Former Holtz Porsche Audi Mazda

MONROE COUNTY, NEW YORK

Site Management Plan

NYSDEC Site Number: C828181

Prepared for:
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131 Kilbourn Road
Henrietta, New York 14618

Prepared by:
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Revisions to Final Approved Site Management Plan:

Revision #	Submitted Date	Summary of Revision	DEC Approval Date

DECEMBER 2014

CERTIFICATION

I Daniel P. Noll certify that I am currently a NYS registered professional engineer as 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) and that all activities were performed in full accordance with the DER-approved work plan and any DER-approved modifications.

Daniel P. Noll	12/23/2014	081996	
Name	Date	P.E. No.	Signature

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

LIST OF APPENDICES

SITE MANAGEMENT PLAN

1.0 INTRODUCTION AND DESCRIPTION OF REMEDIAL PROGRAM

1.1 INTRODUCTION

This document is required as an element of the remedial program at Holtz Porsche Audi Mazda (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# C828181-12-11, Site # C828181, which was executed by the Applicant on January 16, 2012.

1.1.1 General

Linleigh Realty, LP, as the Remedial Party, entered into a BCA with the NYSDEC to investigate and remediate contaminated media at a 3.93 acre property located at 3955 West Henrietta Road in the Town of Henrietta, Monroe County, New York (Site). . A figure showing the location and boundaries of this 3.93-acre site is provided in Figure 1. The boundaries of the Site are more fully described in the metes and bounds site description that is part of the Environmental Easement.

After completion of the remedial work described in the Remedial Action Work Plan, some contamination was left in the subsurface at the 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, on behalf of Linleigh Realty, LP, in accordance with the requirements in NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation, dated May 2010, and the guidelines provided by NYSDEC. This SMP addresses the means for implementing the Institutional Controls (ICs) that are required by the Environmental Easement for the Site.

1.1.2 Purpose

The Site contains contamination left after completion of the remedial action. Engineering Controls have been incorporated into the site remedy to control exposure to remaining contamination during the use of the Site and 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 placed on the Site. The ICs place restrictions on site use, and mandate monitoring and reporting measures for all ECs. This SMP specifies the methods necessary to ensure compliance with 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 Institutional Controls; (2) performance of periodic inspections, certification of results, and submittal of Periodic Review Reports. To address these needs, this SMP includes an Institutional Control Plan for implementation and management of ICs. 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# C828181-12-11, Site # C828181 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 identified as Block 2 and Lot 5.2 on the Town of Henrietta Tax Map 161.190. The Site is an approximately 3.93-acre area bounded by an automobile dealership to the north, several commercial properties (a parking lot, an automotive repair facility and a gasoline station) to the south, West Henrietta Road to the east, and an undeveloped, commercially zoned property to the west (see Figure 2).

The boundaries of the Site are more fully described in the Metes and Bounds, which is included in the Environmental Easement.

1.2.2 Site History

Historic research indicates that the Site was used for agricultural purposes until 1973 when it was developed and used for automobile sales and service activities. The Site is currently owned by Garber Realty NY, LLC as of November 10, 2011. Its contact information is below:

Garber Realty NY, LLC
999 S.Washington Avenue, Suite 1
Saginaw, Michigan 48601
Manager: Richard J. Garber
Telephone: (989) 497-6402

Previous owners and operators of the Site are detailed in the tables below.

PREVIOUS OWNERS

NAME	LAST KNOWN ADDRESS	TEL. NO.	RELATIONSHIP TO REQUESTOR	PERIOD OF OWNERSHIP
D.L. Bailey	Unknown	Unknown	None	1872 – 1924
Chas. Bailey	Unknown	Unknown	None	1924 – 1941
L. Vollmer	Unknown	Unknown	None	1941− ?
I. Gordon Realty Corp.	40 West Ave., Rochester, NY	Unknown	None	1964 −11/11/73
Dorschel AMC Jeep, Inc.	3389 W. Henrietta Rd., Henrietta, NY 14623	Unknown	None	11/11/73 – 5/31/74
American Motors Realty Corporation	14250 Plymouth Rd., Detroit, MI 48232	Unknown	None	5/31/74 – 5/5/81
John D. Holtz	133 Kilbourn Rd., Rochester, NY 14618	585-334-1600	President of Big Bear Management, Inc. the General Partner of Linleigh	5/5/81 – 8/27/97
Linleigh Realty, L.P.	133 Kilbourn Rd, Rochester, NY 14618	585-334-1600	Requestor	8/28/97-11/10/11

PREVIOUS OPERATORS

NAME	LAST KNOWN ADDRESS	TEL. NO.	RELATIONSHIP TO REQUESTOR	PERIOD OF OPERATION
Dorschel AMC/Jeep, Inc.	3389 W. Henrietta Rd., Henrietta, NY 14623	Unknown	None	1973 – 1981
Holtz House of Vehicles, Inc.	3955 W. Henrietta Rd., Henrietta, NY 14623	585-334-1600	Tenant	1981 – Present

1.2.3 Geologic Conditions

Native soils exist at the Site from approximately 0.4 to 22.8 ft bgs. The apparent native soil deposits encountered beneath the surface asphalt and site building consist of alluvial and lacustrine deposits. The alluvial deposit generally consists of brown, coarse to medium-grained sand, with some to little silt, and ranges in thickness from approximately 0.4 to at least 11.1 feet bgs. The lacustrine deposit was encountered beneath the alluvial deposit to a depth of approximately 22.8 ft bgs and ranged in texture from a red to brown clay with some silt. Soil was not observed at depths greater that 22.8 ft bgs which is presumed to be the top of bedrock.

Static groundwater levels range from approximately 0.55 to 6.9 feet bgs. The perched groundwater observed at the Site is generally located within the alluvial soils. Water-level elevation data indicate a resultant direction of groundwater flow that is horizontally to the west with a slight trend to the west-northwest.

A groundwater flow figure is shown in Figure 3.

1.3 SUMMARY OF REMEDIAL INVESTIGATION FINDINGS

A Remedial Investigation (RI) was performed to characterize the nature and extent of contamination at the Site. The results of the RI are described in detail in the following reports:

- Remedial Investigation Report, NYSDEC BCP Site #C828181, Prepared by LaBella Associates, P.C., August 2013.

Generally, the RI determined that solvent related volatile organic compounds (VOCs) (specifically Trichloroethene (TCE) and its breakdown compounds) in soil and groundwater with minimal amounts of petroleum related semi-volatile compounds (SVOCs) in surface soil. Based on these findings, it appears the source of the VOC plume is in the area of the automotive service repair area's waste water system (i.e. trench floor drain and oil-water separator). The limits of the VOC impacts were defined by the RI.

Below is a summary of site conditions when the RI was performed in 2012 and 2013:

<u>Soil</u>

- Shallow subsurface soils beneath the automotive service portion of the building were contaminated by petroleum related VOCs at concentrations below Part 375-6.8(a) Restricted Use Soil Cleanup Objectives (SCOs) for a Commercial Site. VOC concentrations detected in RI sampling of subsurface soil are summarized in Table 1.
- A small area of surface soil on the western portion of the Site was contaminated with SVOCs at concentrations exceeding Part 375-6.8(a) Restricted Use Soil Cleanup Objectives (SCOs) for a Commercial Site. SVOC concentrations detected in RI sampling of surface soil are summarized in Table 2.
- A small area of surface soil on the southern portion of the Site was contaminated with SVOCs at concentrations exceeding Part 375-6.8(a) Unrestricted Use SOCs but below Restricted Use SCOs for a Commercial Site. SVOC concentrations detected in RI sampling of surface soil are summarized in Table 2.

  Areas of surface and subsurface soil impacts detected during the RI are detailed

on Figure 4.

Site-Related Groundwater

Groundwater at the Site is impacted with petroleum and chlorinated related VOCs. The groundwater plume is primarily located underneath the automotive service area and extends slightly outside the main building at the Site to the west. The source of the groundwater impacts appears to be the automotive repair area's waste water system (i.e. trench floor drain and oil-water separator). A break/hole in the westernmost trench drain was observed during an inspection. This break/hole was repaired in January 2010 and the remaining trench drain was inspected and did not identify other breaks. Comparison of BCP groundwater sample results with pre BCP groundwater sampling results do not indicate an increase in the size and concentration of the chlorinated groundwater plume. Therefore, the groundwater plume remains stable.

VOC concentrations in groundwater are summarized in Table 3.

Site-Related Soil Vapor Intrusion

The results of the interior ambient air and sub-slab vapor samples were compared to the guidance values included in the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006). There are no exceedances of the minimum action levels identified in Matrices 1 and 2 for the compounds with action levels. It should be noted that other VOCs (predominantly petroleum related) not included in Matrices 1 and 2 were detected; however, the concentrations were generally higher in the indoor air than the corresponding sub slab vapor sample. This is likely due to the nature of the automotive repair operations at the Site.

Ambient air and sub-slab vapor sample locations are detailed on Figure 4. Detected VOC concentrations are summarized in Table 4.

1.4 SUMMARY OF REMEDIAL ACTIONS

The Site was remediated in accordance with the NYSDEC-approved Remedial Work Plan dated October 2014.

The following is a summary of the Remedial Actions performed at the Site:

1. Construction and maintenance of a soil cover system consisting of crushed stone to prevent human exposure to remaining contaminated soil exceeding Restricted Use SCOs for a Commercial Site. This cover system includes a

minimum of 12 inches of stone applied as part of the remedy. Geotextile fabric was placed as a demarcation layer between the stone and underlying soil. The cover system also includes existing pavement and buildings at the Site;

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

3. 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 Institutional Controls. Remedial activities were completed at the site in May 2014.

1.4.1 Site-Related Treatment Systems

No long-term treatment systems were installed as part of this site remedy.

1.4.2 Remaining Contamination

The remedial work did not remove all contamination at the Site. Remaining contamination at the Site includes the following:

Shallow subsurface soil at the Site contains VOCs at concentrations exceeding NYSDEC Part 375-6.8(a) Unrestricted Use SCOs but below Restricted Use SCOs for a Commercial Site. VOC impacts are limited to shallow subsurface soils beneath the automotive service portion of the building. The impacts are anticipated at approximately 2 feet below the ground surface (BGS) and extend in some areas up to approximately 8 feet BGS. Further, a small area of surface soils on the southern portion of the Site contain SVOCs above Part 375-6.8(a) Unrestricted Use SCOs. The areas of remaining contamination above Part 375-6.8(a) Unrestricted Use SCOs are shown on Figure 7 and are summarized in Tables 5 and 6.

A small area of surface soil on the western portion of the Site contains SVOCs at concentrations exceeding Part 375-6.8(a) Restricted Use Soil Cleanup Objectives (SCOs) for a Commercial Site. This soil is located beneath an approximately one (1) foot thick

cover system. The areas of remaining contamination above Part 375-6.8(b) Restricted Use SCOs for a Commercial Site are shown on Figure 7 and are summarized in Tables 6.

In addition to the above, petroleum and chlorinated VOCs were detected at concentrations exceeding Part 703 Groundwater Standards in monitoring wells at the Site (refer to Table 3 and Figure 5).

2.0 ENGINEERING AND INSTITUTIONAL CONTROL PLAN

2.1 INTRODUCTION

2.1.1 General

Since remaining contaminated soil and groundwater exists beneath portions of 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 EC/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.

The Excavation Work Plan is also to be applied to any disturbance of the remaining area of SVOC soil impacts above Unrestricted Use SCOs.

2.2 ENGINEERING CONTROLS

2.2.1 Engineering Control Systems

2.2.1.1 Soil Cover

Exposure to remaining contamination in soil/fill at the site is prevented by a soil cover system placed over the Site. This cover system is comprised of a minimum of 12 inches of clean crushed stone and includes existing buildings and pavement at the site. The location of the soil covers system is depicted in Figure 8. The Excavation Work Plan that appears in Appendix A outlines the procedures required to be implemented in the event the cover system is breached, penetrated or temporarily removed, and any underlying remaining contamination is disturbed. Procedures for the inspection and maintenance of this cover are provided in the Monitoring Plan included in Section 4 of this SMP.

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 Cover System

The cover system is a permanent control and the quality and integrity of this system will be inspected at defined, regular intervals in perpetuity.

2.3 INSTITUTIONAL CONTROLS

A series of Institutional Controls is required by the Decision Document to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination by controlling disturbances of the contamination; and, (3) limit the use and development of the Site to commercial 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 Controlled Property must be inspected at a frequency and in a manner defined in the SMP;
- An evaluation of the potential for soil vapor intrusion must be performed should the site use change from an automotive sales and repair facility;
- Groundwater monitoring must be performed as defined in this SMP;
- Data and information pertinent to Site Management of the Controlled Property 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. Site restrictions that apply to the Controlled Property 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, such as unrestricted or restricted residential 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 rendering it safe for intended use;
- The potential for vapor intrusion must be evaluated for any buildings developed, and any potential impacts that are identified must be monitored or mitigated;
- Vegetable gardens and farming on the property are prohibited;
- The Site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property 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 use. Any future intrusive work that will penetrate the soil cover or cap, or encounter or disturb the remaining contamination, including any modifications or repairs to the existing cover system will be performed in compliance with the Excavation Work Plan (EWP) that is attached as Appendix A to this SMP. Any work conducted pursuant to the EWP must also be conducted in accordance with the procedures defined in a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) 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 A-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 4).

The Site owner 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 de-water, 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.

2.4 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:

- 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

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 plan (Section 4).

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 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.
- 7-day advance notice of any proposed ground-intrusive activities pursuant to the Excavation Work Plan.
- Notice within 48-hours of any damage or defect to the foundation, structures or engineering control that reduces or has the potential to reduce the effectiveness of an Engineering Control and likewise any action to be taken to mitigate the damage or defect.
- Verbal notice by noon of the following day 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, with written confirmation within 7 days that includes 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 Brownfield Cleanup Agreement (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 LaBella. These emergency contact lists must be maintained in an easily accessible location at the site.

Emergency Contact Numbers

Medical, Fire, and Police:	911
One Call Center:	(800) 962-7962 or 811 (3 day notice required for utility markout)
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 Garber Realty NY, LLC 999 S. Washington Avenue, Suite 1 Saginaw, Michigan 48601 Contact: Patrick S. Hengesbach	(989) 497-6402
Owner's Environmental Consultant LaBella Associates, P.C. 300 State Street Rochester, New York 14614	(585) 454-6110

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

2.5.2 Map and Directions to Nearest Health Facility

Site Location: 3955 West Henrietta Road

Nearest Hospital Name: Strong Memorial Hospital

Hospital Location: 601 Elmwood Avenue

Hospital Telephone: (585) 275-4551

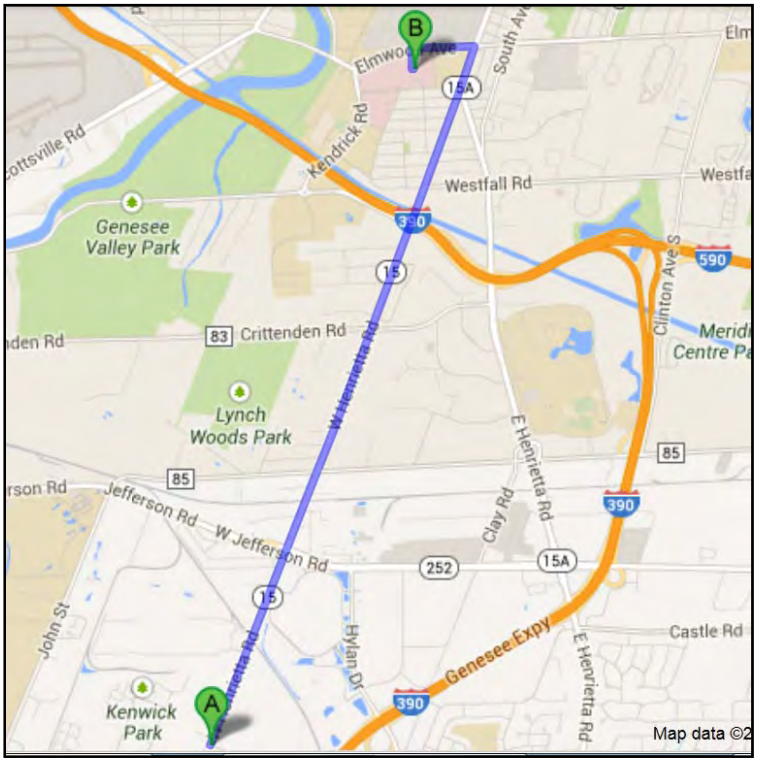
Directions to the Hospital:

1. Turn Left (north) from Site on NY-15/West Henrietta Road
2. Travel 3.7 miles
3. Turn Left on Elmwood Avenue
4. Travel 0.3 miles, Hospital is on the Left

Total Distance: 4.0 miles

Total Estimated Time: Approximately 11 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 telephone number list is found at the beginning of this Contingency Plan. The list will also be posted prominently at the Site and made readily available to all personnel at all times.

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, the soil cover system, and all affected site media identified below. 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 all appropriate media (e.g., groundwater, indoor air, soil vapor, soils);
- Assessing compliance with applicable NYSDEC standards, criteria and guidance, particularly ambient groundwater standards and Part 375 SCOs for soil;
- Assessing achievement of the remedial performance criteria;
- 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;
- Information on all designed monitoring systems (e.g., well logs);
- 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.

Annual monitoring of the performance of the remedy and overall reduction in contamination on-site will be conducted for the first five (5) years. The frequency thereafter will be determined by NYSDEC. Trends in contaminant levels in air, soil, and/or groundwater in the affected areas, will be evaluated to determine if the remedy continues to be effective in achieving remedial goals. Monitoring programs are summarized below and outlined in detail in Sections 3.2 and 3.3 below.

Monitoring/Inspection Schedule

Monitoring/Inspection Program	Frequency*	Matrix	Analysis
Groundwater	Annual	Groundwater	VOCs using USEPA Method 8260 TCL List
Cover System	Annual	NA	Visual Inspection

* 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

Groundwater monitoring will be performed on a periodic basis to assess the performance of the remedy.

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 3 and has been designed based on the following criteria:

- The wells intersect the uppermost water bearing zone and have 10-ft. screened sections. The top of the screened sections starts at approximately 5-ft below the ground surface.

- The groundwater sampling results for these wells and all wells sampled at the Site are included in Table 3.
- The following table indicates the sampling for each well:

Well ID	Frequency	Testing Parameter
MW-8	Annual	TCL List VOCs via EPA Method 8260
MW-18	Annual	TCL List VOCs via EPA Method 8260
MW-20	Annual	TCL List VOCs via EPA Method 8260
MW-21	Annual	TCL List VOCs via EPA Method 8260
RITB-3	Annual	TCL List VOCs via EPA Method 8260
RITB-4	Annual	TCL List VOCs via EPA Method 8260
RITB-5	Annual	TCL List VOCs via EPA Method 8260
RITB-7	Annual	TCL List VOCs via EPA Method 8260
RITB-13	Annual	TCL List VOCs via EPA Method 8260
RITB-14	Annual	TCL List VOCs via EPA Method 8260

Monitoring well construction logs are included in Appendix F.

The sampling frequency may be modified with the approval 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 Sampling Protocol

All monitoring well sampling activities will be recorded in a field book and a groundwater-sampling log presented in Appendix G. Other observations (e.g., well integrity, etc.) will be noted on the well sampling log. The well sampling log will serve as the inspection form for the groundwater monitoring well network.

The seven 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

3.2.1.2 Monitoring Well Repairs, Replacement And Decommissioning

If biofouling or silt accumulation occurs in the on-site and/or off-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 (Appendix E). The form will compile sufficient information to assess the following:

- Compliance with all ICs, including site usage;
- 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;
- 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 H). Main Components of the QAPP include:

- QA/QC Objectives for Data Measurement;
- Sampling Program:
    - Sample containers will be properly washed, decontaminated, and appropriate preservative will be added (if applicable) prior to their use by the analytical laboratory. 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.

- Analytical Procedures;
- 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.
- Internal QC and Checks;
- QA Performance and System Audits;
- Preventative Maintenance Procedures and Schedules;
- Corrective Action Measures.

3.5 MONITORING REPORTING REQUIREMENTS

Forms and any other information generated during regular monitoring events and inspections will be kept on file on-site. 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. The report will include, at a minimum:

- Date of event;
- Personnel conducting sampling;
- Description of the activities performed;
- Type of samples collected (e.g., sub-slab vapor, indoor air, outdoor air, etc);
- 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 (o 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:

Task	Reporting Frequency*
Groundwater Monitoring	Annual
Site-Wide Inspection	Annual

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

4. INSPECTIONS, REPORTING AND CERTIFICATIONS

4.1 SITE INSPECTIONS

4.1.1 Inspection Frequency

All inspections will be conducted at the frequency specified in the schedules provided in Section 3 Monitoring Plan of this SMP. At a minimum, a site-wide inspection will be conducted annually.

4.1.2 Inspection Forms, Sampling Data, and Maintenance Reports

A general site-wide inspection form will be completed during the site-wide inspection (see Appendix E). These forms are subject to NYSDEC revision.

All applicable inspection forms and other records generated for the site during the reporting period will be provided in electronic format in the Periodic Review Report.

4.1.3 Evaluation of Records and Reporting

The results of the inspection 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, which in this case consists of groundwater monitoring, Site-wide inspections, certification and periodic review reporting, is being implemented;
- The site remedy continues to be protective of public health and the environment and is performing as designed in the RWP and FER.

4.2 CERTIFICATION OF ENGINEERING AND INSTITUTIONAL CONTROLS

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;
- 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;
- 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 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.

4.3 PERIODIC REVIEW REPORT

A Periodic Review Report will be submitted to the Department every year, beginning fifteen 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 Metes and Bounds included in the Environmental Easement. The report will be prepared in accordance with NYSDEC DER-10 and submitted within 30 days of the end of each certification period. The report will include:

- Identification, assessment and certification of all EC/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 including but not limited to the monitoring report set forth in Section 3.6 of this SMP;
- Data summary tables and graphical representations of contaminants of concern by media (groundwater, soil vapor), 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 Decision Document;
    - 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 Central Office and Region 8 Office, and in electronic format to NYSDEC Central Office, Region 8 Office and the NYSDOH Bureau of Environmental Exposure Investigation.

