip FID or PID
- Hollige Series 963 Nephlometer (turbidity meter)
- pH/Temperature/Conductivity Meter - Portable
- Hewlett Packard (HP) 1000 computer with RTE-6 operating system; and HP 9144 computer with RTE-4 operating system equipped with Aquarius software for control and data acquisition from gas chromatograph/mass spectrometer (GC/MS) systems; combined wiley and National Bureau of Standards (NBS) mass spectral library; and data archiving on magnetic tape
- Viriam 6000 and 37000 gas chromatrographs equipped with flame ionization, electron capture, photoionization and wall detectors as appropriate for various analyses,, and interfaced to Variam DS604 or D5634 data systems for processing data.
- Spectra-Physics Model SP 4100 and SP 4270 and Variam 4270 cam puting integrators
- Perkin Eimer (PE) 3000% and 3030% fully Automated Atomic Absorption Spectrophotometers (AAS) with Furnace Atomizer and background correction system
- PE Plasma II Inductively Coupled Argon Plasma (ICAP) Spectre meter with PE7500 laboratory computer
- Dionex 20001 ion chromatograph with conductivity detector for anion analysis, with integrating recorder

9. Sample Custody

This section describes standard operating procedures for sample identification and chain-of-custody to be utilized for all Phase II field activities. The purpose of these procedures is to ensure that the quality of the samples is maintained during their collection, transportation, and storage through analysis. All chain-of-custody requirements comply with standard operating procedures indicated in USEPA sample handling protocol.

Sample identification documents must be carefully prepared so that sample identification and chain-of-custody can be maintained and sample disposition controlled. Sample identification documents include:

- Field notebooks,
- Sample label,
- Custody seals, and
- Chain-of-custody records.

10. Chain-of-Custody

The primary objective of the chain-of-custody procedures is to provide an accurate written or computerized record that can be used to trace the possession and handling of a sample from collection to completion of all required analyses. A sample is in custody if it is:

- In someone's physical possession;
- In someone's view;
- Locked up; or
- Kept in a secured area that is restricted to authorized personnel.

10.1. Field Custody Procedures

- As few persons as possible should handle samples.
- Sample bottles will be obtained precleaned from a source such as I-Chem. Coolers or boxes containing cleaned bottles should be sealed with a custody tape seal during transport to the field or while in storage prior to use.
- The sample collector is personally responsible for the care and custody of samples collected until they are transferred to another person or dispatched properly under chain-of-custody rules.
- The sample collector will record sample data in the notebook.
- The site manager will determine whether proper custody procedures were followed during the fieldwork and decide if additional samples are required.

10.2. Sample Tags

Sample tags attached to or affixed around the sample container must be used to properly identify all samples collected in the field. The sample tags are to be placed on the bottles so as not to obscure any QC lot numbers on the bottles; sample information must be printed in a legible manner using waterproof ink. Field identification must be sufficient to enable cross-reference with the logbook. For chain-of-custody purposes, all QC samples are subject to exactly the same custodial procedures and documentation as "real" samples.

10.3. Transfer of Custody and Shipment

- The coolers in which the samples are packed must be accompanied by a chain-of-custody record. When transferring samples, the individuals relinquishing and receiving them must sign, date, and note the time on the chain-of-custody record. This record documents sample custody transfer
- Shipping containers must be sealed with custody seals for shipment to the laboratory. The method of shipment, name of courier, and other pertinent information are entered in the "Remarks" section of the chain-of-custody record and traffic reports.
- All shipments must be accompanied by the chain-of-custody record identifying their contents. The original record accompanies the shipment. The other copies are distributed appropriately to the site manage.
- If sent by mail, the package is registered with return receipt requested. If sent by common carrier, a bill of lading is used. Freight bills, Postal Service receipts, and bill of lading are retained as part of the permanent documentation.

10.4. Chain-of-Custody Record

The chain-of-custody record must be fully completed in duplicate, using black carbon paper where possible, by the field technician who has been designated by the project manager as responsible for sample shipment to the appropriate laboratory for analysis. In addition, if samples are known to require rapid turnaround in the laboratory because of project time constraints or analytical concerns (e.g., extraction time or sample retention period limitations, etc.), the person completing the chain-of-custody record should note these constraints in the "Remarks" section of the record.

10.5. Laboratory Custody Procedures

A designated sample custodian accepts custody of the shipped samples and verifies that the sample identification number matches that on the chain-of-custody record and traffic reports, if required. Pertinent information as to shipment, pickup, and courier is entered in the "Remarks" section.

