

April 12, 2015

Frank Sowers, P.E.
NYS Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414

Re: March 2015 Progress Report
3750 Monroe Avenue, Pittsford, New York
NYSDEC BCP Site #C828187
LaBella Project No. 213131

Dear Mr. Sowers:

LaBella Associates, D.P.C. ("LaBella") is pleased to submit this Monthly Progress Report (MPR) associated with the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site (BCP ID No. C828187) located at 3750 Monroe Avenue, Pittsford, New York, hereinafter referred to as the "Site." Below is a summary of activities completed in the past month (March 2015) and planned for this month (April 2015).

Activities in Previous Month

The following tasks were completed for the project during the month of March 2015:

- Continued implementation of the Interim Remedial Measures (IRM) Work Plan associated with the sub-slab depressurization system (SSDS) installation and soil and groundwater sampling within the Site building. This work began on December 23, 2014. As of the date of this report, all of the planned soil and groundwater sampling work has been completed and the SSDS system is operational, with the exception of the installation of alarms and gauges.
- Continued internal coordination between building tenants, 3750 Monroe Avenue Associates, LLC, LaBella and Mitigation Tech regarding the installation of the SSDS (specifically, installation of alarms/gauges).
- Development of Remedial Investigation Work Plan.
- Monitoring of exhaust volumes and photoionization detector (PID) readings from the three (3) SSDS exhaust points on the roof of the Site building since preliminary system startup.

Activities Planned for This Month

The following work is planned for April 2015:

- Collection of two (2) effluent air samples as described in the IRM Work Plan for installation of the SSDS. The two (2) sample locations will be selected based on the results of effluent screening which began April 3, 2015.

- Installation of the remaining SSDS components (i.e., the alarms and gauges). This work is being completed overnight and on the weekends.
- Continued coordination between building tenants, 3750 Monroe Avenue Associates, LLC, LaBella and Mitigation Tech regarding the installation of the SSDS.
- Development of mapping showing the existing temporary pressure field extension (PFE) monitoring points within the Site building in conjunction with the development of tables showing pressures measured from these temporary PFE monitoring points. Pending data analysis, additional temporary PFE monitoring points may be installed within the Site building to address any potential data gaps and/or permanent PFE monitoring points will be installed. The permanent PFE monitoring point locations will not be selected prior to consultation with the NYSDEC/NYSDOH.
- Continued development of RIWP.
- Data validation of soil and groundwater data generated as part of the initial stages of the implementation of the IRM Work Plan.

Approved Activity Modifications (changes of work scope and/or schedule)

No activity modifications were made in the month of March 2015.

Sampling/Testing Results

Sampling results were not received in March 2015.

Unresolved Delays Encountered or Anticipated

There are currently no unresolved delays associated with the project. Discussions with building tenants are ongoing to coordinate SSDS installation and subsurface sampling.

Percentage of Completion

Implementation of an IRM associated with the SSDS installation and soil and groundwater sampling within the building footprint began in December 2014 and will continue in March 2015. The RIWP is under development.

Activities Undertaken in Support of the Citizen Participation Plan

There were no activities undertaken in support of the Citizen Participation Plan in March 2015.

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If you have any questions, or require additional information, please do not hesitate to contact me at (585) 295-6611.

Sincerely,

LABELLA ASSOCIATES, D.P.C.

A handwritten signature in blue ink, appearing to read "D.P. Noll", is shown on a light yellow background.

Daniel P. Noll, P.E.
Project Manager

DPN/JMG

cc: Lewis Norry – 3750 Monroe Avenue Associates, LLC
Rachel Rosen – Norry Management Corporation
James Mahoney – NYSDEC (e-copy only)
Bridget Boyd – NYSDOH (e-copy only)

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