4.4 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 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.

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300 State Street
Rochester, New York 14614

Figures

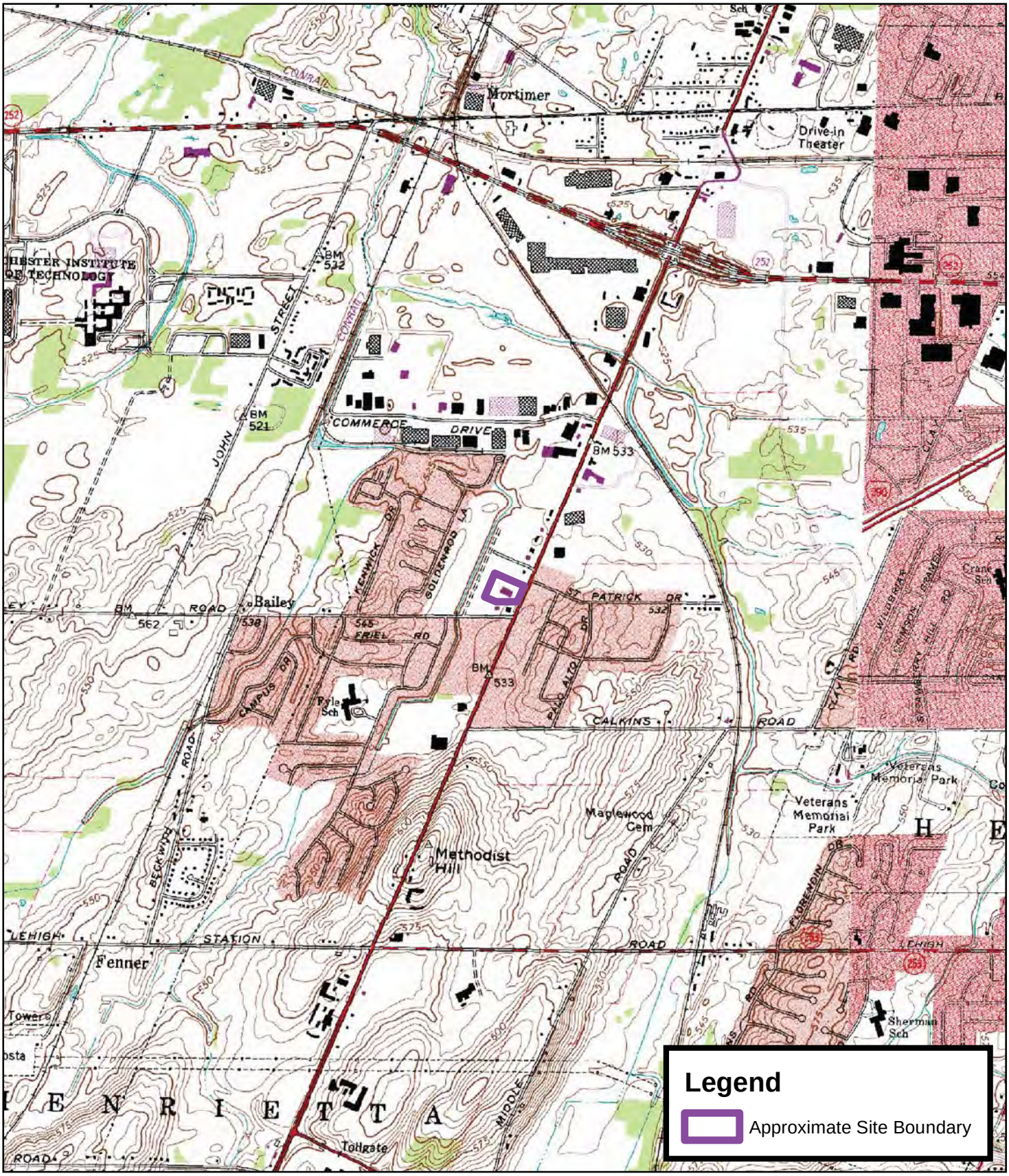

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FIGURE 1

Holtz Porsche Audi Mazda
3955 West Henrietta Road
Town of Henrietta, New York

Scale: 1:24,000

N

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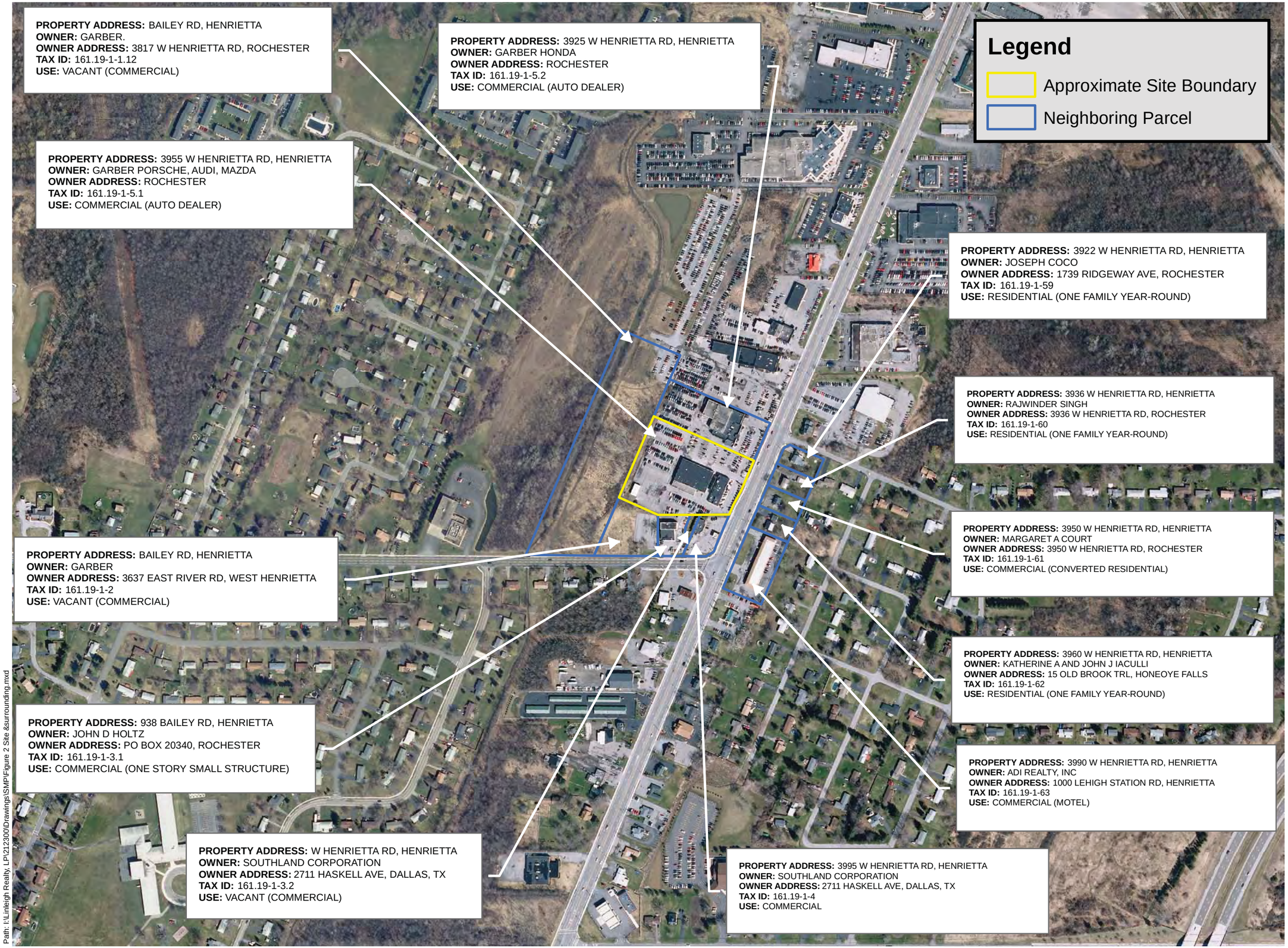

PROPERTY ADDRESS: BAILEY RD, HENRIETTA
OWNER: GARBER.
OWNER ADDRESS: 3817 W HENRIETTA RD, ROCHESTER
TAX ID: 161.19-1-1.12
USE: VACANT (COMMERCIAL)

PROPERTY ADDRESS: 3925 W HENRIETTA RD, HENRIETTA
OWNER: GARBER HONDA
OWNER ADDRESS: ROCHESTER
TAX ID: 161.19-1-5.2
USE: COMMERCIAL (AUTO DEALER)

PROPERTY ADDRESS: 3955 W HENRIETTA RD, HENRIETTA
OWNER: GARBER PORSCHE, AUDI, MAZDA
OWNER ADDRESS: ROCHESTER
TAX ID: 161.19-1-5.1
USE: COMMERCIAL (AUTO DEALER)

Legend

- Approximate Site Boundary
- Neighboring Parcel

PROPERTY ADDRESS: 3922 W HENRIETTA RD, HENRIETTA
OWNER: JOSEPH COCO
OWNER ADDRESS: 1739 RIDGEWAY AVE, ROCHESTER
TAX ID: 161.19-1-59
USE: RESIDENTIAL (ONE FAMILY YEAR-ROUND)

PROPERTY ADDRESS: 3936 W HENRIETTA RD, HENRIETTA
OWNER: RAJWINDER SINGH
OWNER ADDRESS: 3936 W HENRIETTA RD, ROCHESTER
TAX ID: 161.19-1-60
USE: RESIDENTIAL (ONE FAMILY YEAR-ROUND)

PROPERTY ADDRESS: BAILEY RD, HENRIETTA
OWNER: GARBER
OWNER ADDRESS: 3637 EAST RIVER RD, WEST HENRIETTA
TAX ID: 161.19-1-2
USE: VACANT (COMMERCIAL)

PROPERTY ADDRESS: 3950 W HENRIETTA RD, HENRIETTA
OWNER: MARGARET A COURT
OWNER ADDRESS: 3950 W HENRIETTA RD, ROCHESTER
TAX ID: 161.19-1-61
USE: COMMERCIAL (CONVERTED RESIDENTIAL)

PROPERTY ADDRESS: 3960 W HENRIETTA RD, HENRIETTA
OWNER: KATHERINE A AND JOHN J IACULLI
OWNER ADDRESS: 15 OLD BROOK TRL, HONEOYE FALLS
TAX ID: 161.19-1-62
USE: RESIDENTIAL (ONE FAMILY YEAR-ROUND)

PROPERTY ADDRESS: 938 BAILEY RD, HENRIETTA
OWNER: JOHN D HOLTZ
OWNER ADDRESS: PO BOX 20340, ROCHESTER
TAX ID: 161.19-1-3.1
USE: COMMERCIAL (ONE STORY SMALL STRUCTURE)

PROPERTY ADDRESS: 3990 W HENRIETTA RD, HENRIETTA
OWNER: ADI REALTY, INC
OWNER ADDRESS: 1000 LEHIGH STATION RD, HENRIETTA
TAX ID: 161.19-1-63
USE: COMMERCIAL (MOTEL)

PROPERTY ADDRESS: W HENRIETTA RD, HENRIETTA
OWNER: SOUTHLAND CORPORATION
OWNER ADDRESS: 2711 HASKELL AVE, DALLAS, TX
TAX ID: 161.19-1-3.2
USE: VACANT (COMMERCIAL)

PROPERTY ADDRESS: 3995 W HENRIETTA RD, HENRIETTA
OWNER: SOUTHLAND CORPORATION
OWNER ADDRESS: 2711 HASKELL AVE, DALLAS, TX
TAX ID: 161.19-1-4
USE: COMMERCIAL

Path: I:\Linleigh Realty, LP\212300\Drawings\SMP\Figure 2 Site &surrounding.mxd

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HENRIETTA, NEW YORK

SITE MANAGEMENT PLAN
BCP SITE NO. C828181

SITE PLAN AND
SURROUNDING PROPERTIES

N
W E
S

0 195 390

1 inch = 400 feet

Note:
(1) Tax parcel boundaries are approximate. Tax parcel GIS shapefile was provided from Monroe County GIS (http://www.monroecounty.gov/gis-Data.php).

(2) Aerial photograph and parcel information provided may not represent current site conditions or property lines and should be considered approximate.

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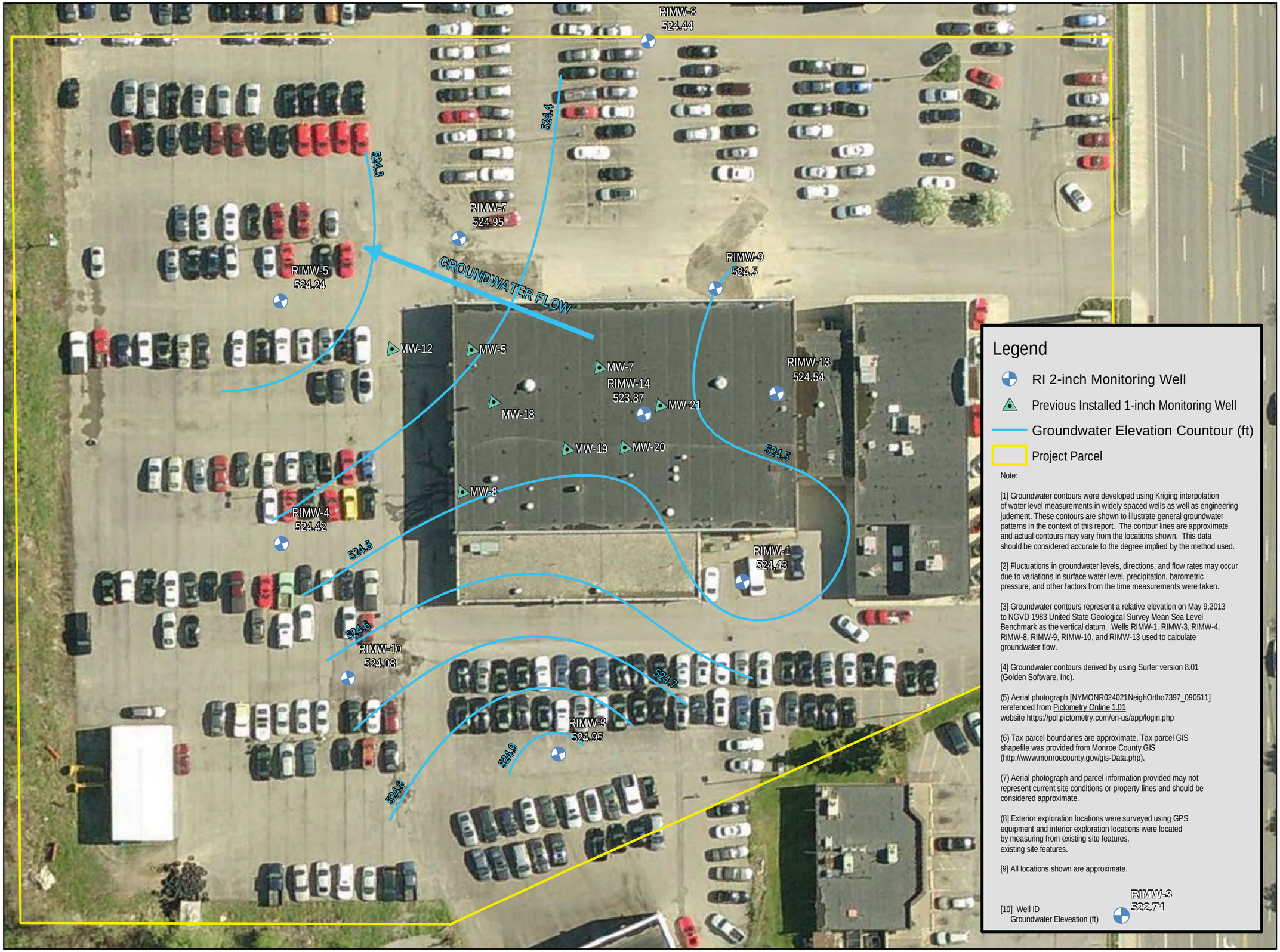
FIGURE 2



Legend

- RI 2-inch Monitoring Well
- Previous Installed 1-inch Monitoring Well
- Groundwater Elevation Countour (ft)
- Project Parcel

Note:

[1] Groundwater contours were developed using Kriging interpolation of water level measurements in widely spaced wells as well as engineering judement. These contours are shown to illustrate general groundwater patterns in the context of this report. The contour lines are approximate and actual contours may vary from the locations shown. This data should be considered accurate to the degree implied by the method used.

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

[3] Groundwater contours represent a relative elevation on May 9,2013 to NGVD 1983 United State Geological Survey Mean Sea Level Benchmark as the vertical datum. Wells RIMW-1, RIMW-3, RIMW-4, RIMW-8, RIMW-9, RIMW-10, and RIMW-13 used to calculate groundwater flow.

[4] Groundwater contours derived by using Surfer version 8.01 (Golden Software, Inc).

(5) Aerial photograph [NYMONR024021NeighOrtho7397_090511] rerefenced from Pictometry Online 1.01 website https://pol.pictometry.com/en-us/app/login.php

(6) Tax parcel boundaries are approximate. Tax parcel GIS shapefile was provided from Monroe County GIS (http://www.monroecounty.gov/gis-Data.php).

(7) Aerial photograph and parcel information provided may not represent current site conditions or property lines and should be considered approximate.

(8) Exterior exploration locations were surveyed using GPS equipment and interior exploration locations were located by measuring from existing site features. existing site features.

[9] All locations shown are approximate.

[10] Well ID
Groundwater Eleveation (ft)

RIMW-3
522.71

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SITE MANAGEMENT PLAN
BCP SITE NO. C828181

RI MONITORING WELLS AND GRONDWATER FLOW DIRECTION
MAY 9, 2013

N
W E
S

0 10 20 40

1 inch = 40 feet

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FIGURE 3

I:\Lehigh Realty, LP\212300\Drawings\SMP\Figure 3 RI groundwater flow.mxd

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SITE MANAGEMENT PLAN
BCP SITE NO. C828181

PRE-BCP & RI SOIL
SAMPLE EXCEEDANCES

N
W E
S

0 10 20 40

1 inch = 40 feet

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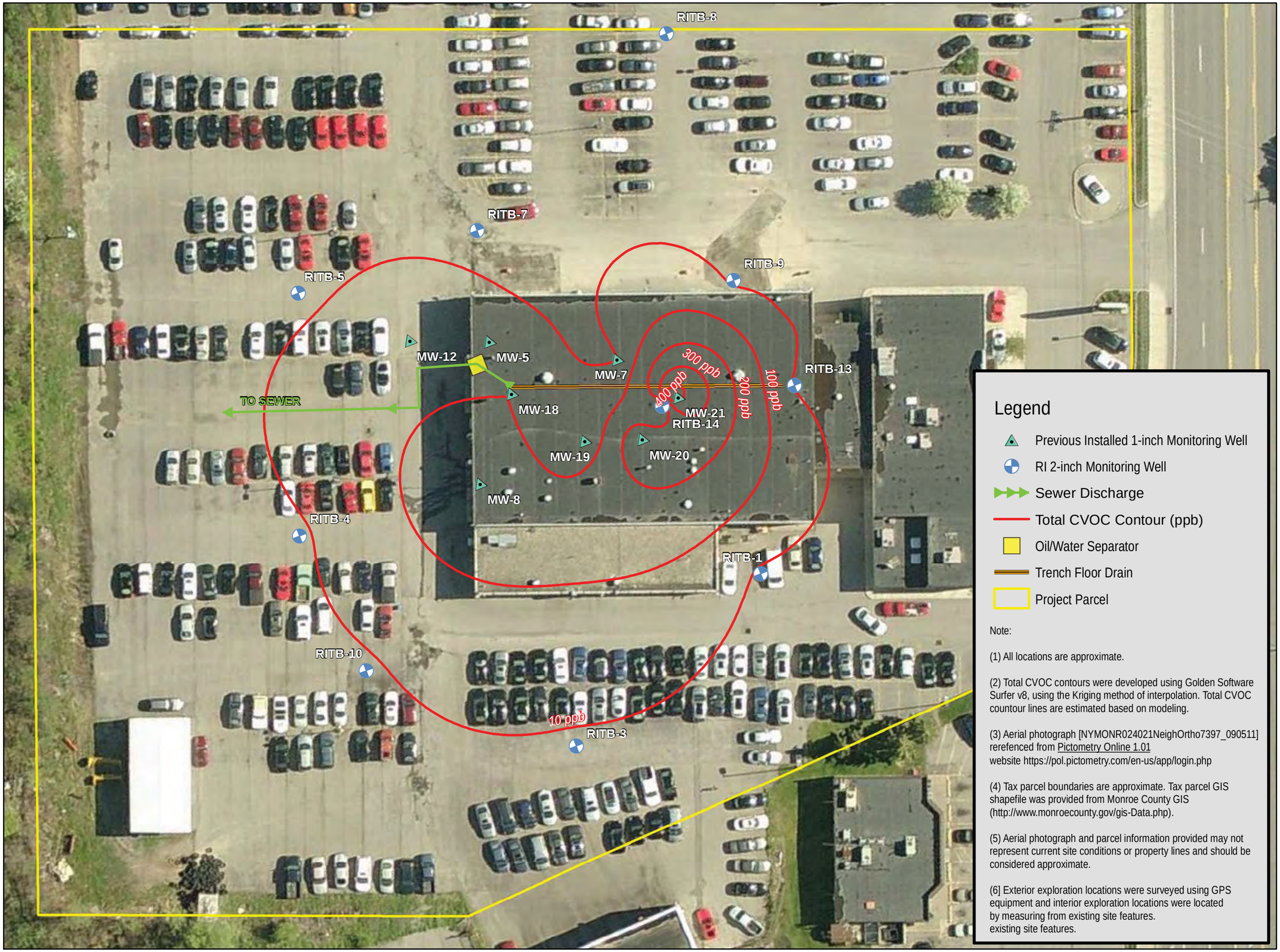
FIGURE 4

I:\Lin\eigh Realty, LP\212300\Drawings\SMP\Figure 4 RI Soil Exceedences.mxd



Legend

- Previous Installed 1-inch Monitoring Well
- RI 2-inch Monitoring Well
- Sewer Discharge
- Total CVOC Contour (ppb)
- Oil/Water Separator
- Trench Floor Drain
- Project Parcel

Note:

(1) All locations are approximate.