10.6. Custody Seals

Custody seals are preprinted adhesive-backed seals with security slots designed to break if the seals are disturbed. Sample shipping containers (coolers, cardboard boxes, etc., as appropriate) are sealed in as many places as necessary to ensure security. Seals must be signed and dated before use. On receipt at the laboratory, the custodian must check (and certify, by completing the package receipt log and LABMIS entries) that seals on boxes and bottles are intact. Strapping tape should be placed over the seals to ensure that seals are not accidentally broken during shipment.

11. Documentation

11.1. Sample Identification

All containers of samples collected from the project will be identified using the following format on a label or tag fixed to the sample container (labels are to be covered with Mylar tape):

XX-YY-O/D

- XX This set of initials indicates the specific Phase II sampling project
- YY These initials identify the sample location. Actual sample locations will be recorded in the task log.
- O/D An "O" designates an original sample; "D" identifies it as a duplicate.

Each sample will be labeled, chemically preserved, if required and sealed immediately after collection. To minimize handling of sample containers, labels will be filled out prior to sample collection. The sample label will be filled out using waterproof ink and will be firmly affixed to the sample containers and protected with Mylar tape. The sample label will give the following information:

- Name of sampler,
- Date and time of collection,
- Sample number,
- Analysis required,
- pH, and
- Preservation.

11.2. Daily Logs

Daily logs and data forms are necessary to provide sufficient data and observations to enable participants to reconstruct event that occurred during the project and to refresh the memory of the field personnel if called upon to give testimony during legal proceedings. All daily logs will be kept in a bound waterproof notebook containing numbered pages. All entries will be made in waterproof ink, dated, and signed. No pages will be removed for any reason. Corrections will be made according to the procedures given at the end of this section. The daily logs will include a site log and task log.

The site log is the responsibility of the site manager and will include a complete summary of the day's activity at the site.

The **Task Log** will include:

- Name of person making entry (signature).
- Names of team members on-site.
- Levels of personnel protection:
  - Level of protection originally used;
  - Changes in protection, if required; and
  - Reasons for changes.

- Time spent collecting samples.
- Documentation on samples taken, including:
  - Sampling location and depth station numbers;
  - Sampling date and time, sampling personnel;
  - Type of sample (grab, composite, etc.); and
  - Sample matrix.
- On-site measurement data.
- Field observations and remarks.
- Weather conditions, wind direction, etc.
- Unusual circumstances or difficulties.
- Initials of person recording the information.

12. Corrections to Documentation

12.1. Notebook

As with any data logbooks, no pages will be removed for any reason. If corrections are necessary, these must be made by drawing a single line through the original entry (so that the original entry can still be read) and writing the corrected entry alongside. The correction must be initialed and dated. Most corrected errors will require a footnote explaining the correction.

12.2. Sampling Forms

As previously stated, all sample identification tags, chain-of-custody records, and other forms must be written in waterproof ink. None of these documents are to be destroyed or thrown away, even if they are illegible or contain inaccuracies that require a replacement document.

If an error is made on a document assigned to one individual, that individual may make corrections simply by crossing a line through the error and entering the corrected information. The incorrect information should not be obliterated. Any subsequent error discovered on a document should be corrected by the person who made the entry. All corrections must be initialed and dated.

12.3. Photographs

Photographs will be taken as directed by the site manager. Documentation of a photograph is crucial to its validity as a representation of an existing situation. The following information will be noted in the task log concerning photographs:

- Date, time, location photograph was taken;
- Photographer (signature);
- Weather conditions;
- Description of photograph taken;
- Reasons why photograph was taken;
- Sequential number of the photograph and the film roll number; and
- Camera lens system used.

After the photographs have been developed, the information recorded in the field notebook should be transferred to the back of the photographs

13. Sample Handling, Packaging, and Shipping

The transportation and handling of samples must be accomplished in a manner that not only protects the integrity of the sample, but also prevents any detrimental effects due to the possible hazardous nature of samples. Regulations for packaging, marking, labeling, and shipping hazardous materials are promulgated by the United States Department of Transportation (DOT) in the Code of Federal Regulation, 49 CFR 171 through 177. All samples will be delivered to the laboratory with 24 to 48 hours from the day of collection.

All chain-of-custody requirements must comply with standard operating procedures in the USEPA sample handling protocol. All sample control and chain-of-custody procedures applicable to the Consultant are presented in the Field Personnel Chain-of-Custody Documentation and Quality Control Procedures Manual, January 1992.