(2) Total CVOC contours were developed using Golden Software Surfer v8, using the Kriging method of interpolation. Total CVOC countour lines are estimated based on modeling.

(3) Aerial photograph [NYMONR024021NeighOrtho7397_090511] rerefenced from Pictometry Online 1.01 website https://pol.pictometry.com/en-us/app/login.php

(4) Tax parcel boundaries are approximate. Tax parcel GIS shapefile was provided from Monroe County GIS (http://www.monroecounty.gov/gis-Data.php).

(5) Aerial photograph and parcel information provided may not represent current site conditions or property lines and should be considered approximate.

(6] Exterior exploration locations were surveyed using GPS equipment and interior exploration locations were located by measuring from existing site features. existing site features.

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SITE MANAGEMENT PLAN
BCP SITE NO. C828181

TOTAL CVOC GROUNDWATER COUNTOURS
REMEDIAL INVESTIGATION
3RD ROUND SAMPLES

N E W S

0 10 20 40

1 inch = 40 feet

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Drawn By: MFP

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FIGURE 5

I:\Lahlegh Realty, LP\212300\Drawings\SMP\Figure 5 RI Total CVOC Contours.mxd

Note:

(1) Aerial photograph [NYMONR024021NeighOrtho7397_090511] rerefenced from Pictometry Online 1.01 website https://pol.pictometry.com/en-us/app/login.php

(2) Tax parcel boundaries are approximate. Tax parcel GIS shapefile was provided from Monroe County GIS (http://www.monroecounty.gov/gis-Data.php).

(3) Aerial photograph and parcel information provided may not represent current site conditions or property lines and should be considered approximate.

(4) Exterior exploration locations were surveyed using GPS equipment and interior exploration locations were located by measuring from existing site features. existing site features.

Legend

- Ambient Air Sample
- Soil Gas Sample
- Sub Slab Sample
- Oil/Water Separator
- Sewer Discharge
- Trench Floor Drain
- Remedial Excavation [January 2009]
- Project Parcel

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SITE MANAGEMENT PLAN
BCP SITE NO. C828181

RI SOIL & SUB-SLAB VAPOR SAMPLING LOCATIONS

N E W S

0 10 20 40

1 inch = 40 feet

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FIGURE 6

I:\Lehigh Realty, LP\212300\Drawings\SMP\Figure 6 RI vapor samples.mxd

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SITE MANAGEMENT PLAN
BCP SITE NO. C828181

Soil Remaining Above Unrestricted Use SCOs

N
W E
S

0 10 20 40

1 inch = 40 feet

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FIGURE 7

I:\Lifleigh Realty, LP\212300\Drawings\RIR\Figure 5B RI Well Locations.mxd

I:\Lehigh Realty, LP\212300\Drawings\RIR\Figure 5B RI Well Locations.mxd

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SITE MANAGEMENT PLAN

BCP SITE NO. C828181

Location of Cover Systems

N E W S

0 10 20 40

1 inch = 40 feet

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FIGURE 8

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SITE MANAGEMENT PLAN
BCP SITE NO. C828181

Areas with Potential for
Vapor Intrusion

N
E
W
S

0 10 20 40

1 inch = 40 feet

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Date: 07/23/2013
Drawn By: MFP

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FIGURE 9

I:\Lehigh Realty, LP\212300\Drawings\SMP\Figure 5 RI Total CVOC Contours.mxd

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Architecture
Environmental
Planning

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SITE MANAGEMENT PLAN
BCP SITE NO. C828181

ANNUAL SAMPLING LOCATIONS

N
W
E
S

0 10 20 40

1 inch = 40 feet

Issued For:
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Date: 02/06/2014

Drawn By: DKE

212300

FIGURE 10

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Rochester, New York 14614

Tables

Table 1

Summary of Subsurface Soil VOCs Above Unrestricted Use SCOs
Former Holtz Porsche Audi Mazda
3955 West Henrietta Road, Henrietta, New York
NYSDEC BCP Site #C828181

Soil Boring ID / Location	Units	NYSDEC DER 6 NYCRR Part 375-6.8(a) Unrestircted Use SCOs	NYSDEC DER 6 NYCRR Part 375-6.8(b) RUSCO for the Protection of Groundwater	NYSDEC DER 6 NYCRR Part 375-6.8(b) RUSCO for a Commercial Property	Kleinfelder SB-3	Kleinfelder SB-4	LaBella SB-22	LaBella SB-23	LaBella SB-25	LaBella SB-27
Sample Depth (feet)					**2.0'**	**1.0'**	**0.5'-2.0'**	**8.0'-9.0'**	**0.5'-2.0'**	**0.3'-2.0'**
Sample Date					**11/2007**	**11/2007**	**04/2008**	**04/2008**	**04/2008**	**04/2008**
Acetone	ug/kg	50	50	500000			**144**			
2-Butanone	ug/kg	120	120	NR	**1300**	**1100**				
m,p-Xylene	ug/kg	260	1600	500000		**1400**				
o-Xylene	ug/kg	260	1600	500000					**755**	
Xylenes (total)	ug/kg	260	1600	500000					**655**	
1,2,4-Trimethylbenzene	ug/kg	3600	3600	190000				**6650**		**22200**

Notes:

TABLE 2

Summary of Surface Soil SVOCs Above Unrestricted Use SCOs
Former Holtz Porsche Audi Mazda
3955 West Henrietta Road, Henrietta, New York
NYSDEC BCP Site #C828181

Soil Boring ID / Location	Units	NYSDEC DER 6 NYCRR Part 375-6.8(a) Unrestircted Use SCOs	NYSDEC DER 6 NYCRR Part 375-6.8(b) RUSCO for the Protection of Groundwater	NYSDEC DER 6 NYCRR Part 375-6.8(b) RUSCO for a Commercial Property	SS-1		SS-2		SS-3	
Sample Depth (feet)					0-0.2		0-0.2		0-0.2	
Sample Date					10-18-2012		10-18-2012		10-18-2012	
Phenol	ug/kg	330	330	500000	390	U	460	U	430	U
bis (2-Chloroethyl) Ether	ug/kg	NR	NR	NR	390	U	460	U	430	U
2-Chlorophenol	ug/kg	NR	NR	NR	390	U	460	U	430	U
1,3-Dichlorobenzene	ug/kg	NR	NR	NR	390	U	460	U	430	U
1,4-Dichlorobenzene	ug/kg	NR	NR	NR	390	U	460	U	430	U
1,2-Dichlorobenzene	ug/kg	NR	NR	NR	390	U	460	U	430	U
2-Methylphenol	ug/kg	330	330	NR	390	U	460	U	430	U
2,2'-oxybis (1-Chloropropane)	ug/kg	NR	NR	NR	390	U	460	U	430	U
4-Methylphenol	ug/kg	330	330	NR	390	U	460	U	430	U
N-Nitroso-di-n-propylamine	ug/kg	NR	NR	NR	390	U	460	U	430	U
Hexachloroethane	ug/kg	NR	NR	NR	390	U	460	U	430	U
Nitrobenzene	ug/kg	NR	NR	NR	390	U	460	U	430	U
Isophorone	ug/kg	NR	NR	NR	390	U	460	U	430	U
2-Nitrophenol	ug/kg	NR	NR	NR	390	U	460	U	430	U
2,4-Dimehtylphenol	ug/kg	NR	NR	NR	390	U	460	U	430	U
2,4-Dichlorophenol	ug/kg	NR	NR	NR	390	U	460	U	430	U
1,2,4-Tricholorobenzene	ug/kg	NR	NR	NR	390	U	460	U	430	U
Naphthalene	ug/kg	12000	12000	500000	390	U	460	U	430	U
4-Chloroaniline	ug/kg	NR	NR	NR	390	U	460	U	430	U
Hexachlorobutadiene	ug/kg	NR	NR	NR	390	U	460	U	430	U
bis (2-Chloroethoxy) methane	ug/kg	NR	NR	NR	390	U	460	U	430	U
4-Chloro-3-Methylphenol	ug/kg	NR	NR	NR	390	U	460	U	430	U
2-Methylnaphthalene	ug/kg	NR	NR	NR	390	U	460	U	430	U
Hexachlorocyclopentadiene	ug/kg	NR	NR	NR	390	U	460	U	430	U
2,4,6-Trichlorophenol	ug/kg	NR	NR	NR	390	U	460	U	430	U
2,4,5-Trichlorophenol	ug/kg	NR	NR	NR	790	U	940	U	880	U
2-Chloronaphthalene	ug/kg	NR	NR	NR	390	U	460	U	430	U
2-Nitroaniline	ug/kg	NR	NR	NR	790	U	940	U	880	U
Dimethylphthalate	ug/kg	NR	NR	NR	390	U	460	U	430	U
Acenaphthylene	ug/kg	100000	107000	500000	95	J	460	U	430	U
2,6-Dinitrotoluene	ug/kg	NR	NR	NR	390	U	460	U	430	U
3-Nitroaniline	ug/kg	NR	NR	NR	790	U	940	U	880	U
Acenaphthene	ug/kg	20000	98000	500000	390	U	460	U	430	U
2,4-Dinitrophenol	ug/kg	NR	NR	NR	390	U	460	U	430	U
4-Nitrophenol	ug/kg	NR	NR	NR	790	U	940	U	880	U
Dibenzofuran	ug/kg	NR	NR	NR	140	J	460	U	430	U
2,4-Dinitrotoluene	ug/kg	NR	NR	NR	390	U	460	U	430	U
Diethylphthalate	ug/kg	NR	NR	NR	390	U	460	U	430	U
4-Chlorophenol-phenylether	ug/kg	NR	NR	NR	390	U	460	U	430	U
Fluorene	ug/kg	30000	386000	500000	390	U	460	U	430	U
4-Nitroaniline	ug/kg	NR	NR	NR	790	U	940	U	880	U
4,6-Dinitro-2-methylphenol	ug/kg	NR	NR	NR	790	U	940	U	880	U
N-Nitrosodiphenylamine (1)	ug/kg	NR	NR	NR	390	U	460	U	430	U
4-Bromophenyl-phenylether	ug/kg	NR	NR	NR	390	U	460	U	430	U
Hexachlorobenzene	ug/kg	NR	NR	NR	390	U	460	U	430	U
Pentachlorophenol	ug/kg	800	800	6700	790	U	940	U	650	
Phenanthrene	ug/kg	100000	1000000	500000	5200		840		430	U
Anthracene	ug/kg	100000	1000000	500000	640		460	U	430	U
Carbazole	ug/kg	NR	NR	NR	750		140	J	100	J
Di-n-butylphthalate	ug/kg	NR	NR	NR	750	U	850	U	840	U
Fluoranthene	ug/kg	100000	1000000	500000	10000		2000		1500	
Pyrene	ug/kg	100000	1000000	500000	8600		1600		1200	
Butylbenzylphthalate	ug/kg	NR	NR	NR	3700		460	U	1100	
3,3'-Dichlorobenzidine	ug/kg	NR	NR	NR	390	U	460	U	430	U
Benzo (a) anthracene	ug/kg	1000	1000	5600	**4200**		730		570	
Chrysene	ug/kg	1000	1000	56000	**6100**		**1200**		920	
bis (2-Ethylhexyl) phthalate	ug/kg	NR	NR	NR	300	U	210	U	260	U
Di-n-octylphthalate	ug/kg	NR	NR	NR	390	U	460	U	430	U
Benzo (b) fluoranthene	ug/kg	1000	1700	5600	**6400**		**1400**		**1200**	
Benzo (k) fluoranthene	ug/kg	800	1700	56000	2900		870		480	
Benzo (a) pyrene	ug/kg	1000	22000	1000	**4800**		900		700	
Ideno (1,2,3-cd) pyrene	ug/kg	500	8200	5600	3300		750		570	
Dibenzo (a,h,) anthracene	ug/kg	330	1000000	560	**950**		160	J	140	J
Benzo (g,h,i) perylene	ug/kg	100000	1000000	500000	3800		860		730	
Total TICs	ug/kg	NR	NR	NR	20110	AJN	45100	NJ	6360	NJ

Notes:
1) U denotes compound was detected below the laboratory reporting limit
2) J indicates an estimated value due to either: the compound was detected below the reporting limit, or the estimated concentration for TICs
3) NR denotes Not Regulated
4) TIC denotes Tentatively Identified Compounds
5) Highlighted result indicates parameter was detected above the NYSDEC DER 6 NYCRR Part 375-6.8(b) RUSCO for a Commercial Property
6) N indicates spiked sample recovery not within control limits
7) D indicates the compound concentration was obtained from a diluted analysis
8) A indicates semi-volatile organic TIC library search results for compounds identified as aldol by-products
9) **Bold** result indicates parameter was detected above the NYSDEC DER 6 Part 375-6.8(a) Unrestricted Use SCO

Table 3

Summary of Remedial Investigation Groundwater VOC Concentrations
Former Holtz Porsche Audi Mazda
3955 West Henrietta Road, Henrietta, New York
NYSDEC BCP Site #C828181

Samplel ID / Location	Units	NYSDEC Division of Water TOGS 1.1.1 Groundwater Standard	MW-5		MW-5		MW-7		MW-7 DUP		MW-7		MW-8		MW-8		MW-12		MW-12		MW-18	
Sample Date			8-10-2012		5-11-2013		8-10-2012		8-10-2012		5-11-2013		8-10-2012		5-11-2013		8-10-2012		5-10-2013		8-10-2012	
Chloromethane	ug/L	NR	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Vinyl Chloride	ug/L	2	1.2	J	**23**	J	0.62	J	5.0	U	5.0	U	**4.8**	J	**20**		**11**		**6.0**		**56**	
Bromoethane	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Chloroethane	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Trichlorofluoromethane	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	2.0	J	5.0	U	5.0	U	5.0	U
1,1-Dichloroethene	ug/L	5	5.0	UJ	25	U	5.0	UJ	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	UJ
Acetone	ug/L	50	5.0	U	**390**		5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Carbon Disulfide	ug/L	60	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Methylene Chloride	ug/L	5	5.0	UJ	25	U	5.0	UJ	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	UJ
trans-1,2-Dichloroethene	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	0.69	J	5.0	U	0.70	J
Methyl tert-butyl ether	ug/L	10	5.0	U	25	U	6.8		4.8	J	7.7		5.0	U	1.2	J	0.79	J	5.0	U	4.3	J
1,1-Dichloroethane	ug/L	1	5.0	U	25	U	1.0	J	0.63	J	5.0	U	0.54	J	**2.4**	J	5.0	U	5.0	U	0.61	J
Vinyl acetate	ug/L	NR	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
2-Butanone	ug/L	NR	5.0	U	24	J	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
cis-1,2-Dichloroethene	ug/L	5	1.3	J	**12**	J	**5.8**		3.5	J	3.7	J	**17**		**78**		**29**		**41**		**20**	
Chloroform	ug/L	7	6.8		25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,1,1-Trichloroethane	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Carbon Tetrachloride	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,2-Dichloroethane	ug/L	1	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Benzene	ug/L	1	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	0.92	J	5.0	U	5.0	U	0.66	J
Trichloroethene	ug/L	5	5.0	U	25	U	**5.0**		2.9	J	5.0	U	**22**		**82**		1.6	J	1.3	J	5.0	U
1,2-Dichloropropane	ug/L	1	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Bromodichloromethane	ug/L	5	1.6	J	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
cis-1,3-Dichloropropene	ug/L	0.4	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
4-Methyl-2-pentanone	ug/L	NR	12		19	J	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Toluene	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
trans-1,3-Dichloropropene	ug/L	0.4	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,1,2-Trichloroethane	ug/L	1	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Tetrachloroethene	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
2-Hexanone	ug/L	50	5.0	U	12	J	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Dibromochloromethane	ug/L	50	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Chlorobenzene	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	3.2	J	5.0	U
Ethylbenzene	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
m,p-Xylene	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
o-Xylene	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Styrene	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Bromoform	ug/L	NR	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Isopropylbenzene	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,1,2,2-Tetrachloroethane	ug/L	1	5.0	UJ	25	U	5.0	UJ	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	UJ
n-Propylbenzene	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,3,5-Trimethylbenzene	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
tert-Butylbenzene	ug/L	5	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,2,4-Trimethylbenzene	ug/L	5	5.0	U	**14**	J	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
sec-Butylbenzene	ug/L	5	5.0	U	**11**	J	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
4-Isopropyltoluene	ug/L	5	5.0	U	**430**		5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,3-Dichlorobenzene	ug/L	3	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,4-Dichlorobenzene	ug/L	3	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
n-Butylbenzene	ug/L	5	5.0	U	**9.9**	J	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,2-Dichlorobenzene	ug/L	3	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	1.1	J	5.0	U	5.0	U	5.0	U
Naphthalene	ug/L	10	5.0	U	25	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
2-Chloroethyl vinyl ether	ug/L	NR	5.0	U	25	R	5.0	U	5.0	U	5.0	R	5.0	U	5.0	R	5.0	U	5.0	R	5.0	U
Total TICs	ug/L	NR	55.5	NJ	3167.00	NJ	47	NJ	ND		ND		ND		ND		ND		ND		ND	

Notes:
1) U denotes compound was detected below the laboratory reporting limi
2) J indicates an estimated value due to either: the compound was detected below the reporting limit, or the estimated concentration for Tentatively Identified Compounc
3) ND denotes Non Detect
4) NR denotes Not Regulated
5) TIC denotes Tentatively Identified Compounds
6) **Highlighted** result indicates parameter was detected above the NYSDEC TOGS 1.1.1 Groundwater Standarc

TABLE 3

Groundwater VOC Results
Holtz Porsche Audi Mazda
3955 West Henrietta Road, Henrietta, New York
NYSDEC BCP Site #C828181

Samplel ID / Location	Units	NYSDEC Division of Water TOGS 1.1.1 Groundwater Standard	MW-18		MW-19		MW-19		MW-20		MW-20		MW-21		MW-21		RIMW-1		RIMW-1		RIMW-3	
Sample Date			5-11-2013		8-10-2012		5-11-2013		8-10-2012		5-11-2013		8-10-2012		5-11-2013		11-28-2012		5-10-2013		11-28-2012	
Chloromethane	ug/L	NR	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Vinyl Chloride	ug/L	2	**12**		1.2	J	5.0	U	**5.6**		5.0	U	**4.5**	J	**3.7**	J	5.0	U	5.0	U	5.0	U
Bromoethane	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	UJ
Chloroethane	ug/L	5	5.0	U	5.0	U	5.0	U	3.1	J	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Trichlorofluoromethane	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,1-Dichloroethene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	UJ
Acetone	ug/L	50	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	27		5.0	U	5.0	U
Carbon Disulfide	ug/L	60	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	0.63	J	5.0	U	3.0	J	5.0	U	2.3	J
Methylene Chloride	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U
trans-1,2-Dichloroethene	ug/L	5	5.0	U	0.78	J	5.0	U	3.0	J	2.3	J	3.3	J	4.4	J	5.0	U	5.0	U	5.0	U
Methyl tert-butyl ether	ug/L	10	6.2		**35**		**33**		7.6		**17**		4.7	J	**13**		5.0	U	5.0	U	5.0	U
1,1-Dichloroethane	ug/L	1	5.0	U	**16**		**9.0**		**120**		**94**		**37**		**48**		5.0	U	5.0	U	5.0	U
Vinyl acetate	ug/L	NR	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
2-Butanone	ug/L	NR	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.4		5.0	U	5.0	U
cis-1,2-Dichloroethene	ug/L	5	**86**		**31**		**16**		**180**		**200**		**200**		**430**		5.0	U	5.0	U	5.0	U
Chloroform	ug/L	7	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,1,1-Trichloroethane	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Carbon Tetrachloride	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,2-Dichloroethane	ug/L	1	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Benzene	ug/L	1	5.0	U	**2.1**	J	5.0	U	**1.9**	J	**1.0**	J	0.77	J	**1.2**	J	5.0	U	5.0	U	5.0	U
Trichloroethene	ug/L	5	5.0	U	0.94	J	5.0	U	0.57	J	5.0	U	0.96	J	4.6	J	5.0	U	5.0	U	5.0	U
1,2-Dichloropropane	ug/L	1	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Bromodichloromethane	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
cis-1,3-Dichloropropene	ug/L	0.4	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
4-Methyl-2-pentanone	ug/L	NR	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Toluene	ug/L	5	5.0	U	5.0	U	5.0	U	0.56	J	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
trans-1,3-Dichloropropene	ug/L	0.4	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,1,2-Trichloroethane	ug/L	1	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Tetrachloroethene	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	1.5	J	5.0	U	5.0	U	5.0	U
2-Hexanone	ug/L	50	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Dibromochloromethane	ug/L	50	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Chlorobenzene	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Ethylbenzene	ug/L	5	5.0	U	5.0	U	5.0	U	2.6	J	1.3	J	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
m,p-Xylene	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
o-Xylene	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Styrene	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Bromoform	ug/L	NR	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Isopropylbenzene	ug/L	5	5.0	U	5.0	U	5.0	U	0.54	J	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,1,2,2-Tetrachloroethane	ug/L	1	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U
n-Propylbenzene	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,3,5-Trimethylbenzene	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
tert-Butylbenzene	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,2,4-Trimethylbenzene	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
sec-Butylbenzene	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
4-Isopropyltoluene	ug/L	5	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,3-Dichlorobenzene	ug/L	3	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,4-Dichlorobenzene	ug/L	3	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
n-Butylbenzene	ug/L	5	5.0	U	5.0	U	5.0	U	2.2	J	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,2-Dichlorobenzene	ug/L	3	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Naphthalene	ug/L	10	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
2-Chloroethyl vinyl ether	ug/L	NR	5.0	R	5.0	U	5.0	R	5.0	U	5.0	R	5.0	U	5.0	R	5.0	U	5.0	R	5.0	U
Total TICs	ug/L	NR	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND	

Notes:
1) U denotes compound was detected below the laboratory reporting limit
2) J indicates an estimated value due to either: the compound was detected below the reporting limit, or the estimated concentration for Tentatively Identified Compounc
3) ND denotes Non Detect
4) NR denotes Not Regulated
5) TIC denotes Tentatively Identified Compounds
6) **Highlighted** result indicates parameter was detected above the NYSDEC TOGS 1.1.1 Groundwater Standarc

TABLE 3

Groundwater VOC Results
Holtz Porsche Audi Mazda
3955 West Henrietta Road, Henrietta, New York
NYSDEC BCP Site #C828181

Samplel ID / Location	Units	NYSDEC Division of Water TOGS 1.1.1 Groundwater Standard	RIMW-3		RIMW-4		RIMW-4		RIMW-5		RIMW-5		RIMW-5 (BLIND DUPLICATE)		RIMW-7		RIMW-7		RIMW-8		RIMW-8	
Sample Date			5-10-2013		11-29-2012		5-9-2013		11-29-2012		5-9-2013		5-9-2013		11-29-2012		5-9-2013		11-29-2012		5-9-2013	
Chloromethane	ug/L	NR	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Vinyl Chloride	ug/L	2	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Bromoethane	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Chloroethane	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Trichlorofluoromethane	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
1,1-Dichloroethene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Acetone	ug/L	50	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	4.4	J	5.0	UJ	13		5.0	U	5.0	U
Carbon Disulfide	ug/L	60	5.0	U	5.0	UJ	5.0	U	0.79	J	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Methylene Chloride	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
trans-1,2-Dichloroethene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	**5.7**		5.0	U	5.0	U
Methyl tert-butyl ether	ug/L	10	5.0	U	0.67	J	5.0	U	9.9	J	**15**		**14**		3.3	J	5.0	U	5.0	U	5.0	U
1,1-Dichloroethane	ug/L	1	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Vinyl acetate	ug/L	NR	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
2-Butanone	ug/L	NR	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
cis-1,2-Dichloroethene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Chloroform	ug/L	7	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
1,1,1-Trichloroethane	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Carbon Tetrachloride	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
1,2-Dichloroethane	ug/L	1	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Benzene	ug/L	1	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Trichloroethene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
1,2-Dichloropropane	ug/L	1	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Bromodichloromethane	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
cis-1,3-Dichloropropene	ug/L	0.4	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
4-Methyl-2-pentanone	ug/L	NR	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	1.3	J	5.0	U	5.0	U
Toluene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
trans-1,3-Dichloropropene	ug/L	0.4	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
1,1,2-Trichloroethane	ug/L	1	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Tetrachloroethene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
2-Hexanone	ug/L	50	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Dibromochloromethane	ug/L	50	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U
Chlorobenzene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Ethylbenzene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
m,p-Xylene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
o-Xylene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Styrene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Bromoform	ug/L	NR	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U
Isopropylbenzene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
1,1,2,2-Tetrachloroethane	ug/L	1	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
n-Propylbenzene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
1,3,5-Trimethylbenzene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
tert-Butylbenzene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
1,2,4-Trimethylbenzene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
sec-Butylbenzene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
4-Isopropyltoluene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
1,3-Dichlorobenzene	ug/L	3	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
1,4-Dichlorobenzene	ug/L	3	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
n-Butylbenzene	ug/L	5	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
1,2-Dichlorobenzene	ug/L	3	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	U
Naphthalene	ug/L	10	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U
2-Chloroethyl vinyl ether	ug/L	NR	5.0	R	5.0	UJ	5.0	R	5.0	UJ	5.0	R	5.0	R	5.0	UJ	5.0	R	5.0	UJ	5.0	R
Total TICs	ug/L	NR	ND		ND				ND		ND		ND		ND		ND		ND		ND	

Notes:
1) U denotes compound was detected below the laboratory reporting limit
2) J indicates an estimated value due to either: the compound was detected below the reporting limit, or the estimated concentration for Tentatively Identified Compounc
3) ND denotes Non Detect
4) NR denotes Not Regulated
5) TIC denotes Tentatively Identified Compounds
6) **Highlighted** result indicates parameter was detected above the NYSDEC TOGS 1.1.1 Groundwater Standarc

TABLE 3

Groundwater VOC Results
Holtz Porsche Audi Mazda
3955 West Henrietta Road, Henrietta, New York
NYSDEC BCP Site #C828181

Samplel ID / Location	Units	NYSDEC Division of Water TOGS 1.1.1 Groundwater Standard	RIMW-9		RIMW-9		RIMW-10		RIMW-10		RIMW-13		RIMW-13		RIMW-14		RIMW-14 DUP		RIMW-14	
Sample Date			11-30-2012		5-9-2013		11-28-2012		5-10-2013		12-1-2012		5-11-2013		12-1-2012		12-1-2012		5-11-2013	
Chloromethane	ug/L	NR	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Vinyl Chloride	ug/L	2	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	**2.5**	J	1.8	J	5.0	U
Bromoethane	ug/L	5	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	UJ	5.0	U
Chloroethane	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Trichlorofluoromethane	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,1-Dichloroethene	ug/L	5	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	U	5.0	UJ	5.0	UJ	5.0	U
Acetone	ug/L	50	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Carbon Disulfide	ug/L	60	5.0	UJ	5.0	U	2.3	J	5.0	U	2.2	J	5.0	U	2.3	J	5.0	U	5.0	U
Methylene Chloride	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
trans-1,2-Dichloroethene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Methyl tert-butyl ether	ug/L	10	2.5	J	5.0	U	3.8	J	5.0	U	5.0	U	1.1	J	**12**		8.6		7.4	
1,1-Dichloroethane	ug/L	1	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	**25**		**18**		**13**	
Vinyl acetate	ug/L	NR	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
2-Butanone	ug/L	NR	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
cis-1,2-Dichloroethene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	1.7	J	1.9	J	**120**		**70**		**56**	
Chloroform	ug/L	7	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,1,1-Trichloroethane	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Carbon Tetrachloride	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,2-Dichloroethane	ug/L	1	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Benzene	ug/L	1	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Trichloroethene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	**5.4**		4.3	J	3.7	
1,2-Dichloropropane	ug/L	1	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Bromodichloromethane	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
cis-1,3-Dichloropropene	ug/L	0.4	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
4-Methyl-2-pentanone	ug/L	NR	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Toluene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
trans-1,3-Dichloropropene	ug/L	0.4	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,1,2-Trichloroethane	ug/L	1	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Tetrachloroethene	ug/L	5	1.6	J	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	1.9	J	1.4	J	5.0	U
2-Hexanone	ug/L	50	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Dibromochloromethane	ug/L	50	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Chlorobenzene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Ethylbenzene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
m,p-Xylene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
o-Xylene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Styrene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Bromoform	ug/L	NR	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Isopropylbenzene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,1,2,2-Tetrachloroethane	ug/L	1	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
n-Propylbenzene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,3,5-Trimethylbenzene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
tert-Butylbenzene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,2,4-Trimethylbenzene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
sec-Butylbenzene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
4-Isopropyltoluene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,3-Dichlorobenzene	ug/L	3	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,4-Dichlorobenzene	ug/L	3	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
n-Butylbenzene	ug/L	5	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
1,2-Dichlorobenzene	ug/L	3	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
Naphthalene	ug/L	10	5.0	UJ	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U	5.0	U
2-Chloroethyl vinyl ether	ug/L	NR	5.0	UJ	5.0	R	5.0	U	5.0	R	5.0	U	5.0	R	5.0	U	5.0	U	5.0	R
Total TICs	ug/L	NR	ND		ND		ND		ND		ND		ND		ND		ND		ND	

Notes:
1) U denotes compound was detected below the laboratory reporting limit
2) J indicates an estimated value due to either: the compound was detected below the reporting limit, or the estimated concentration for Tentatively Identified Compounc
3) ND denotes Non Detect
4) NR denotes Not Regulated
5) TIC denotes Tentatively Identified Compounds
6) **Highlighted** result indicates parameter was detected above the NYSDEC TOGS 1.1.1 Groundwater Standarc

TABLE 4

Groundwater Metal Results
Holtz Porsche Audi Mazda
3955 West Henrietta Road, Henrietta, New York
NYSDEC BCP Site #C828181

Sample Boring ID / Location	Units	NYSDEC Division of Water TOGS 1.1.1 Groundwater Standard	RIMW-1		RIMW-1		RIMW-3		RIMW-3		RIMW-4	
Sample Date			11-28-2012		5-10-2013		11-28-2012		5-10-2013		11-29-2012	
Aluminum	ug/L	2000	445		86.6	J	168	J	93.8	J	66.0	U
Antimony	ug/L	3	**11.5**	J	9.3	U	**10.7**	J	9.3	U	**9.6**	J
Arsenic	ug/L	25	10.7	J	**31.2**		4.3	U	4.3	U	4.3	U
Barium	ug/L	1000	23.9	J	16.8	U	17.0	J	15.9	U	10.2	J
Beryllium	ug/L	3	0.26	U	0.26	U	0.26	U	0.26	U	0.26	U
Cadmium	ug/L	5	0.89	U	0.89	U	0.89	U	0.89	U	0.89	U
Calcium	ug/L	NR	477000		544000		550000		559000		422000	
Chromium	ug/L	50	1.3	J	0.64	U	1.0	J	0.64	U	0.64	U
Cobalt	ug/L	NR	4.9	J	1.2	J	0.67	U	0.98	J	2.3	J
Copper	ug/L	200	3.9	J	3.6	U	3.6	U	3.6	U	3.6	U
Iron	ug/L	300	**16200**		**7910**		**537**		**1300**		**1510**	
Lead	ug/L	25	9.2	J	4.2	U	**121**		4.2	U	8.3	J
Magnesium	ug/L	35000	**94000**		**98100**		**171000**		**169000**		**70100**	
Manganese	ug/L	300	**610**		250		**852**		**852**		**346**	
Mercury	ug/L	0.7	0.028	U	0.028	U	0.085	U	0.028	U	0.066	U
Nickel	ug/L	100	11.7	J	2.8	J	6.8	J	6.4	J	4.6	J
Potassium	ug/L	NR	9560		4260	J	601	J	834	U	4410	
Selenium	ug/L	10	12.0	U	12.0	U	**12.3**	J	12.0	U	**12.7**	J
Silver	ug/L	50	6.9	U	6.9	U	6.9	U	6.9	U	6.9	U
Sodium	ug/L	20000	**193000**		**41000**		**86000**		**85900**		**24200**	
Thallium	ug/L	0.5	6.2	U	6.2	U	6.2	U	6.2	U	6.2	U
Vanadium	ug/L	NR	1.6	J	1.2	J	1.1	U	1.2	J	1.1	U
Zinc	ug/L	5000	31.6	U	12.5	J	16.4	U	9.1	J	25.6	U

Notes:
1) U denotes compound was detected below the laboratory reporting limit
2) J indicates an estimated value due to either: the compound was detected below the reporting limit, or the estimated concentration for Tentatively Identified Compounds
3) NR denotes Not Regulated
4) **Highlighted** result indicates parameter was detected above the NYSDEC TOGS 1.1.1 Groundwater Standard

TABLE 6.3.3

Groundwater Metal Results
Holtz Porsche Audi Mazda
3955 West Henrietta Road, Henrietta, New York
NYSDEC BCP Site #C828181

Sample Boring ID / Location	Units	NYSDEC Division of Water TOGS 1.1.1 Groundwater Standard	RIMW-4		RIMW-5		RIMW-5		RIMW-5 (BLIND DUPLICATE)		RIMW-8	
Sample Date			5-9-2013		11-29-2012		5-9-2013		5-9-2013		11-29-2012	
Aluminum	ug/L	2000	94.2	J	131	J	66.0	U	66.0	U	179	J
Antimony	ug/L	3	9.3	U	9.3	U	9.3	U	9.3	U	**20**	J
Arsenic	ug/L	25	116		4.3	U	14.7	U	16.3	U	4.3	U
Barium	ug/L	1000	12.6	U	12.8	J	22.4	U	19.8	U	146	J
Beryllium	ug/L	3	0.26	U	0.26	U	0.26	U	0.26	U	0.26	U
Cadmium	ug/L	5	0.89	U	0.89	U	0.89	U	0.89	U	0.89	U
Calcium	ug/L	NR	485000		241000		300000		286000		407000	
Chromium	ug/L	50	2.1	J	0.64	U	0.72	J	0.82	J	0.64	U
Cobalt	ug/L	NR	1.5	J	0.77	J	0.70	J	1.0	J	0.88	J
Copper	ug/L	200	3.6	U	3.6	U	3.6	U	3.6	U	3.6	U
Iron	ug/L	300	**16000**		**512**		**6220**		**6570**		242	
Lead	ug/L	25	4.9	J	6.3	J	4.2	U	4.2	U	9.1	J
Magnesium	ug/L	35000	**56800**		**67000**		**66500**		**67400**		**112000**	
Manganese	ug/L	300	140		145		**379**		373		**1490**	
Mercury	ug/L	0.7	0.028	U	0.028	U	0.028	U	0.028	U	0.028	U
Nickel	ug/L	100	2.1	J	2.3	J	1.6	J	1.8	J	4.6	J
Potassium	ug/L	NR	4010	J	3350		4240	J	3940	J	2260	
Selenium	ug/L	10	12.0	U	12.0	U	12.0	U	12.0	U	12.0	U
Silver	ug/L	50	6.9	U	6.9	U	6.9	U	6.9	U	6.9	U
Sodium	ug/L	20000	**28900**		**234000**		**26600**		**26300**		**210000**	
Thallium	ug/L	0.5	6.2	U	6.2	U	6.2	U	6.2	U	6.2	U
Vanadium	ug/L	NR	1.6	J	1.1	U	2.2	J	1.6	J	1.1	U
Zinc	ug/L	5000	9.4	J	21.3	U	4.9	U	4.9	U	10.8	U

Notes:
1) U denotes compound was detected below the laboratory reporting limit
2) J indicates an estimated value due to either: the compound was detected below the reporting limit, or the estimated concentration for Tentatively Identified Compounds
3) NR denotes Not Regulated
4) **Highlighted** result indicates parameter was detected above the NYSDEC TOGS 1.1.1 Groundwater Standard

TABLE 6.3.3

Groundwater Metal Results
Holtz Porsche Audi Mazda
3955 West Henrietta Road, Henrietta, New York
NYSDEC BCP Site #C828181

Sample Boring ID / Location	Units	NYSDEC Division of Water TOGS 1.1.1 Groundwater Standard	RIMW-8		RIMW-9		RIMW-9		RIMW-10		RIMW-10	
Sample Date			5-9-2013		11-30-2012		5-9-2013		11-28-2012		5-10-2013	
Aluminum	ug/L	2000	66.0	U	386		446		66.0	U	70.1	J
Antimony	ug/L	3	9.3	U	**10.2**	J	9.3	U	**9.3**	J	9.3	U
Arsenic	ug/L	25	4.3	U	4.3	U	20.7	U	4.3	U	64	
Barium	ug/L	1000	136	J	183	J	436		20.9	J	21.2	U
Beryllium	ug/L	3	0.26	U	0.26	U	0.26	U	0.26	U	0.26	U
Cadmium	ug/L	5	0.89	U	0.89	U	0.89	U	0.89	U	0.89	U
Calcium	ug/L	NR	426000		207000		323000		403000		490000	
Chromium	ug/L	50	1.2	J	0.64	U	0.81	J	0.64	U	1.5	J
Cobalt	ug/L	NR	4.4	J	2.0	J	2.0	J	0.67	U	1.7	J
Copper	ug/L	200	3.7	J	3.6	U	3.8	J	3.6	U	3.6	U
Iron	ug/L	300	**848**		**1950**		**8340**		87.0	J	**14900**	
Lead	ug/L	25	5.7	J	6.2	J	4.3	J	6.5	J	6.0	J
Magnesium	ug/L	35000	**117000**		**62400**		**90200**		**154000**		**85400**	
Manganese	ug/L	300	**1640**		**1210**		**1650**		126		212	
Mercury	ug/L	0.7	0.028	U	0.028	U	0.028	U	0.030	U	0.028	U
Nickel	ug/L	100	6.5	J	5.1	J	3.7	J	2.9	J	2.3	J
Potassium	ug/L	NR	1970	U	5450		4850	J	3600		3920	J
Selenium	ug/L	10	12.4	J	12.0	U	12.0	U	12.0	U	12.0	J
Silver	ug/L	50	6.9	U	6.9	U	6.9	U	6.9	U	6.9	J
Sodium	ug/L	20000	**215000**		**751000**		**1240000**		**69700**		**82600**	
Thallium	ug/L	0.5	6.2	U	6.2	U	6.2	U	6.2	U	6.2	U
Vanadium	ug/L	NR	2.9	J	1.1	U	1.1	U	1.1	U	1.8	J
Zinc	ug/L	5000	5.3	J	17.3	U	4.9	U	17.2	U	8.7	J

Notes:
1) U denotes compound was detected below the laboratory reporting limit
2) J indicates an estimated value due to either: the compound was detected below the reporting limit, or the estimated concentration for Tentatively Identified Compounds
3) NR denotes Not Regulated
4) **Highlighted** result indicates parameter was detected above the NYSDEC TOGS 1.1.1 Groundwater Standard

TABLE 4

Groundwater Metal Results
Holtz Porsche Audi Mazda
3955 West Henrietta Road, Henrietta, New York
NYSDEC BCP Site #C828181

Sample Boring ID / Location	Units	NYSDEC Division of Water TOGS 1.1.1 Groundwater Standard	RIMW-13		RIMW-13		RIMW-14		RIMW-14 DUP		RIMW-14	
Sample Date			12-1-2012		5-11-2013		12-1-2012		12-1-2012		5-11-2013	
Aluminum	ug/L	2000	66.0	U	66.0	U	1930		1860		1440	
Antimony	ug/L	3	9.3	U	9.3	U	9.3	U	9.3	U	9.3	U
Arsenic	ug/L	25	4.3	U	4.3	U	4.3	U	4.3	U	13.8	U
Barium	ug/L	1000	217		225		87.6	J	87.2	J	72.3	J
Beryllium	ug/L	3	0.26	U	0.26	U	0.26	U	0.26	U	0.26	U
Cadmium	ug/L	5	0.89	U	0.89	U	0.89	U	0.89	U	0.89	U
Calcium	ug/L	NR	441000		465000		290000		285000		401000	
Chromium	ug/L	50	0.64	U	0.64	U	3.6	J	3.4	J	3.0	J
Cobalt	ug/L	NR	0.67	U	0.67	U	3.3	J	3.1	J	2.6	J
Copper	ug/L	200	3.6	U	3.6	U	3.6	U	3.6	U	3.7	J
Iron	ug/L	300	98.1	J	**472**		**6560**		**6340**		**7500**	
Lead	ug/L	25	9.4	J	4.2	U	7.1	J	7.6	J	4.2	U
Magnesium	ug/L	35000	**123000**		**127000**		**83000**		**81500**		**80600**	
Manganese	ug/L	300	**348**		**346**		**657**		**643**		**524**	
Mercury	ug/L	0.7	0.041	U	0.028	U	0.028	U	0.089	U	0.028	U
Nickel	ug/L	100	3.2	J	2.9	J	11.5	J	11.5	J	6.9	J
Potassium	ug/L	NR	1100		1320	U	5440		5530		5990	J
Selenium	ug/L	10	12.0	U	12.0	U	12.0	U	**13.9**	J	12.0	U
Silver	ug/L	50	6.9	U	6.9	U	6.9	U	6.9	U	6.9	U
Sodium	ug/L	20000	**278000**		**310000**		**91300**		**89100**		**63800**	
Thallium	ug/L	0.5	6.2	U	6.2	U	6.2	U	6.2	U	6.2	U
Vanadium	ug/L	NR	1.1	U	1.1	U	2.9	J	3.0	J	2.7	J
Zinc	ug/L	5000	13.3	U	4.9	U	16.9	U	23.6	U	12.2	J

Notes:
1) U denotes compound was detected below the laboratory reporting limit
2) J indicates an estimated value due to either: the compound was detected below the reporting limit, or the estimated concentration for Tentatively Identified Compounds
3) NR denotes Not Regulated
4) **Highlighted** result indicates parameter was detected above the NYSDEC TOGS 1.1.1 Groundwater Standard

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

Appendix A

APPENDIX A – EXCAVATION WORK PLAN

A-1 NOTIFICATION

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

Bart Putzig, P.E.

Regional Hazardous Waste Remediation Engineer

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. For example, 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, in electronic format, if it differs from the HASP provided in Appendix **C** of this document,

- Identification of disposal facilities for potential waste streams,
- Identification of sources of any anticipated backfill, along with all required chemical testing results.

A-2 SOIL SCREENING METHODS

Visual, olfactory and instrument-based soil screening will be performed by a qualified environmental professional during all remedial and development excavations into known 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 on previous environmental data and 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. See Section A-7 for material re-use on-site versus off-site disposal.

A-3 STOCKPILE METHODS

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.

A-4 MATERIALS EXCAVATION AND LOAD OUT

A qualified environmental professional or person under their supervision will oversee all invasive work and the excavation and load-out of all excavated material required to be disposed off-site.

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

The presence of utilities and easements on the site will be investigated by the qualified environmental professional. 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 contaminated material 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. The qualified environmental professional 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.

A-5 MATERIALS TRANSPORT OFF-SITE

Soils will not be transported for re-use off site without notification of the Department and assessment in accordance with DER-10 as exported soils.

All transport of contaminated 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 properly placarded.

Contaminated 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 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 project site.

Egress points for truck and equipment transport from the site will be kept clean of dirt and other materials during site remediation and development of the areas with known contamination.

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

A-6 MATERIALS DISPOSAL OFF-SITE

All soil/fill deemed contaminated and requiring off-site disposal pursuant to Section A2 will be treated as regulated material and will be transported and disposed in accordance with all local, State (including 6NYCRR Part 360) and Federal regulations. Any off-Site disposal of soils generated from beneath the covers system will be subject to approval by NYSDEC. If disposal of soil/fill from the known contaminated areas of this Site (see Figure 8) 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 the known contaminated areas of this Site will not occur without formal NYSDEC approval.

Off-site disposal locations for excavated soils the known contaminated areas of this Site will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, i.e. hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, C/D recycling facility, etc. 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 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).