13.1. Sample Packaging

Samples must be packaged carefully to avoid breakage or contamination and must be shipped to the laboratory at proper temperatures. The following sample packaging requirements will be followed:

- Sample bottle lids must never be mixed. All sample lids must stay with the original containers.
- The sample volume level can be marked by placing the top of the label at the appropriate sample height, or with a grease pencil. This procedure will help the laboratory to determine if any leakage occurred during shipment. The label should not cover any bottle preparation QC lot numbers.
- All sample bottles are placed in a plastic bag to minimize the potential for vermiculite contamination.
- Shipping coolers must be partially filled with packing materials and ice when required, to prevent the bottles from moving during shipment.
- The sample bottles must be placed in the cooler in such a way as to ensure that they do not touch one another.
- The environmental samples are to be cooled. The use of "blue ice" or some other artificial icing material is preferred. If necessary, ice may be used, provided that it is placed in plastic bags. Ice is not to be used as a substitute for packing materials.
- Any remaining space in the cooler should be filled with inert packing material. Under no circumstances should material such as sawdust, sand, etc., be used.
- A duplicate custody record and traffic reports, if required must be placed in a plastic bag and taped to the bottom of the cooler lid. Custody seals are affixed to the sample cooler.

13.2. Shipping Containers

Shipping containers are to be custody-sealed for shipment as appropriate. The container custody seal will consist of filament tape wrapped around the package at least twice and custody seals affixed in such a way that access to the container can be gained only by cutting the filament tape and breaking a seal.

Field personnel will make arrangements for transportation of samples to the lab. When custody is relinquished to a shipper, field personnel will telephone the lab custodian to inform him of the expected time of arrival of the sample shipment and to advise him of any time constraints on sample analysis. The lab must be notified as early in the week as possible, and in no case later than 3 p.m. (EST) on Thursday, regarding samples intended for Saturday delivery.

13.3. Marking and Labeling

- Use abbreviations only where specified.
- The words "This End Up" or "This Side Up" must be clearly printed on the top of the outer package. Upward pointing arrows should be placed on the sides of the package. The words "Laboratory Samples" should also be printed on the top of the package.
- After a sample container has been sealed, two chain-of-custody seals are placed on the container, one on the front and one on the back. The seals are protected from accidental damage by placing strapping tape over then.
- If samples are designated as medium or high hazard, they must be sealed in metal paint cans, placed in the cooler with vermiculite and labeled and placarded in accordance with DOT regulations.
- In addition, the coolers must also be labeled and placarded in accordance with DOT regulations if shipping medium and high hazard samples.

14. Calibration Procedures and Frequency

All instruments and equipment used during sampling and analysis will be operated, calibrated, and maintained according to the manufacturer's guidelines and recommendations as well as criteria set forth in the applicable analytical methodology references. Operation, calibration, and maintenance will be performed by personnel properly trained in these procedures. Documentation of all routine and special maintenance and calibration information will be maintained in an appropriate logbook or reference file, and will be available on request. Table 7-1 lists the major instruments to be used for sampling and analysis. Brief descriptions of calibration procedures for major field and laboratory instruments follow.

15. Field Instrumentation

15.1. Photovac Micro Tip Flameionizer (FID)

Standard operating procedures for the FID require that routine maintenance and calibration be performed every six months. Field calibration will be performed on a daily basis. The packages used for calibration are non-toxic analyzed gas mixtures available in pressurized containers.

15.2. Photovac/MiniRae Photoionization Detector (PID)

Standard operating procedures for the PID require that routine maintenance and calibration be performed every six months. Field calibration will be performed on a daily basis. The packages used for calibration are non-toxic analyzed gas mixtures available in pressurized containers.

15.3. Conductance, Temperature, and pH Meter

Temperature and conductance instruments are factory calibrated. Temperature accuracy can be checked against an NBS certified thermometer prior to field use if necessary. Conductance accuracy may be checked with a solution of known conductance and recalibration can be instituted, if necessary.

To recalibrate conductance, remove the black plug revealing the adjustment potentiometer screw. Add standard solution to cup, discard and refill. Repeat procedure until the digital display indicates the same value twice in a row. Adjust the potentiometer until the digital display indicates the known value of conductance. To increase the digital display reading, turn the adjustment potentiometer screw counter-clockwise (clockwise to decrease).