A-7 MATERIALS REUSE ON-SITE

Excavated material staged for determination of reuse options 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 cover material.

All waste streams will be staged separately.

The 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 a demarcation layer 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.

A-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 managed off-site.

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.*]

A-9 COVER SYSTEM RESTORATION

The cover will be maintained over all existing cover areas. After the completion of soil removal and any other invasive activities that breach the cover system (i.e., building slab, see Figure 8), the cover system will be restored in a manner that complies with the decision document. The demarcation layer, consisting of orange snow fencing material or equivalent material will be replaced to provide a visual reference to the top of the 'Remaining Contamination Zone', the zone that requires adherence to special conditions for disturbance of remaining contaminated soils defined in this Site Management Plan. If the type of cover system changes from that which exists prior to the excavation (e.g., building slab is replaced by asphalt), this will constitute a modification of the cover element of the remedy. A figure showing the modified surface will be included in the subsequent Periodic Review Report and in any updates to the Site Management Plan.

A-10 BACKFILL FROM OFF-SITE SOURCES

All materials proposed for import onto the site for use in the Areas of Concern designated on Figure 8 will be approved by the qualified environmental professional and will be in compliance with provisions in this SMP 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 for use in the Areas of Concern designated on Figure 8 will meet the backfill and cover soil quality standards established in 6NYCRR 375-6.7(d). Based on an evaluation of the land use, protection of groundwater and protection of ecological resources criteria, the resulting soil quality standards for the Site are the Part 375-6.8(b) Protection of Ecological Resources SCOs. 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.

A-11 STORMWATER POLLUTION PREVENTION

[Note: the following section applies only for construction projects exceeding 1 acre in size]

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 construction area.

A-12 CONTINGENCY PLAN

If previously unidentified underground tanks or other previously unidentified contaminant sources are found during post-remedial subsurface excavations or development related construction, excavation activities will be suspended until sufficient equipment is mobilized 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 full a full list of analytes (TAL metals; TCL volatiles and semi-volatiles, TCL pesticides and PCBs), unless the site history and previous sampling results provide a sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC for approval prior to sampling.

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.

A-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 D of this SMP. The provisions of this CAMP will be followed during all future ground-intrusive activities performed at the Site.

Exceedances of action levels listed in the CAMP will be reported to NYSDEC and NYSDOH Project Managers.

A-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 when excavation activity is not being performed; and (c) using foams to cover 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.

A-15 DUST CONTROL PLAN

A dust suppression plan that addresses dust management during invasive on-site work in Areas of Concern designated on Figure 8 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.
- Clearing and grubbing of larger sites will be done in stages to limit the area of exposed, unvegetated soils vulnerable to dust production.
- 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.

A-16 OTHER NUISANCES

A plan for rodent control will be developed and utilized by the contractor prior to and during site clearing and site grubbing, and during all remedial work.

A plan will be developed and utilized by the contractor for all remedial work to ensure compliance with local noise control ordinances.

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

Appendix B

MONROE COUNTY CLERK'S OFFICE

ROCHESTER, NY

THIS IS NOT A BILL. THIS IS YOUR RECEIPT

Receipt # 1172017

Index DEEDS

Book 11478 Page 683

No. Pages : 15

Instrument MISCELLANEOUS RECORD

Date : 12/12/2014

Time : 11:31:17AM

Control # 201412120247

Ref 1 #

Employee : RoseM

Return To:
HARTER SECREST & EMERY LLC
1600 BAUSH AND LOMB PLACE
ROCHESTER,NY 14604-

SYLVESTRI,PAUL D

COUNTY FEE NUMBER PAGES	$	70.00
RECORDING FEE	$	45.00

Total $ 115.00

State of New York

MONROE COUNTY CLERK'S OFFICE

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

CHERYL DINOLFO

MONROE COUNTY CLERK

PI182-201412120247-15

14

AFFIDAVIT OF SERVICE BY MAIL

Paul D. Sylvestri, being duly sworn, deposes and says, I am an attorney with the law firm of Harter Secrest & Emery LLP.

On December 9, 2014, an Environmental Easement between Garber Realty NY, LLC and The People of the State of New York, acting through their Commissioner of the Department of Environmental Conservation was filed in the Allegany County Clerk's Office in Instrument number, 2012-61007.

On December 10, 2014, a copy of the filed Environmental Easement, attached hereto as Exhibit "A" and the Notice of the Environmental Easement, attached hereto as Exhibit "B," were mailed to the following by first class mail with the United States Post Office within the State of New York:

Rochester Gas and Electric Corporation
89 East Avenue
Rochester, NY 14649

The Southland Corporation
P.O. Box 7119
2711 Haskell Avenue
Dallas, Texas 75204

John D. Holtz
4100 East Avenue
Pittsford, New York 14534

New York State Department of Transportation Real Estate Division
107 Broadway
Hornell, New York 14843

Bank of America, N.A.
4161 Piedmont Parkway
Greensboro, North Carolina 27410

RECORDED
2014 DEC 12 AM 11:30
MONROE COUNTY CLERK

Paul D. Sylvestri

Sworn to before me on this 11th
day of December 2014

Debra L. Williamson
Notary Public

DEBRA L. WILLIAMSON
Notary Public, State of New York
Monroe County, No. 02WI5000383
Commission Expires August 17, 2018

3728993_1

EXHIBIT A

MONROE COUNTY CLERK'S OFFICE

ROCHESTER, NY

THIS IS NOT A BILL. THIS IS YOUR RECEIPT

Receipt # 1170547

Index DEEDS

Book 11477 Page 658

No. Pages : 10

Instrument EASEMENT AGREEMENT

Date : 12/09/2014

Time : 04:18:25PM

Control # 201412090764

TT # TT0000007063

Ref 1 #

Employee : RoseM

Return To:
HARTER SECREST ET AL
1600 BAUSH & LOMB PLACE
ROCHESTER, NY 14604-

GARBER REALTY NY LLC

PEOPLE OF THE STATE OF NEW YORK

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

Total $ 95.00

State of New York

MONROE COUNTY CLERK'S OFFICE

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

TRANSFER AMT

TRANSFER AMT $1.00

CHERYL DINOLFO

MONROE COUNTY CLERK

FI182-201412090764-10

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2014 DEC 18 PM 4:18
MONROE COUNTY CLERK

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

THIS INDENTURE made this 5th day of December, 2014, between Owner(s) Garber Realty NY, LLC, having an office at 999 S Washington St., Suite 1, County of Saginaw, State of Michigan (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

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

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

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

WHEREAS, Grantor, is the owner of real property located at the address of 3955 West Henrietta Road in the Town of of Henrietta, County of Monroe and State of New York, known and designated on the tax map of the County Clerk of Monroe as tax map parcel numbers: Section 161.19 Block 1 Lot 5.1, being the same as that property conveyed to Grantor by deed dated November 10, 2011 and recorded in the Monroe County Clerk's Office in Liber and Page 11061, page 231. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 3.9287 +/- acres, and is hereinafter more fully described in the Land Title Survey dated July 31, 2013 prepared by Millman National Land Services, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is

extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C828181-12-11, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement")

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

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

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

Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Law.

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

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

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

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

(i) are in-place;

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

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

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

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

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

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

(7) the information presented is accurate and complete.

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

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

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

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

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by

Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

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

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

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

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

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

Parties shall address correspondence to:

Site Number: 828181
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to:

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

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

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

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

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

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

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

Garber Realty NY, LLC:

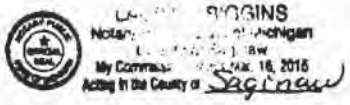
By: _____

Print Name: _____

Title: _____ Date: _____

Grantor's Acknowledgment

STATE OF ~~NEW YORK~~ MICHIGAN)
) ss:
COUNTY OF Saginaw)



On the 4th day of June in the year 2013 before me, the undersigned, personally appeared Patrick Hengsbach 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.

Laura Biggins

Notary Public - State of ~~New York~~ Michigan

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

By: _____
Robert W. Schick, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 5th day of December, in the year 2014, before me, the undersigned, personally appeared Robert Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public - State of New York

BRADFORD D. BURNS
Notary Public, State of New York
No. 02BU6173754
Qualified in Albany County
Commission Expires Sept. 4, 2015

SCHEDULE "A" PROPERTY DESCRIPTION

3955 West Henrietta Road, Town of Henrietta (Tax Account 0161.19-1-5.1)

ALL THAT TRACT OR PARCEL OF LAND, situate in Town Lot 10, Fifth Range of Lots, Township 12, Range 7, Town of Henrietta, County of Monroe and State of New York, more particularly bounded and described as follows: Beginning at an iron pin the westerly highway line of West Henrietta Road, said point being 200 feet northerly from the northerly line of Bailey Road and being the northeast corner of premises to Refiners Oil Corporation by deed recorded in the Monroe County Clerk's Office in Liber 2922 of Deeds, page 498; thence

1. northerly and along said westerly line of West Henrietta Road a distance of 261.83 feet to an iron pin; thence

2. westerly on a course at 90° to course (1) a distance of 500 feet to an iron pin; thence

3. southerly on a course at 90° to course (2) a distance of 392.62 feet to an iron pin; thence

4. easterly on a course at 90° to course (3), a distance of 188.87 feet to an iron pin, being the northwest corner of premises conveyed to the Southland Corporation by deed recorded in the Monroe County Clerk's Office in Liber 4369 of Deeds, page 69; thence

5. easterly forming an interior angle with course (4) of 157° 12' a distance of 337.50 feet to the place of beginning.

EXCEPTING ALL THAT TRACT OR PARCEL OF LAND, appropriated by the State of New York by Appropriation recorded August 29, 1998 in Liber 9053 of Deeds, Page 423.

NOTICE OF ENVIRONMENTAL EASEMENT

The New York State Department of Environmental Conservation (the "Grantee"), has been granted an Environmental Easement pursuant to Article 71, Section 36 affecting real property located at the following address:

3955 West Henrietta Road, Town of Henrietta, NY 14623

Property Owner/Grantor: Garber Realty NY, LLC

The Tax Map Identification No.: 0161.19-1-5.1

NYS Department of Environmental Conservation Site No.: C828181

The Environmental Easement for the above referenced property has been filed in the Monroe County Clerk's Office on December 9, 2014 in Liber 11477 at Page 658.

The Environmental Easement contains institutional and/or engineering controls that run with the land. The Environmental Easement may restrict the use of the above referenced property to restricted commercial or industrial.

NOTICE IS HEREBY GIVEN that any activity on the land which might or will prevent or interfere with the ongoing or completed remedial program, including the controls as set forth in the Environmental Easement and the Site Management Plan, must be done in accordance with the Site Management Plan which is incorporated by reference into the Environmental Easement. A copy of the Site Management Plan can be obtained by contacting the Department at derweb@gw.dec.state.ny.us. Be further advised of the notice provisions of NYCRR 375-1.11(d) relative to contemplated significant changes in use.

Failure to Comply with the terms and conditions of the Environmental Easement may subject violators to penalties of up to $37,500 per day for violation of 6 NYCRR 375-1.11(b).

An electronic version of this environmental easement has been accepted by the New York State Department of Environmental Conservation and is available to the public at: http://www.dec.ny.gov/chemical/36045.html.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. WTA-13-14503-NY-RDTL - SCHEDULE A

Parcel One

3955 West Henrietta Road, Town of Henrietta (Tax Account 0161.19-1-5.1)

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

Beginning at an iron pin the westerly highway line of West Henrietta Road, said point being 200 feet northerly from the northerly line of Bailey Road and being the northeast corner of premises to Refiners Oil Corporation by deed recorded in the Monroe County Clerk's Office in Liber 2922 of Deeds, page 498;

thence (1) northerly and along said westerly line of West Henrietta Road a distance of 261.83 feet to an iron pin;

thence (2) westerly on a course at 90° to course (1) a distance of 500 feet to an iron pin;

thence (3) southerly on a course at 90° to course (2) a distance of 392.62 feet to an iron pin;

thence (4) easterly on a course at 90° to course (3), a distance of 188.87 feet to an iron pin, being the northwest corner of premises conveyed to the Southland Corporation by deed recorded in the Monroe County Clerk's Office in Liber 4369 of Deeds, page 69;

thence (5) easterly forming an interior angle with course (4) of 157° 12' a distance of 337.50 feet to the place of beginning.

EXCEPTING ALL THAT TRACT OR PARCEL OF LAND, appropriated by the State of New York by Appropriation recorded August 29, 1998 in Liber 9053 of Deeds, Page 423.

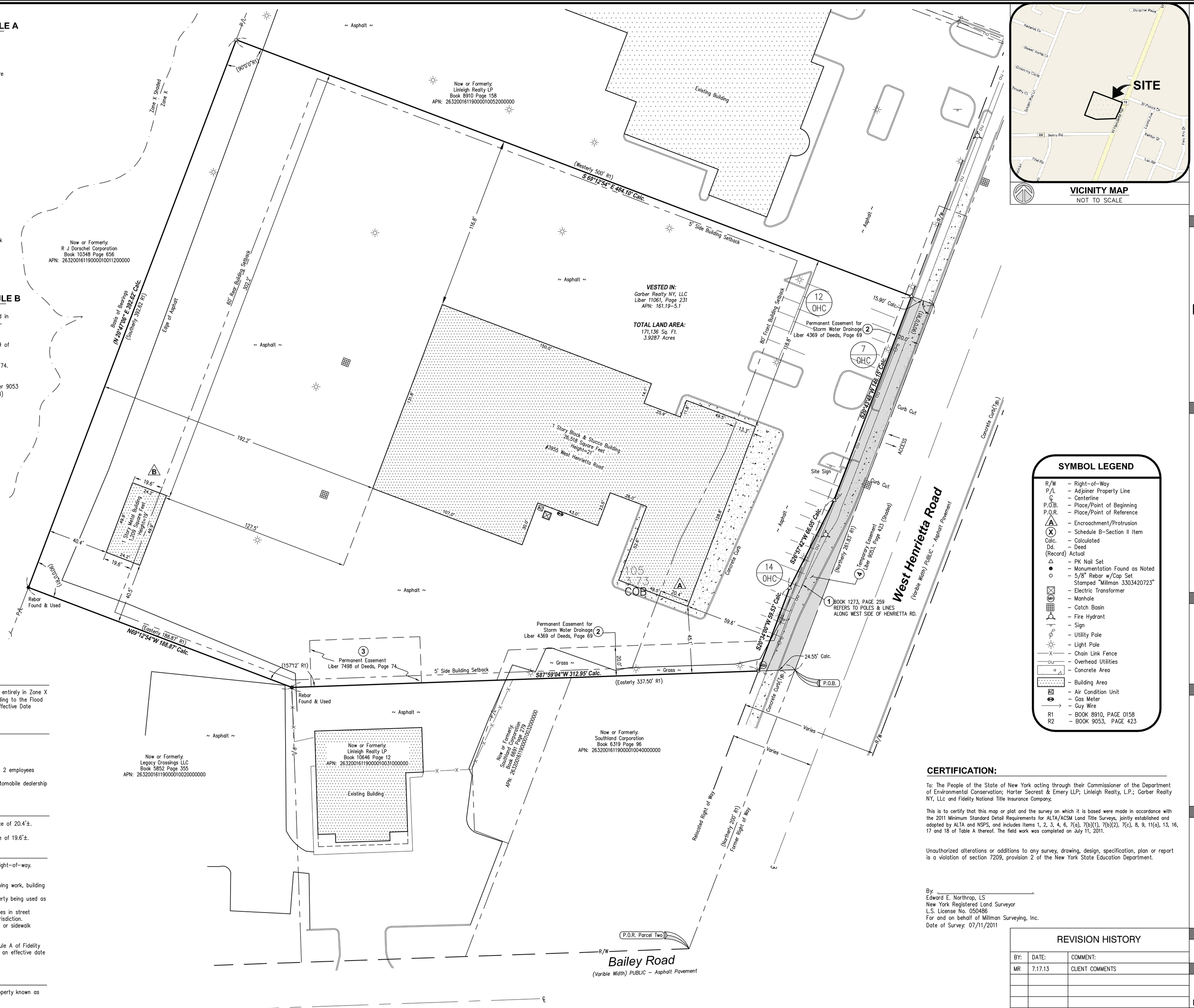
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. WTA-13-14503-NY-RDTL - SCHEDULE B

1. The Utility Easement granted to Rochester Gas and Electric Corporation and recorded in Liber 1273 of Deeds at page 259 on May 3, 1924. (AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

2. Water Drainage Easement reserved in Deed recorded December 6, 1972 in Liber 4369 of Deeds page 69. (AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

3. Permanent Easement recorded on November 17, 1988 in Liber 7498 of Deeds, page 74. (AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

4. Temporary Easement contained in an Appropriation recorded August 28, 1998 in Liber 9053 of Deeds page 423. (AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

R/W	– Right-of-Way
P/L	– Adjoiner Property Line
℄	– Centerline
P.O.B.	– Place/Point of Beginning
P.O.R.	– Place/Point of Reference
(A)	– Encroachment/Protrusion
(X)	– Schedule B-Section II Item
Calc.	– Calculated
Dd.	– Deed
(Record)	Actual
△	– PK Nail Set
●	– Monumentation Found as Noted
○	– 5/8" Rebar w/Cap Set Stamped "Millman 3303420723"
	– Electric Transformer
(MH)	– Manhole
	– Catch Basin
	– Fire Hydrant
	– Sign
	– Utility Pole
	– Light Pole
X	– Chain Link Fence
OU	– Overhead Utilities
	– Concrete Area
	– Building Area
AC	– Air Condition Unit
GM	– Gas Meter
	– Guy Wire
R1	– BOOK 8910, PAGE 0158
R2	– BOOK 9053, PAGE 423

PARKING:

33 Parking Spaces
0 Handicapped Parking Spaces
33 Total Parking Spaces

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X Unshaded (Areas determined to be outside the 0.2% annual chance floodplain.) according to the Flood Insurance Rate Map for the County of Monroe, Community Panel No. 36055C0361G, Effective Date August 28th, 2008.

ZONING:

Zoning Classification: B-1 (Commercial District)
Maximum Building Height: 40'
Building Setbacks: Front=80', Side=5', Rear=60'
Parking Setbacks: None
Parking Ratio: 1 space per 200 square feet of store floor area and 1 space for each 2 employees

The current zoning classification allows for the subject property to be used as an automobile dealership by special permit. The site is considered legal nonconforming.

ENCROACHMENTS:

(A) Subject's building extends over the front building setback by a maximum distance of 20.4'±.

(B) Subject's building extends over the rear building setback by a maximum distance of 19.6'±.

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via West Henrietta Road, a public right-of-way.
2. The locations of utilities shown on the survey are from visible evidence only.
3. The posted address on site is 3955 West Henrietta Road.
4. At the time of this survey there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. At the time of this survey, there was no observable evidence of cemeteries.
9. The Property surveyed and shown hereon is the same property described in Schedule A of Fidelity National Title Insurance Company Commitment NBU No. WTA-13-14503-NY-RDTL with an effective date of May 21, 2013.

BASIS OF BEARING:

The meridian for all bearings shown hereon is the Westerly property line of subject property known as being North 20°47'06" East per Plat Book 300, Page 13.

CERTIFICATION:

To: The People of the State of New York acting through their Commissioner of the Department of Environmental Conservation; Harter Secrest & Emery LLP; Linleigh Realty, L.P.; Garber Realty NY, LLc and Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 11(a), 13, 16, 17 and 18 of Table A thereof. The field work was completed on July 11, 2011.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Department.

By: _____
Edward E. Northrop, LS
New York Registered Land Surveyor
L.S. License No. 050486
For and on behalf of Millman Surveying, Inc.
Date of Survey: 07/11/2011

REVISION HISTORY

BY:	DATE:	COMMENT:
MR	7.17.13	CLIENT COMMENTS

millman
National Land Services
Transforming the Industry

Surveying
Zoning
Environmental
Real Support - Title Review

Millman Surveying, Inc.
Corporate Headquarters
1742 Georgetown Road, Suite H
Hudson, OH 44236
Phone: 800-520-1010
Fax: 330-342-0834
www.millmansurveying.com

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:

HARTER SECREST & EMORY LLP
1600 Baush & Lomb Place
Rochester, NY 14604-2711

millman virtualsurveyor
for more information
visit http://vimeo.com/25774136

3955 West Henrietta Road
Town of Henrietta
County of Monroe
State of New York

NORTH

GRAPHIC SCALE
0 30 60
1 INCH = 30 FT.

Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 29557 (22832)

PM: MR Drafter: MR

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

Appendix C

LABELLA Associates, D.P.C.
Engineering
Architecture
Environmental
Planning

Site Health and Safety Plan

Location:

Former Holtz Porsche, Audi, Mazda
3955 West Henrietta Road
Henrietta, New York 14623

Prepared For:

Linleigh Realty, L.P.
131 Kilbourn Road
Rochester, New York 14618

LaBella Project No. 212300

October 2014

Site Health and Safety Plan

Location:

Former Holtz Porsche, Audi, Mazda
3955 West Henrietta Road
Henrietta, New York 14623

Prepared For:

Linleigh Realty, L.P.
131 Kilbourn Road
Rochester, New York 14618

LaBella Project No. 212300

October 2014

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

Table of Contents

Page

SITE HEALTH AND SAFETY PLAN

Project Title:	3955 West Henrietta Road Brownfield Cleanup Program
Project Number:	212300
Project Location (Site):	3955 West Henrietta Road, New York 14623
Environmental Director:	Gregory Senecal, CHMM
Project Manager:	Dan Noll, P.E.
Plan Review Date:	_____
Plan Approval Date:	_____
Plan Approved By:	_____ Mr. Richard Rote, CIH
Site Safety Supervisor:	To Be Determined
Site Contact:	To Be Determined
Safety Director:	Rick Rote, CIH
Proposed Date(s) of Field Activities:	To Be Determined
Site Conditions:	Slightly sloping, encompassing approximately 3.93 acres
Site Environmental Information Provided By:	Prior Environmental Reports by Osprey Environmental, L.L.C., Kleinfelder East, Inc., URS Corporation, and LaBella Associates, D.P.C.
Air Monitoring Provided By:	LaBella Associates, D.P.C.
Site Control Provided By:	Contractor(s)

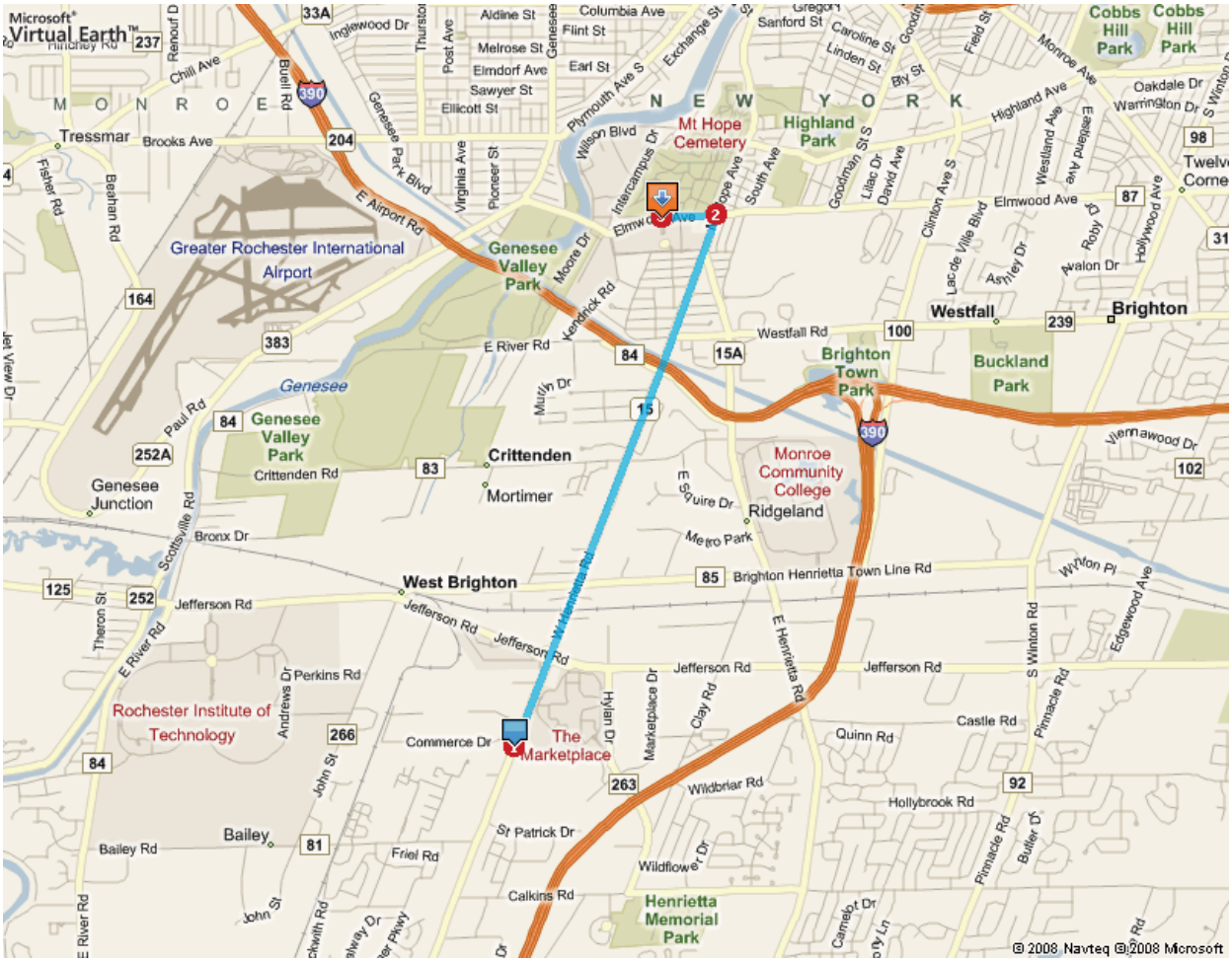
EMERGENCY CONTACTS

	Name	Phone Number
Ambulance:	As Per Emergency Service	911
Hospital Emergency:	Strong Memorial Hospital	(585) 275-2100
Poison Control Center:	Finger Lakes Poison Control	(585) 275-3232
Police (local, state):	Monroe County Sheriff	911
Fire Department:	Henrietta Fire Department	911
Ambulance:	As Per Emergency Service	911
Site Contact:	John Holtz	585-334-1600
Agency Contact:	NYSDEC – Matt Gillette	(585) 226-5308
Environmental Director:	Greg Senecal, CHMM	Direct: (585) 295-6243 Cell: (585) 752-6480 Home: (585) 323-2142
Project Manager:	Daniel Noll	585-295-6611 Cell 585-301-8458
Site Safety Supervisor:	To Be Determined	
Safety Director	Rick Rote, CIH	Direct: (585) 295-6241

MAP AND DIRECTIONS TO THE MEDICAL FACILITY
- STRONG MEMORIAL HOSPITAL -

START: 3955 W HENRIETTA RD, ROCHESTER, NY 14623-3530
END: 601 ELMWOOD AVE, ROCHESTER, NY 14620
TRIP: 4.1 MI, 10 MIN

1. TURN NORTH (LEFT) ONTO SR-15 / W HENRIETTA RD 3.8 MI
2. TURN WEST (LEFT) ONTO ELMWOOD AVE 0.3 MI
3. TURN SOUTH (LEFT) ONTO HOSPITAL DR
4. ARRIVE AT 601 ELMWOOD AVE



LABELLA

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 at 3955 West Henrietta Road in the Town of Henrietta, Monroe County, New York. This HASP only reflects the policies of LaBella Associates D.P.C. The requirements of this HASP are applicable to all approved LaBella personnel at the work site. This document's project specifications and the Community Air Monitoring Plan (CAMP) are to be consulted for guidance in preventing and quickly abating any threat to human safety or the environment. The provisions of the HASP were developed in general accordance with 29 CFR 1910 and 29 CFR 1926 and do not replace or supersede any regulatory requirements of the USEPA, NYSDEC, OSHA or and other regulatory body.

2.0 Responsibilities

This HASP presents guidelines to minimize the risk of injury to project personnel, and to provide rapid response in the event of injury. The HASP is applicable only to activities of approved LaBella personnel and their authorized visitors. The Project Manager shall implement the provisions of this HASP for the duration of the project. It is the responsibility of LaBella 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:

- Management of environmental investigation and remediation activities
- Environmental Monitoring
- Collection of samples
- Management of excavated soil and fill.

4.0 Work Area Access and Site Control

The contractor(s) will have primary responsibility for work area access and site control. However, a minimum requirement for work area designation and control will consist of:

- Drilling (Geoprobe/Rotary) – Orange cones to establish at least a 10-foot by 10-foot work area
- Test Pitting – Orange cones and orange temporary fencing to establish at least 10-feet of distance between test pit and fencing.

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 approved 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, 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 hard hat, safety glasses and steel toe shoes are required.

5.2 Excavation Hazards

Potential Hazard:
Excavations and trenches can collapse, causing injury or death. Edges of excavations can be unstable and collapse. Toxic and asphyxiant gases can accumulate in confined spaces and trenches. Excavations that require working within the excavation will require air monitoring in the breathing zone (refer to Section 9.0).

Excavations left open create a fall hazard which can cause injury or death.

Protective Action:
Personnel must receive approval from the Project Manager to enter an excavation for any reason. Subsequently, approved personnel are to receive authorization for entry from the Site Safety Officer. Approved personnel are not to enter excavations over 4 feet in depth unless excavations are adequately sloped. Additional personal protective equipment may be required based on the air monitoring.

Personnel should exercise caution near all excavations at the site as it is expected that excavation sidewalls will be unstable. All excavations will be backfilled by the end of each day. Additionally, no test pit will be left unattended during the day.

Fencing and/or barriers accompanied by "no trespassing" signs should be placed around all excavations when left open for any period of time when work is not being conducted.

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 Project Manager is responsible for making First Aid supplies available at the work site to treat minor injuries. 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 Project Manager. Serious injuries are to be reported immediately to the Site Safety Officer

5.4 Injury Due to Exposure of Chemical Hazards

Potential Hazards:
Volatile organic vapors from petroleum products, chlorinated solvents or other chemicals may be encountered during excavation activities at the project work site. Inhalation of high concentrations of organic vapors 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. Approved employees will not work in environments where hazardous concentrations of organic vapors are present. Air monitoring (refer to Section 9.0 and to the Modified CAMP in Appendix 7) of the work area will be performed at least every 60 minutes or more often using a Photoionization Detector (PID). Personnel are to leave the work area whenever PID measurements of ambient air exceed 25 ppm consistently for a 5 minute period. In the event that sustained total volatile organic compound (VOC) readings of 25 ppm is encountered personnel should upgrade personal protective equipment to Level C (refer to Section 8.0) and an Exclusion Zone should be established around the work area to limit and monitor access to this area (refer to Section 6.0).

5.5 Injuries Due to Extreme Hot or Cold Weather Conditions

Potential Hazards:
Extreme hot weather conditions can cause heat exhaustion, heat stress and heat stroke or extreme cold weather conditions can cause hypothermia.

Protective Action:
Precaution measures should be taken such as dress appropriately for the weather conditions and drink plenty of fluid. If personnel should suffer from any of the above conditions, proper techniques should be taken to cool down or heat up the body and taken to the nearest hospital if needed.

5.6 Potential Exposure to Asbestos

Potential Hazards:
During ground intrusive activities (e.g., test pitting or drilling) soil containing asbestos may be encountered. Asbestos is friable when dry and can be inhaled when exposed to air.

Protective Action:
The presence of asbestos can be identified through visual observation of a white magnesium silicate material. If encountered, work should be halted and a sample of the suspected asbestos should be collected and placed in a plastic sealable bag. This sample should be sent to the asbestos laboratory at LaBella Associates for analysis.

6.0 Work Zones

In the event that conditions warrant establishing various work zones (i.e., based on hazards - Section 5.4), the following work zones should be established:

Exclusion Zone (EZ):
The EZ will be established in the immediate vicinity and adjacent downwind direction of site activities that elevate breathing zone VOC concentrations to unacceptable levels based on field screening. These site activities include contaminated soil excavation and soil sampling activities. If access to the site is required to accommodate non-project related personnel then an EZ will be established by constructing a barrier around the work area (yellow caution tape and/or construction fencing). The EZ barrier shall encompass the work area and any equipment staging/soil staging areas necessary to perform the associated work. The contractor(s) will be responsible for establishing the EZ and limiting access to approved personnel. Depending on the condition for establishing the EZ, access to the EZ may require adequate PPE (e.g., Level C).

Contaminant Reduction Zone (CRZ):
The CRZ will be the area where personnel entering the EZ will don proper PPE prior to entering the EZ and the area where PPE may be removed. The CRZ will also be the area where decontamination of equipment and personnel will be conducted as necessary.

7.0 Decontamination Procedures

Upon leaving the work area, approved 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. Personnel assigned to this project should be prepared with a change of clothing whenever on site.

Personnel will use the contractor's disposal container for disposal of PPE.

8.0 Personal Protective Equipment

Generally, site conditions at this work site require level of protection of Level D or modified Level D. However, air monitoring will be conducted to determine if up-grading to Level C PPE is required (refer to Section 9.0). Descriptions of the typical safety equipment associated with Level D and Level C are provided below:

Level D:
Hard hat, safety glasses, rubber nitrile sampling gloves, steel toe construction grade boots, etc.

Level C:
Level D PPE and full or ½-face respirator and tyvek suit (if necessary). [*Note: Organic vapor cartridges are to be changed after each 8-hours of use or more frequently*.]

9.0 Air Monitoring

According to 29 CFR 1910.120(h), air monitoring shall be used to identify and quantify airborne levels of hazardous substances and health hazards in order to determine the appropriate level of employee protection required for personnel working onsite
The Air Monitor will utilize a photoionization Detector (PID) to screen the ambient air in the work areas for total Volatile Organic Compounds (VOCs) and a DustTrak tm Model 8520 aerosol monitor or equivalent for measuring particulates. Work area ambient air will generally be monitored in the work area and downwind of the work area. Air monitoring of the work areas and downwind of the work areas will be performed at least every 60 minutes or more often using a PID, and the DustTrak meter.

If sustained PID readings of greater than 25 ppm are recorded in the breathing zone, then either personnel are to leave the work area until satisfactory readings are obtained or approved personnel may re-enter the work areas wearing at a minimum a ½ face respirator with organic vapor cartridges for an 8-hour duration (i.e., upgrade to Level C PPE). Organic vapor cartridges are to be changed after each 8-hours of use or more frequently, if necessary. If PID readings are sustained, in the work area, at levels above 25 ppm for a 5 minute average, work will be stopped immediately until safe levels of VOCs are encountered or additional PPE will be required (i.e., Level B).

If dust concentrations exceed the upwind concentration by 150 µg/m^3 (0.15 mg/m^3) consistently for a 10 minute period within the work area or at the downwind location, then LaBella personnel may not re-enter the work area until dust concentrations in the work area decrease below 150 µg/m^3 (0.15 mg/m^3), which may be accomplished by the construction manager implementing dust control or suppression measures.

10.0 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.

Employees are not authorized or trained to provide rescue and medical efforts. Rescue and medical efforts will be provided by local authorities.

11.0 Medical Surveillance

Medical surveillance will be provided to all employees who are injured due to overexposure from an emergency incident involving hazardous substances at this site.

12.0 Employee Training

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

Individuals involved with the remedial investigation must be 40-hour OSHA HAZWOPER trained with current 8-hour refresher certification.

Table 1
Exposure Limits and Recognition Qualities

Compound	PEL-TWA (ppm)(b)(d)	TLV-TWA (ppm)(c)(d)	STEL	LEL (%)(e)	UEL (%)(f)	IDLH (ppm)(g)(d)	Odor	Odor Threshold (ppm)	Ionization Potential
Acetone	750	500	NA	2.15	13.2	20,000	Sweet	4.58	9.69
Anthracene	0.2	0.2	NA	NA	NA	NA	Faint aromatic	NA	NA
Benzene	1	0.5	5	1.3	7.9	3000	Pleasant	8.65	9.24
Benzo (a) pyrene (coal tar pitch volatiles)	0.2	0.1	NA	NA	NA	700	NA	NA	NA
Benzo (a)anthracene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo (b) Fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo (g,h,i)perylene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo (k) Fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bromodichloromethane	NA	NA	NA	NA	NA	NA	NA	NA	10.88
Carbon Disulfide	20	1	NA	1.3	50	500	Odorless or strong garlic type	0.096	10.07
Chrysene	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichloroethylene	200	200	NA	9.7	12.8	400	Acrid	NA	9.65
1,2-Dichlorobenzene	50	25	NA	2.2	9.2		Pleasant		9.07
Ethylbenzene	100	100	NA	1	6.7	2,000	Ether	2.3	8.76
Fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fluorene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Methylene Chloride	500	50	NA	12	23	5,000	Chloroform-like	10.2	11.35
Naphthalene	10, Skin	10	NA	0.9	5.9	250	Moth Balls	0.3	8.12
n-propylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Phenanthrene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA
p-Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
sec-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Tetrachloroethane	NA	NA	NA	NA	NA	NA	Sweet	NA	NA
Toluene	100	100	NA	0.9	9.5	2,000	Sweet	2.1	8.82
Trichloroethylene	100	50	NA	8	12.5	1,000	Chloroform	1.36	9.45
1,2,4-Trimethylbenzene	NA	25	NA	0.9	6.4	NA	Distinct	2.4	NA
1,3,5-Trimethylbenzene	NA	25	NA	NA	NA	NA	Distinct	2.4	NA
Vinyl Chloride	1	1	NA	NA	NA	NA	NA	NA	NA
Xylenes (o,m,p)	100	100	NA	1	7	1,000	Sweet	1.1	8.56
Cadmium	0.2	0.5	NA	NA	NA	NA	NA	NA	NA
Chromium	1	0.5	NA	NA	NA	NA	NA	NA	NA
Lead	0.05	0.15	NA	NA	NA	700	NA	NA	NA
Mercury	0.05	0.05	NA	NA	NA	28	Odorless	NA	NA
Selenium	0.2	0.02	NA	NA	NA	Unknown	NA	NA	NA

(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.
2. Ca = Possible Human Carcinogen, no IDLH information.

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

Appendix D

Appendix 1A
New York State Department of Health
Generic Community Air Monitoring Plan

Overview

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 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 DEC/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, particularly if wind direction changes. 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.

1. 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.

2. 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.

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

4. All 15-minute readings must be recorded and be available for State (DEC and NYSDOH) 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.

1. 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.

2. 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.

3. All readings must be recorded and be available for State (DEC and NYSDOH) and County Health personnel to review.

December 2009

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

Appendix E

LABELLA Associates, D.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. C828181
Location: 3955 West Henrietta Road, Rochester, New York
Project No.: 212300
Inspected By:
Date of Inspection:
Weather Conditions:

INSPECTION FINDINGS

GENERAL SITE CONDITIONS	CURRENT USE OF SITE (COMMERCIAL/ RESIDENTIAL/ETC.)	SITE RECORDS UP TO DATE (YES/NO)	COVER SYSTEM PRESENT AND INTACT (YES/NO)	COMMENTS AND/OR ACTIONS TAKEN

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

Appendix F

LABELLA Associates, P.C.

MONITORING WELL INSTALLATION REPORT

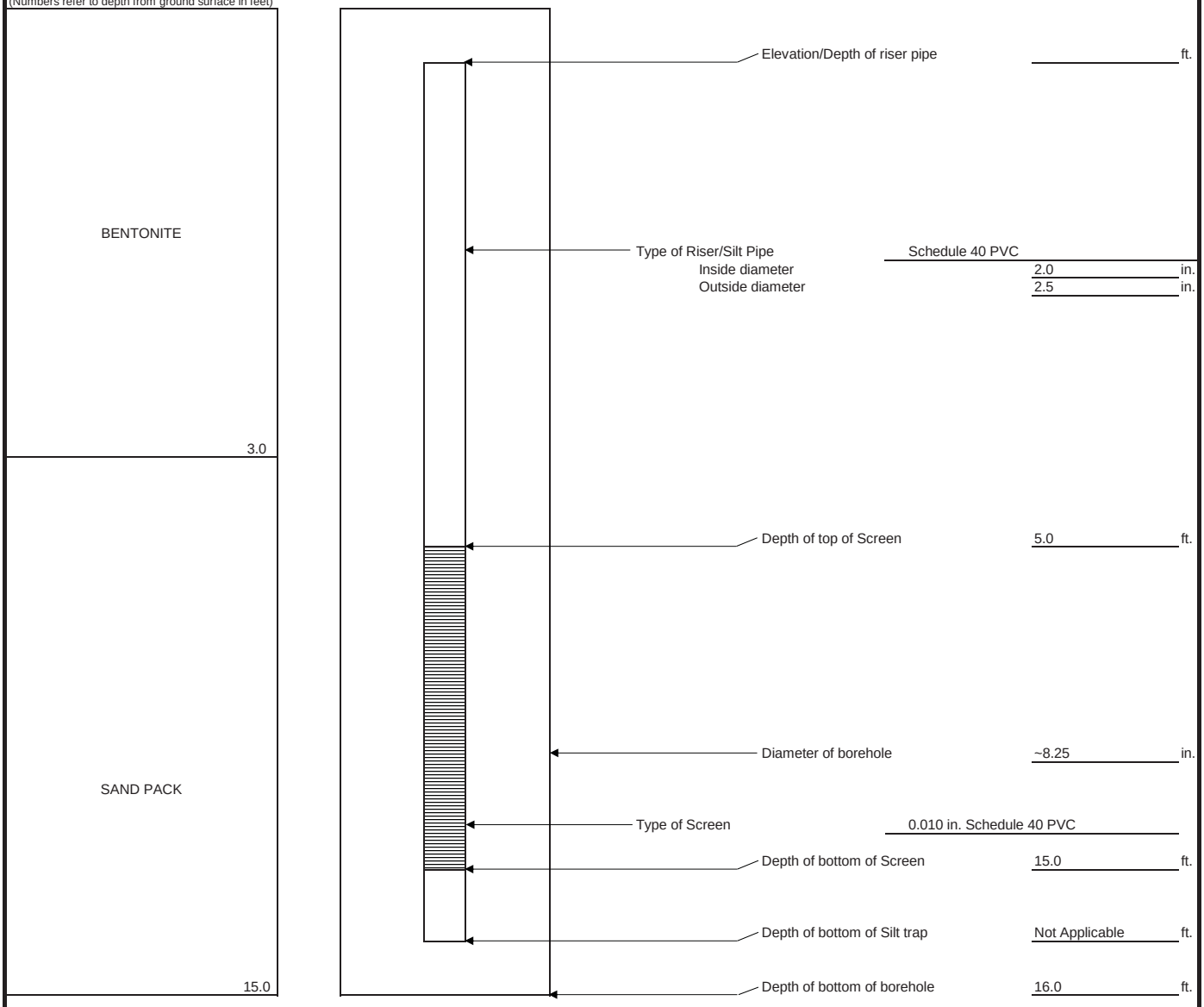
MONITORING WELL ID: **RIMW-10**

Project:	Holtz Porsche Audi Mazda	LaBella Project No.:	212300
Location:	3955 West Henrietta Road	LaBella Representative:	M. Pelychaty
Client:	Linleigh Realty, LP	Date Installed:	16-Oct-2012
Contractor(s):	TREC Environmental, Inc.	Time:	0855 to 1015
Driller:	Mike Ellingworth	Type of Drill Rig:	Geoprobe 6620 DT
Rock Coring Method:	Not Applicable	Auger size and type:	4.25-in. Hollow Stem

Ground El.: Not Applicable | Location: SEE PLAN | Depth to bedrock:

BOREHOLE BACKFILL

(Numbers refer to depth from ground surface in feet)



NOTES:

COMPLETED WIITH FLUSH MOUNT ROAD BOX

7 25 # BAGS OF SAND

1 55-GALLON DRUM OF SOIL CUTTINGS

1 25 # BAGS OF BENTONITE

LABELLA Associates, P.C.