To standardize the pH electrode and meter, place the pH electrode in the 7.0 buffer bottle. Adjust the "ZERO" potentiometer on the face of the tester so that the digital display indicates 7.00.

Then place the pH electrode in the 4.0 or 10.0 buffer bottle (depending on where you expect the actual measurement to be). Adjust the "SLOPE" potentiometer on the face of the tester so that the digital display indicates the value of the buffer chosen.

Note: There is interaction between the "ZERO" and "SLOPE" adjustments, so the procedure should be repeated several times.

Do not subject the pH electrode to freezing temperatures.

It is good practice to rinse the electrode in distilled water when going from one buffer to another. When not in use the cap should be kept on the electrode. Keeping the cotton in the cap moist will keep the electrode ready to use. Moisten the cotton frequently (once a week, usually).

15.4. Nephelometer (Turbidity Meter)

The Series 95 nephelometer is calibrated before each use. Allow the instrument to warm up for approximately 2 hours. Using turbidity-free deionized water, zero the meter. Set the scale to 100, fill with a 40 NTU standard (AEPA-1 turbidity standard from Advanced Polymer Systems, Inc.), and insert into the instrument. Adjust the standardize control to give a readout of 200. Re-zero the instrument and repeat these steps with the scale set at 10 and 1 using 4.0 and 0.4 NTU standards, respectively. These standards are prepared by diluting aliquots of the 40 NTU standard.

16. Internal Quality Control Checks

QC data are necessary to determine precision and accuracy and to demonstrate the absence of

interferences and/or contamination of field equipment. Field-based QC will comprise at least 10% of each data set generated and will consist of standards, replicates, spikes, and blanks. Field duplicates and field blanks will be analyzed by the laboratory as samples and will not necessarily be identified to the laboratory as duplicates or blanks. For each matrix, field duplicates will be provided at a rate of one per 10 samples collected or one per shipment, whichever is greater. Field blanks which consist of trip, routine field, and rinsate blanks will be provided at a rate of one per 20 samples collected for each parameter group, or one per shipment, whichever is greater.

Calculations will be performed for recoveries and standard deviations along with review of retention times, response factors, chromatograms, calibration, tuning, and all other QC information generated. All QC data, including split samples, will be documented in the site logbook. QC records will be retained and results reported with sample data.

16.1. Blank Samples

Blank samples are analyzed in order to assess possible contamination from the field and/or laboratory so that corrective measures may be taken, if necessary. Field samples are discussed in the following subsection:

16.2. Field Blanks

Various types of blanks are used to check the cleanliness of field handling methods. The following types of blanks may be used: the trip blank, the routine field blank, and the field equipment blank. They are analyzed in the laboratory as samples, and their purpose is to assess the sampling and transport procedures as possible sources of sample contamination. Field staff may add blanks if field circumstances are such that they consider normal procedures are not sufficient to prevent or control sample contamination, or at the direction of the project manager. Rigorous documentation of all blanks in the site logbooks is mandatory.

- **Routine Field Blanks** or bottle blanks are blank samples prepared in the field to access ambient field conditions. They will be prepared by filling empty sample containers with deionized water and any necessary preservatives. They will be handled like a sample and shipped to the laboratory for analysis.
- **Trip Blanks** are similar to routine field blanks with the exception that they are **not** exposed to field conditions. Their analytical results give the overall level of contamination from everything except ambient field conditions. For the RI/FS, one trip blank will be collected with every batch of water samples for volatile organic analysis. Each trip blank will be prepared by filling a 40-ml vial with deionized water prior to the sampling trip, transported to the site, handled like a sample, and returned to the laboratory for analysis without being opened in the field.
- **Field Equipment Blanks** are blank samples (sometimes called transfer blanks or rinsate blanks) designed to demonstrate that sampling equipment has been properly prepared and cleaned before field use, and that cleaning procedures between samples are sufficient to minimize cross contamination. If a sampling team is familiar with a particular site, they may be able to predict which areas or samples are likely to have the highest concentration of contaminants. Unless other constraints apply, these samples should be taken last to avoid excessive contamination of sampling equipment.

16.3. Field Duplicates

Field duplicate samples consist of a set of two samples collected independently at a sampling location during a single sampling event. In some instances the field duplicate can be a blind duplicate, i.e., indistinguishable from other analytical samples so that personnel performing the analyses are not able to determine which samples are field duplicates. Field duplicates are designed to assess the consistency of the overall sampling and analytical system.