MONITORING WELL INSTALLATION REPORT

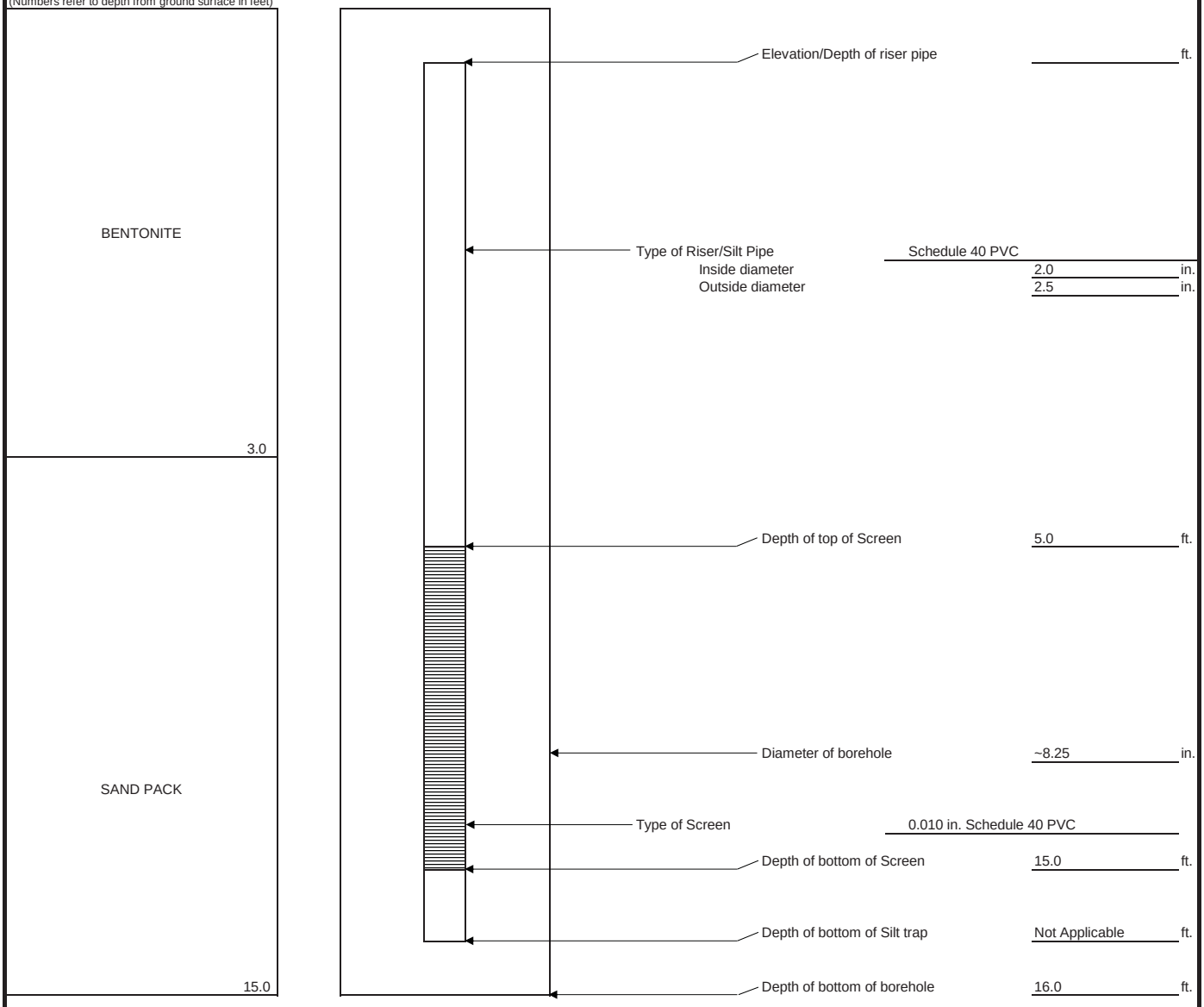
MONITORING WELL ID: **RIMW-3**

Project:	Holtz Porsche Audi Mazda	LaBella Project No.:	212300
Location:	3955 West Henrietta Road	LaBella Representative:	M. Pelychaty
Client:	Linleigh Realty, LP	Date Installed:	16-Oct-2012
Contractor(s):	TREC Environmental, Inc.	Time:	1215 to 1320
Driller:	Mike Ellingworth	Type of Drill Rig:	Geoprobe 6620 DT
Rock Coring Method:	Not Applicable	Auger size and type:	4.25-in. Hollow Stem

Ground El.: Not Applicable | Location: SEE PLAN | Depth to bedrock:

BOREHOLE BACKFILL

(Numbers refer to depth from ground surface in feet)



NOTES:

COMPLETED WIITH FLUSH MOUNT ROAD BOX

7 25 # BAGS OF SAND

1 55-GALLON DRUM OF SOIL CUTTINGS

1 25 # BAGS OF BENTONITE

LABELLA Associates, P.C.

MONITORING WELL INSTALLATION REPORT

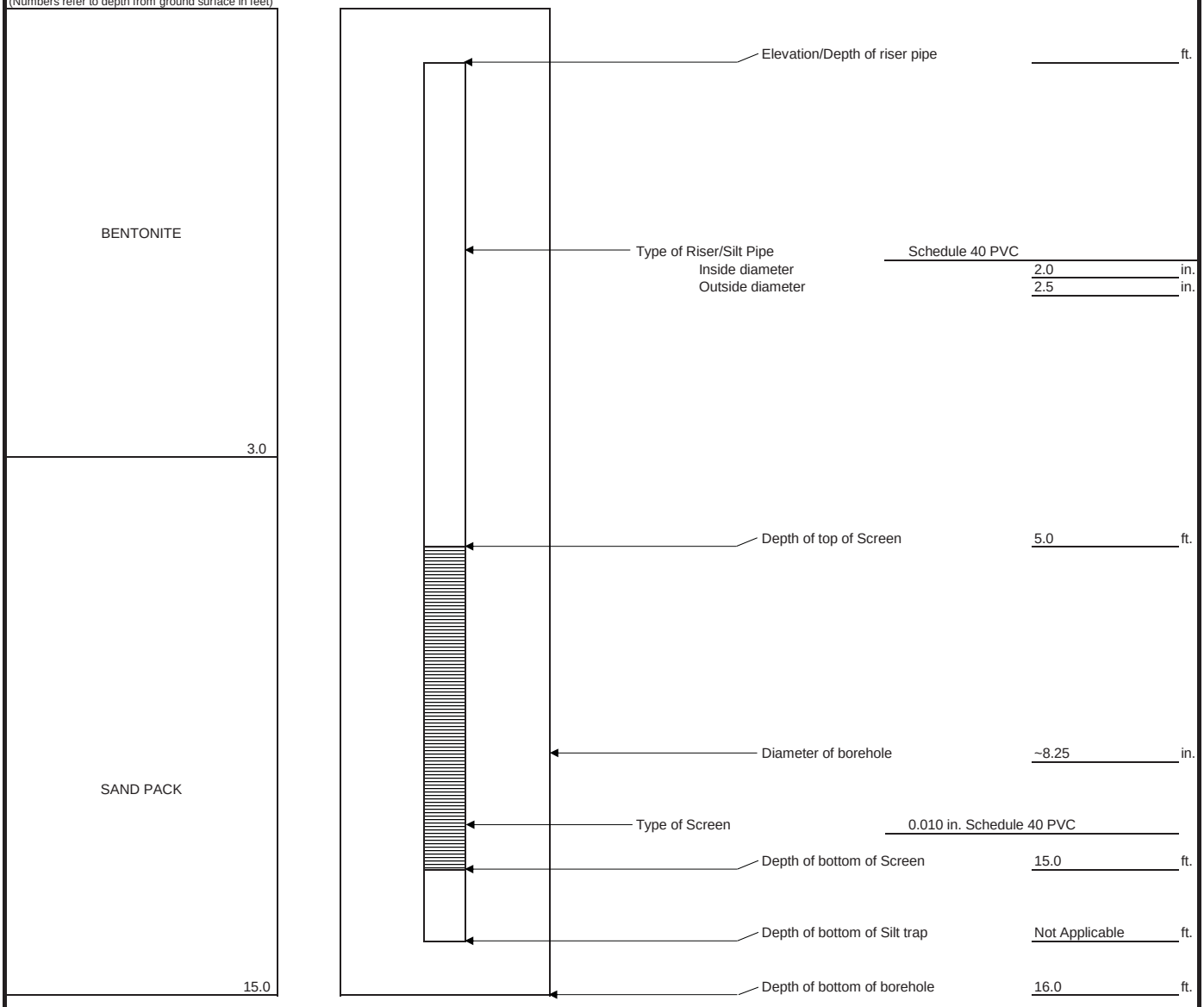
MONITORING WELL ID: **RIMW-4**

Project:	Holtz Porsche Audi Mazda	LaBella Project No.:	212300
Location:	3955 West Henrietta Road	LaBella Representative:	M. Pelychaty
Client:	Linleigh Realty, LP	Date Installed:	16-Oct-2012
Contractor(s):	TREC Environmental, Inc.	Time:	1400 to 1530
Driller:	Mike Ellingworth	Type of Drill Rig:	Geoprobe 6620 DT
Rock Coring Method:	Not Applicable	Auger size and type:	4.25-in. Hollow Stem

Ground El.: Not Applicable | Location: SEE PLAN | Depth to bedrock:

BOREHOLE BACKFILL

(Numbers refer to depth from ground surface in feet)



NOTES:

COMPLETED WIITH FLUSH MOUNT ROAD BOX

7 25 # BAGS OF SAND

1 25 # BAGS OF BENTONITE

1 55-GALLON DRUM OF SOIL CUTTINGS

LABELLA Associates, P.C.

MONITORING WELL INSTALLATION REPORT

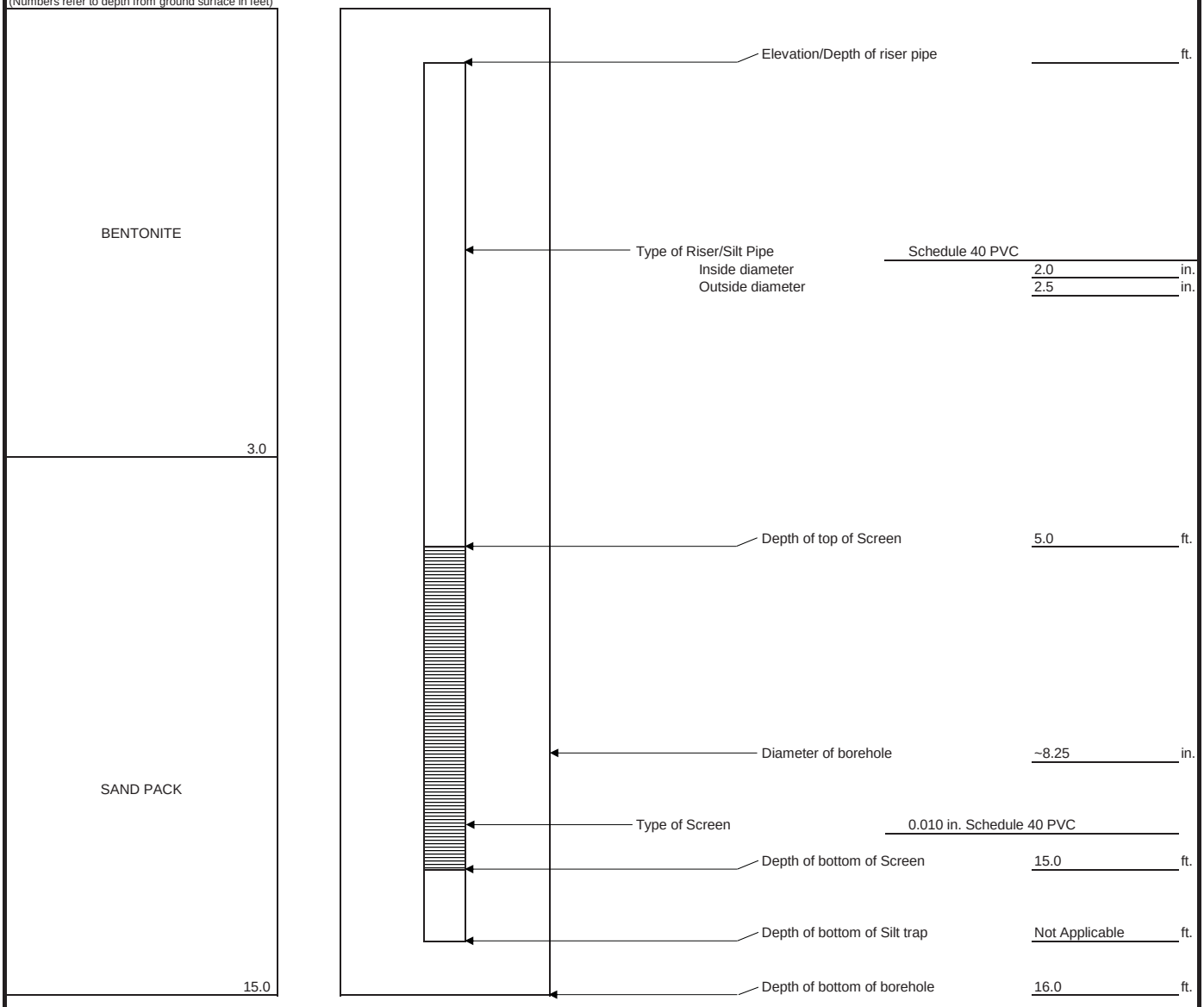
MONITORING WELL ID: **RIMW-5**

Project:	Holtz Porsche Audi Mazda	LaBella Project No.:	212300
Location:	3955 West Henrietta Road	LaBella Representative:	M. Pelychaty
Client:	Linleigh Realty, LP	Date Installed:	17-Oct-2012
Contractor(s):	TREC Environmental, Inc.	Time:	0950 to 1020
Driller:	Mike Ellingworth	Type of Drill Rig:	Geoprobe 6620 DT
Rock Coring Method:	Not Applicable	Auger size and type:	4.25-in. Hollow Stem

Ground El.: Not Applicable | Location: SEE PLAN | Depth to bedrock:

BOREHOLE BACKFILL

(Numbers refer to depth from ground surface in feet)



NOTES:

COMPLETED WIITH FLUSH MOUNT ROAD BOX

7 25 # BAGS OF SAND

1 55-GALLON DRUM OF SOIL CUTTINGS

1 25 # BAGS OF BENTONITE

LABELLA Associates, P.C.

MONITORING WELL INSTALLATION REPORT

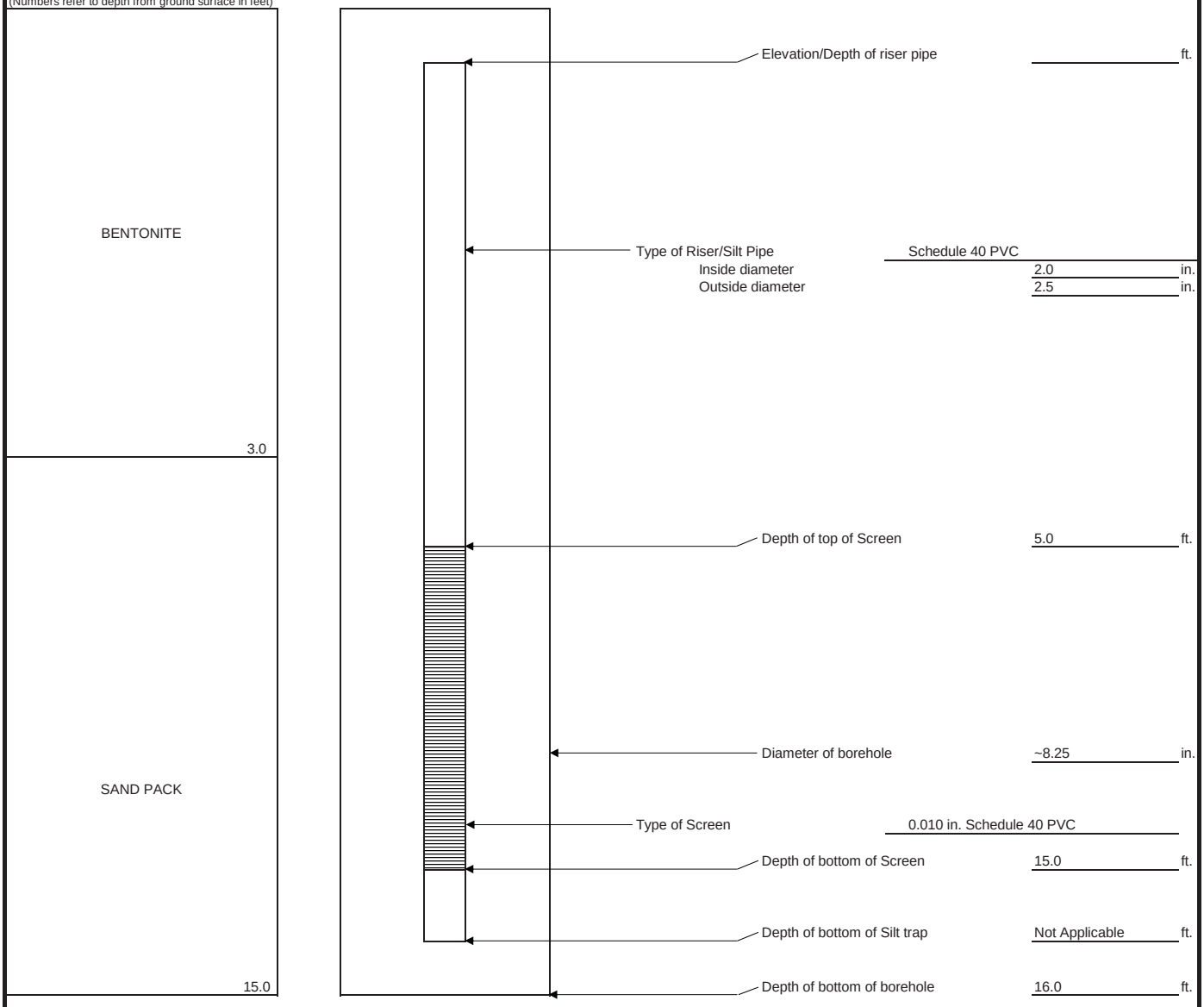
MONITORING WELL ID: **RIMW-7**

Project:	Holtz Porsche Audi Mazda	LaBella Project No.:	212300
Location:	3955 West Henrietta Road	LaBella Representative:	M. Pelychaty
Client:	Linleigh Realty, LP	Date Installed:	17-Oct-2012
Contractor(s):	TREC Environmental, Inc.	Time:	1115 to 1240
Driller:	Mike Ellingworth	Type of Drill Rig:	Geoprobe 6620 DT
Rock Coring Method:	Not Applicable	Auger size and type:	4.25-in. Hollow Stem

Ground El.: Not Applicable | Location: SEE PLAN | Depth to bedrock:

BOREHOLE BACKFILL

(Numbers refer to depth from ground surface in feet)



NOTES:

COMPLETED WIITH FLUSH MOUNT ROAD BOX

7 25 # BAGS OF SAND

1 25 # BAGS OF BENTONITE

1 55-GALLON DRUM OF SOIL CUTTINGS

LABELLA Associates, P.C.

MONITORING WELL INSTALLATION REPORT

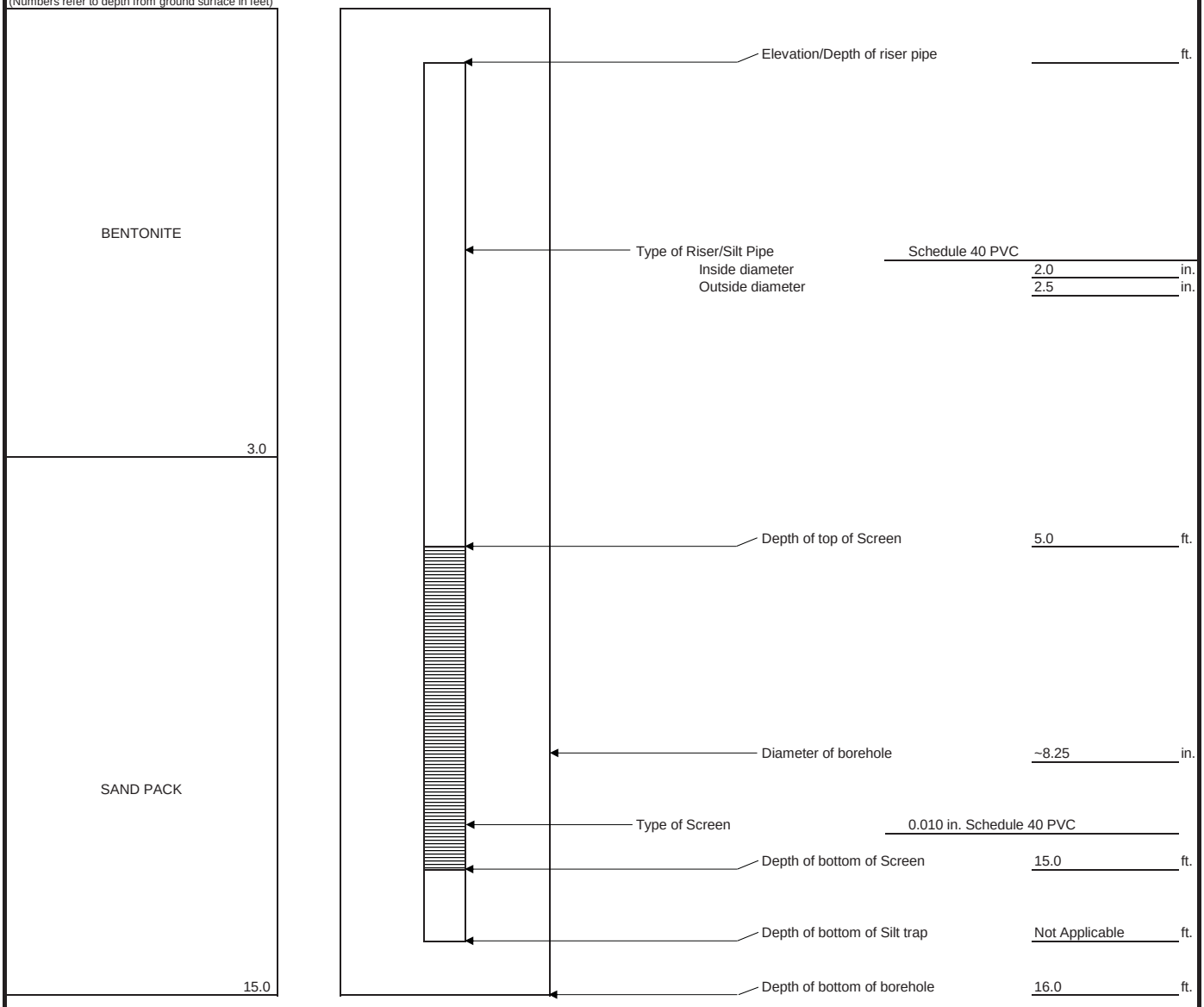
MONITORING WELL ID: **RIMW-9**

Project:	Holtz Porsche Audi Mazda	LaBella Project No.:	212300
Location:	3955 West Henrietta Road	LaBella Representative:	M. Pelychaty
Client:	Linleigh Realty, LP	Date Installed:	17-Oct-2012
Contractor(s):	TREC Environmental, Inc.	Time:	1415 to 1545
Driller:	Mike Ellingworth	Type of Drill Rig:	Geoprobe 6620 DT
Rock Coring Method:	Not Applicable	Auger size and type:	4.25-in. Hollow Stem

Ground El.: Not Applicable | Location: SEE PLAN | Depth to bedrock:

BOREHOLE BACKFILL

(Numbers refer to depth from ground surface in feet)



NOTES:

COMPLETED WIITH FLUSH MOUNT ROAD BOX

7 25 # BAGS OF SAND

1 55-GALLON DRUM OF SOIL CUTTINGS

1 25 # BAGS OF BENTONITE

LABELLA Associates, P.C.