16.4. Quality Control Check Samples

Inorganic and organic control check samples are available from USEPA free of charge and are used as a means of evaluating analytical techniques of the analyst. Control check samples are subjected to the entire sample procedure, including extraction, digestion, etc., as appropriate for the analytical method utilized.

Y:\RJ DORSCHEL CORP\209395\REPORTS\SMP\APPENDIX G - QAPP - DORSCHEL.DOC

LaBella Associates, D.P.C.
300 State Street
Rochester, New York 14614

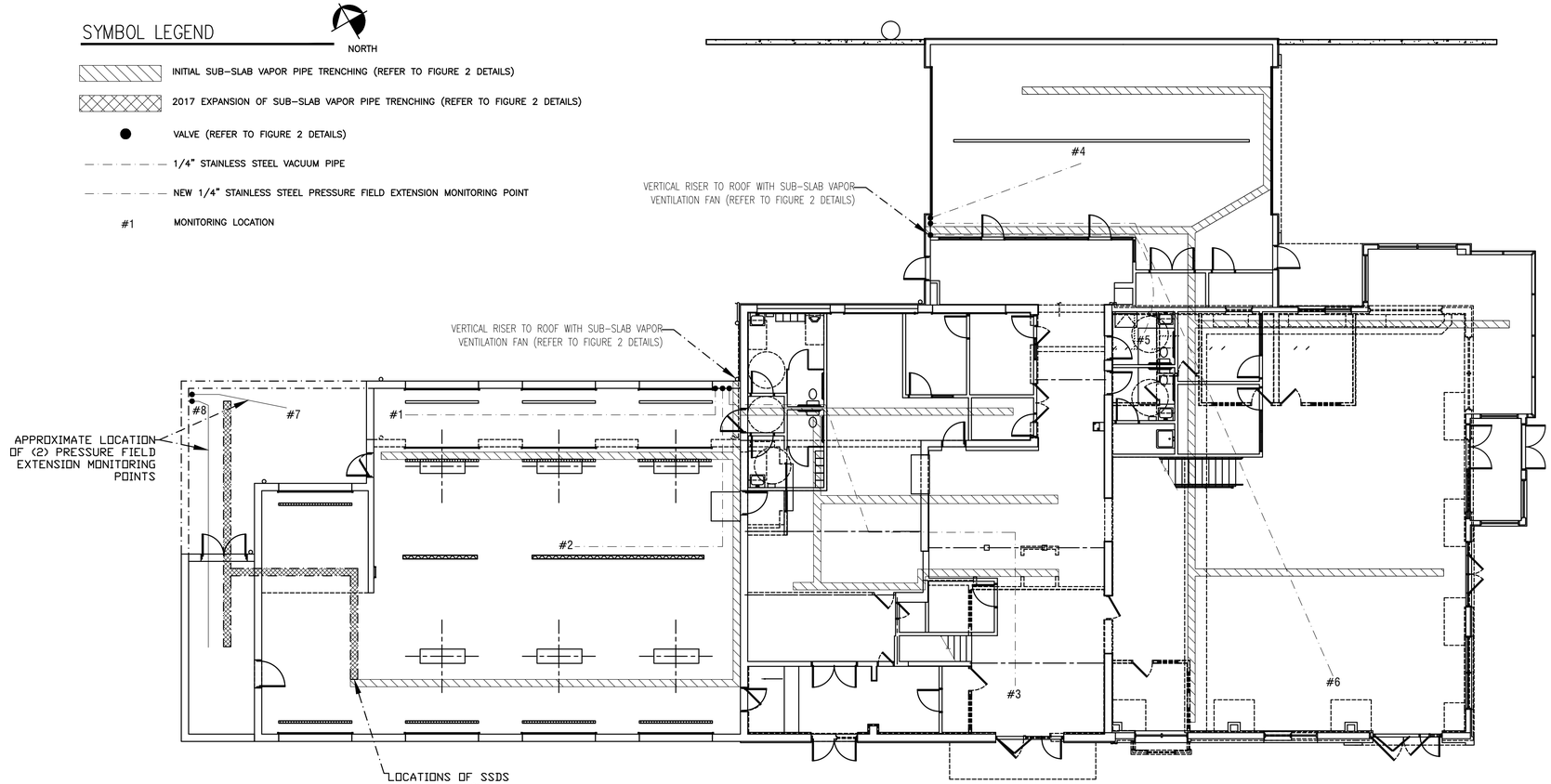
Appendix H

SSDS As-Built Drawings
3875 Parcel Building

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.

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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 professional engineer, architect, 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 engineer, architect or 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.