MONITORING WELL INSTALLATION REPORT

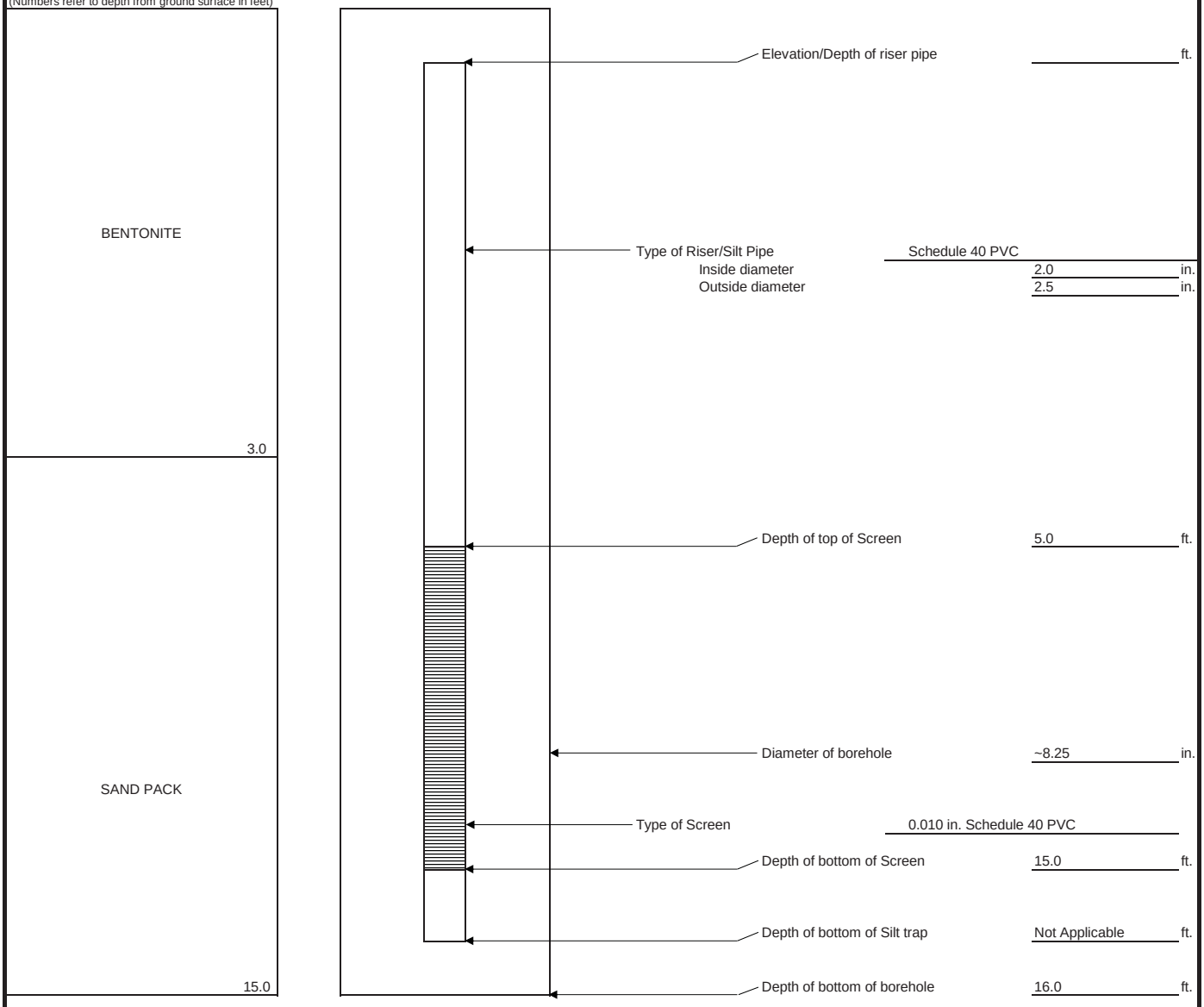
MONITORING WELL ID: **RIMW-8**

Project:	Holtz Porsche Audi Mazda	LaBella Project No.:	212300
Location:	3955 West Henrietta Road	LaBella Representative:	M. Pelychaty
Client:	Linleigh Realty, LP	Date Installed:	18-Oct-2012
Contractor(s):	TREC Environmental, Inc.	Time:	0830 to 1015
Driller:	Mike Ellingworth	Type of Drill Rig:	Geoprobe 6620 DT
Rock Coring Method:	Not Applicable	Auger size and type:	4.25-in. Hollow Stem

Ground El.: Not Applicable | Location: SEE PLAN | Depth to bedrock:

BOREHOLE BACKFILL

(Numbers refer to depth from ground surface in feet)



NOTES:

COMPLETED WIITH FLUSH MOUNT ROAD BOX

7 25 # BAGS OF SAND

1 55-GALLON DRUM OF SOIL CUTTINGS

1 25 # BAGS OF BENTONITE

LABELLA Associates, P.C.

MONITORING WELL INSTALLATION REPORT

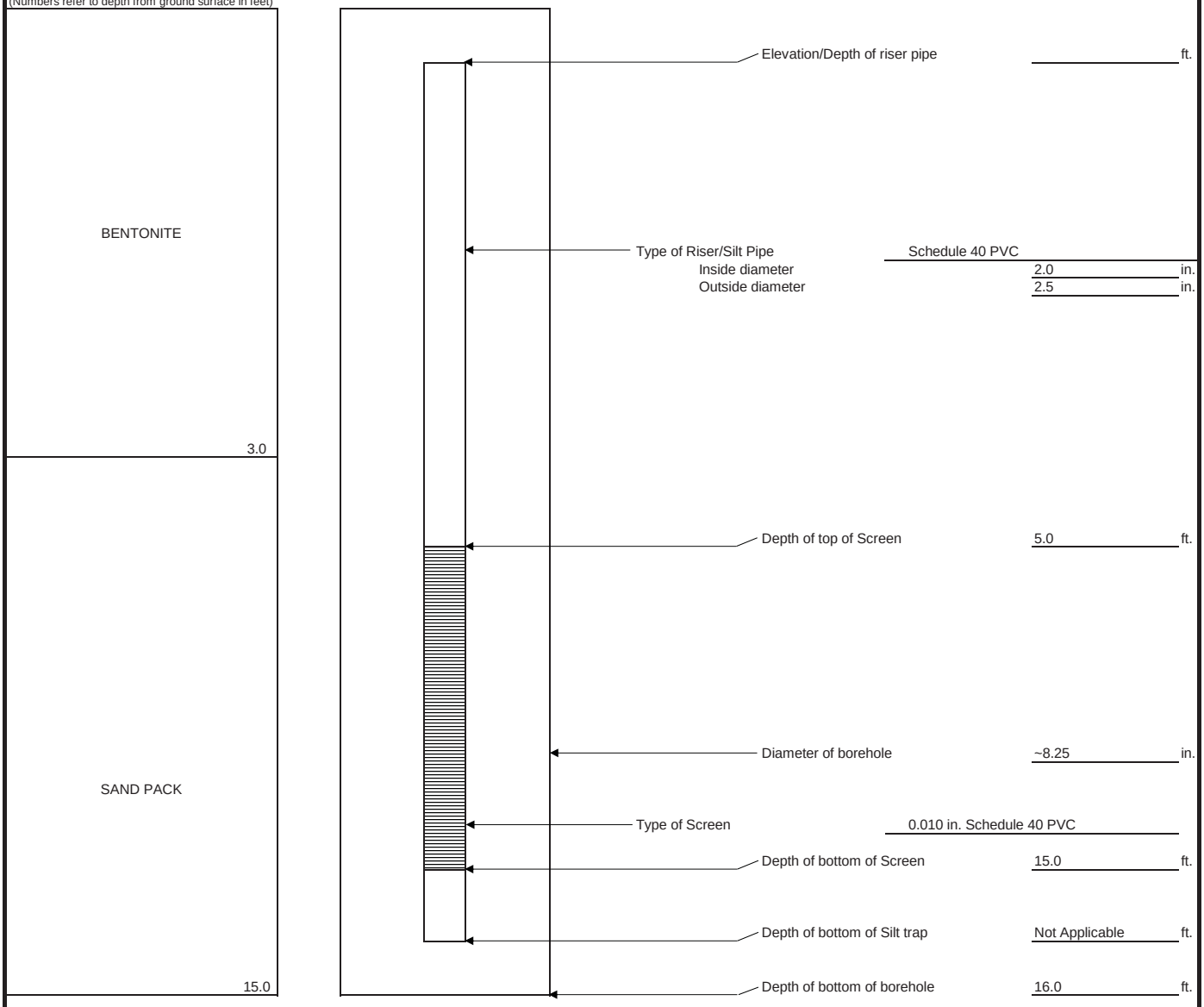
MONITORING WELL ID: **RIMW-1**

Project:	Holtz Porsche Audi Mazda	LaBella Project No.:	212300
Location:	3955 West Henrietta Road	LaBella Representative:	M. Pelychaty
Client:	Linleigh Realty, LP	Date Installed:	18-Oct-2012
Contractor(s):	TREC Environmental, Inc.	Time:	1100 to 1215
Driller:	Mike Ellingworth	Type of Drill Rig:	Geoprobe 6620 DT
Rock Coring Method:	Not Applicable	Auger size and type:	4.25-in. Hollow Stem

Ground El.: Not Applicable | Location: SEE PLAN | Depth to bedrock:

BOREHOLE BACKFILL

(Numbers refer to depth from ground surface in feet)



NOTES:

COMPLETED WIITH FLUSH MOUNT ROAD BOX

7 25 # BAGS OF SAND

1 55-GALLON DRUM OF SOIL CUTTINGS

1 25 # BAGS OF BENTONITE

LABELLA Associates, P.C.

MONITORING WELL INSTALLATION REPORT

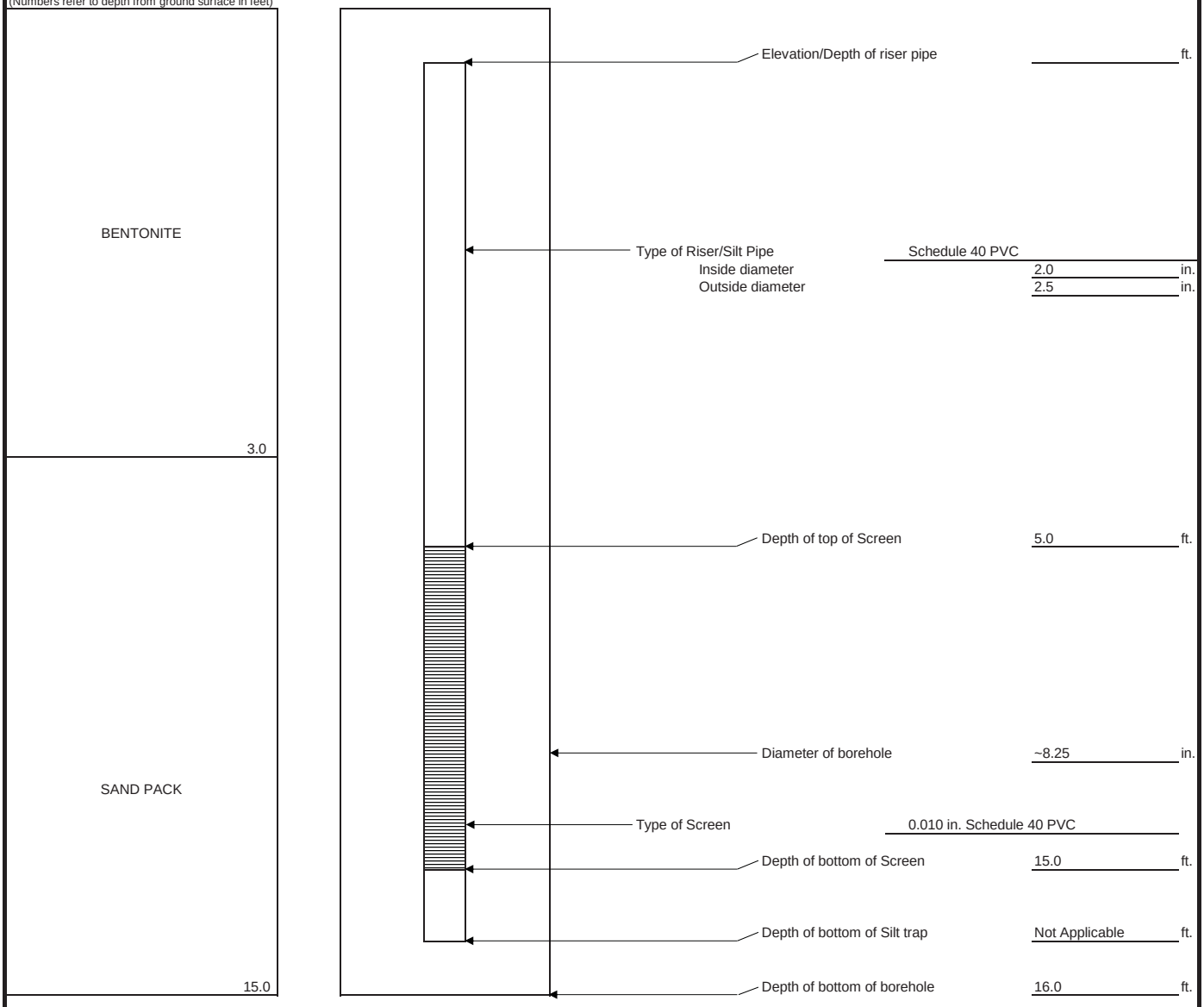
MONITORING WELL ID: **RIMW-13**

Project:	Holtz Porsche Audi Mazda	LaBella Project No.:	212300
Location:	3955 West Henrietta Road	LaBella Representative:	M. Pelychaty
Client:	Linleigh Realty, LP	Date Installed:	3-Nov-2012
Contractor(s):	TREC Environmental, Inc.	Time:	0920 to 1015
Driller:	Mike Ellingworth	Type of Drill Rig:	Geoprobe 6620 DT
Rock Coring Method:	Not Applicable	Auger size and type:	4.25-in. Hollow Stem

Ground El.: Not Applicable | Location: SEE PLAN | Depth to bedrock:

BOREHOLE BACKFILL

(Numbers refer to depth from ground surface in feet)



NOTES:

COMPLETED WIITH FLUSH MOUNT ROAD BOX

7 25 # BAGS OF SAND

1 25 # BAGS OF BENTONITE

1 55-GALLON DRUM OF SOIL CUTTINGS

LABELLA Associates, P.C.

MONITORING WELL INSTALLATION REPORT

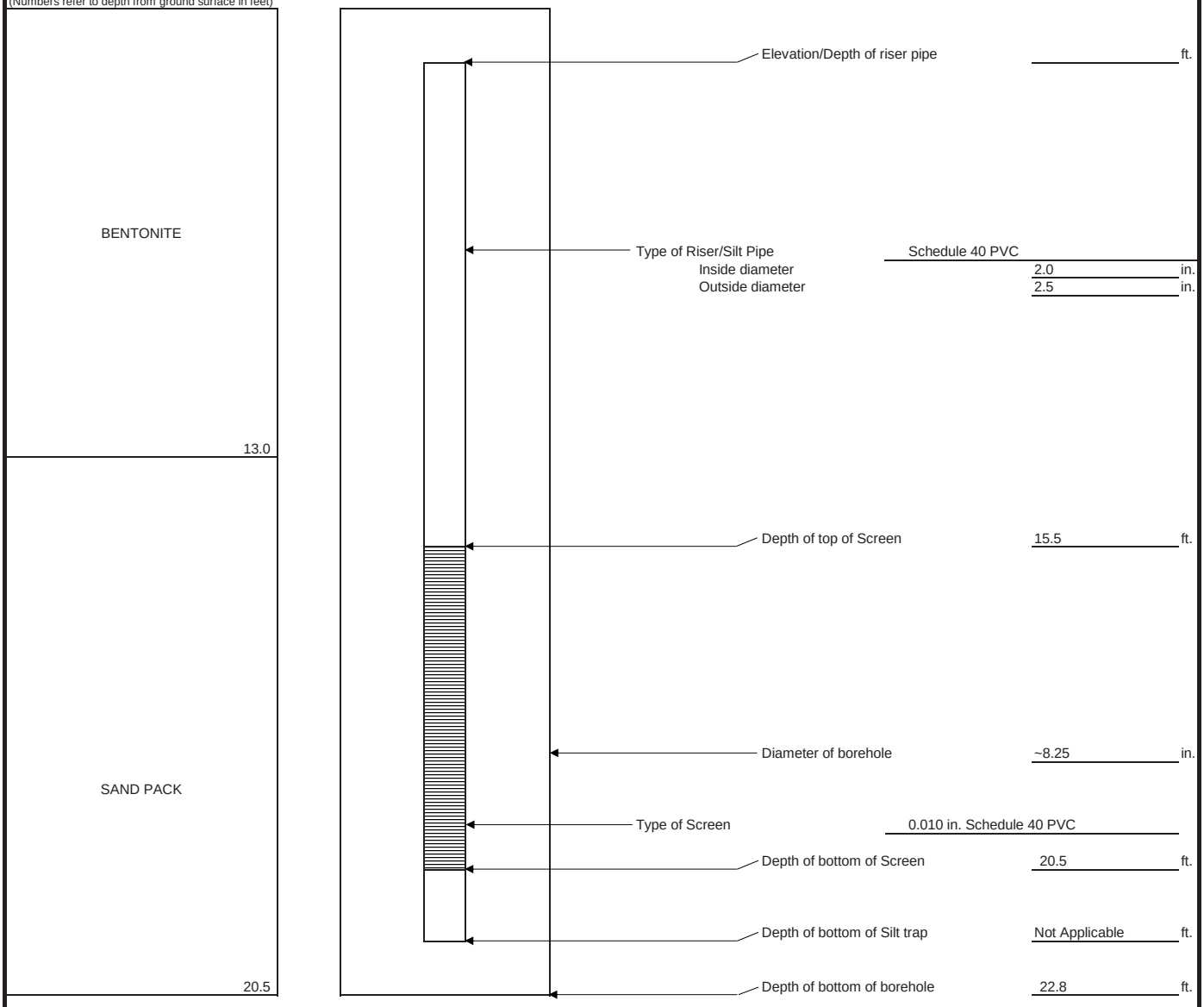
MONITORING WELL ID
RIMW-14

Project:	Holtz Porsche Audi Mazda	LaBella Project No.:	212300
Location:	3955 West Henrietta Road	LaBella Representative:	M. Pelychaty
Client:	Linleigh Realty, LP	Date Installed:	3-Nov-2012
Contractor(s):	TREC Environmental, Inc.	Time:	1200 to 1400
Driller:	Mike Ellingworth	Type of Drill Rig:	Geoprobe 6620 DT
Rock Coring Method:	Not Applicable	Auger size and type:	4.25-in. Hollow Stem

Ground El.: Not Applicable | Location: SEE PLAN | Depth to bedrock:

BOREHOLE BACKFILL

(Numbers refer to depth from ground surface in feet)



NOTES:

COMPLETED WIITH FLUSH MOUNT ROAD BOX

14 25 # BAGS OF SAND

2 55-GALLON DRUM OF SOIL CUTTINGS

3 25 # BAGS OF BENTONITE

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

Appendix G

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

WELL I.D.: _____

Project Name: _____
Location: _____
Project No.: _____
Sampled By: _____
Date: _____
Weather: _____

WELL SAMPLING INFORMATION

Well Diameter: _____
Depth of Well: _____
Measuring Point: Top of PVC
Pump Type: _____

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

Appendix H

LABELLA Associates, D.P.C.
Engineering
Architecture
Environmental
Planning

Quality Assurance Project Plan (QAPP)

Location:

NYSDEC Brownfield Cleanup Program # C828181
3955 West Henrietta Road
Henrietta, New York

Prepared for:

Linleigh Realty, LP
131 Kilbourn Road
Rochester, New York 14618

LaBella Project No. 212300

October 2014

Quality Assurance Project Plan (QAPP)

Location:

NYSDEC Brownfield Cleanup Program # C828181
3955 West Henrietta Road
Henrietta, New York

Prepared for:

Linleigh Realty, LP
131 Kilbourn Road
Rochester, New York 14618

LaBella Project No. 212300

October 2014

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

Table of Contents

Page

Table of Contents (continued)

Page

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, D.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.

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