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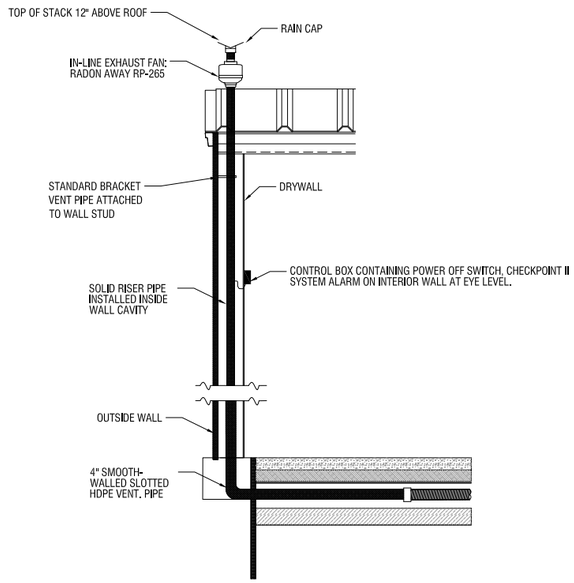
PROJECT/CLIENT
3875 West Henrietta Road
Henrietta, New York
RJ Dorschel Corp.

DRAWING TITLE
AS-BUILT SUB-SLAB DEPRESSURIZATION SYSTEM

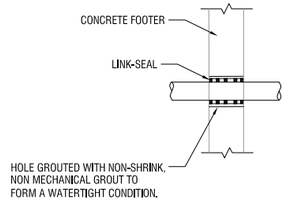
ISSUED FOR: AS-BUILT
DATE: AUGUST 2018
SCALE: 1:50
DRAWN BY: HMS/RCN
REVIEWED BY: DPH
REVIEWED BY: ###

PROJECT/DRAWING NUMBER
209395

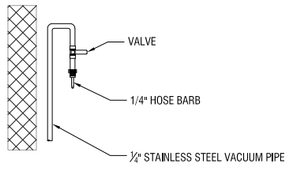
FIG 1



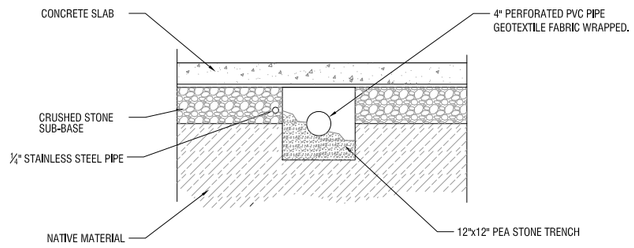
REAR ENDWALL



PROFILE AT PENETRATION



PROFILE AT GAUGE POINT



MATERIAL PROFILE

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
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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/RCH
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

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Appendix I

Biocell Documentation Samples

J:\RJ Dorschel Corp\209395\Drawings\PRR 2012\Fig4 Biocell Monitoring.mxd

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

R.J. Dorschel Corporation

Biocell Sampling and Monitoring Locations

209395

FIGURE 4

TABLE 1
Biocell Closure Sampling Results
3865 & 3875 West Henrietta Road, Henrietta, New York
Summary of Detected Volatile Organic Compounds (VOCs) in Soil
All Results Expressed in micrograms per kilolgram (ug/kg)

Sample ID	G-1	G-2	G-3	G-4	G-5	G-6	G-7	G-8	G-9	C-1	C-2	C-3	NYSDEC Part 375-6.8 (a) Unrestricted Use SCOs
Sample Type	**Grab**	**Grab**	**Grab**	**Grab**	**Grab**	**Grab**	**Grab**	**Grab**	**Grab**	**Composite**	**Composite**	**Composite**	
Ethylbenzene	ND	14			ND			ND	ND	ND	ND	ND	1,000
m,p-Xylene		36											NS
o-Xylene		1.5 J											
Total Xylenes		37											260
Isopropylbenzene		3.0 J											NS
n-Propylbenzene		10											3,900
1,3,5-Trimethylbenzene		110	11	1.3 J		100	65						8,400
1,2,4-Trimethylbenzne		210				83	40						3,600
sec-Butylbenzene		1.8 J											11,000
p-Isopropyltoluene		7.1											NS
n-Butylbenzene		ND				18	18						12,000
Naphthalene		47					7.6						12,000

Notes:
1. ND denotes compound was not detected at or above the laboratory method detected limit.
2. "NS" indicates no SCO exists for that compound.