113-117 Clinton North
MONROE COUNTY, NEW YORK

SITE MANAGEMENT PLAN

NYSDEC Site Number: C828195

Prepared for:

Clinton North Development Corporation

c/o Tallo Properties

113-117 North Clinton Avenue

Rochester, New York 14604

Prepared by:

LaBella Associates, D.P.C.

300 State Street, Rochester New York

585-454-6110

Revisions to Final Approved Site Management Plan:

Revision No.	Date Submitted	Summary of Revision	NYSDEC Approval Date

DECEMBER 2021

CERTIFICATION STATEMENT

I DANIEL NOLL certify that I am currently a NYS registered professional engineer 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).

_____ P.E.

12.22.21
_____DATE

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MONROE COUNTY
ROCHESTER, NEW YORK

SITE MANAGEMENT PLAN

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List of Acronyms

ASP	Analytical Services Protocol
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
CAMP	Community Air Monitoring Plan
COC	Certificate of Completion
DER	Division of Environmental Remediation
DUSR	Data Usability Summary Report
EC	Engineering Control
ELAP	Environmental Laboratory Approval Program
EWP	Excavation Work Plan
HASP	Health and Safety Plan
IC	Institutional Control
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYCRR	New York Codes, Rules and Regulations
O&M	Operation and Maintenance
OM&M	Operation, Maintenance and Monitoring
P.E. or PE	Professional Engineer
PFAS	Per- and Polyfluoroalkyl Substances
PID	Photoionization Detector
PRP	Potentially Responsible Party
PRR	Periodic Review Report
QA/QC	Quality Assurance/Quality Control
QEP	Qualified Environmental Professional
RAO	Remedial Action Objective
RAWP	Remedial Action Work Plan
RCRA	Resource Conservation and Recovery Act
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
RP	Remedial Party
RSO	Remedial System Optimization
SCG	Standards, Criteria and Guidelines
SCO	Soil Cleanup Objective
SMP	Site Management Plan
SOP	Standard Operating Procedures
SSDS	Sub-slab Depressurization System
SVI	Soil Vapor Intrusion
TAL	Target Analyte List
TCL	Target Compound List
TCLP	Toxicity Characteristic Leachate Procedure
USEPA	United States Environmental Protection Agency
VCA	Voluntary Cleanup Agreement

ES EXECUTIVE SUMMARY

The following provides a brief summary of the controls implemented for the Site, as well as the inspections, monitoring, maintenance and reporting activities required by this Site Management Plan:

Site Identification: NYSDEC BCP Site C828195 – Clinton North – 113-117 North Clinton Avenue, Rochester New York

Institutional Controls:	1. The property may be used for restricted residential use as described in 6 NYCRR Part 375-1.8(g)(2)(ii).
	2. All ECs must be operated and maintained as specified in this SMP.
	3. All ECs must be inspected at a frequency and in a manner defined in this SMP.
	4. Data and information pertinent to the site management must be reported at the frequency and in a manner as defined in this SMP.
	5. 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 the Environmental Easement.
	6. Vegetable gardens and farming on the Site are prohibited.
	7. Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP.
Engineering Controls:	1. Sub-slab depressurization system (SSDS)

Inspections:	Frequency
1. SSDS Inspection	Annually
Monitoring:	
1. SSDS Operation	Annually
2. Indoor Air Sampling	Heating Season As Needed
Maintenance:	
1. SSDS	As needed
Reporting:	
1. Periodic Review Report (PRR)	Annually

Further descriptions of the above requirements are provided in detail in the latter sections of this Site Management Plan.

1.0 INTRODUCTION

1.1 General

This Site Management Plan (SMP) is a required element of the remedial program for 113-117 Clinton North located at 113-117 North Clinton Avenue in Rochester, New York (hereinafter referred to as the "Site"). See Figure 1. The Site is currently in the New York State (NYS) Brownfield Cleanup Program (BCP) Site No. C828195, which is administered by New York State Department of Environmental Conservation (NYSDEC).

Clinton North Development Corporation entered into a Brownfield Cleanup Agreement (BCA) in June 2017 with the NYSDEC to remediate the site. A figure showing the site location and boundaries of this site is provided in Figure 2. The boundaries of the site are more fully described in the metes and bounds site description that is part of the Environmental Easement provided in Appendix 4.

After completion of the remedial work, some contamination was left at this site, which is hereafter referred to as "remaining contamination". Institutional and Engineering Controls (ICs and ECs) have been incorporated into the site remedy to control exposure to remaining contamination to ensure protection of public health and the environment. An Environmental Easement granted to the NYSDEC, and recorded with the Monroe County Clerk on November 15, 2019, requires compliance with this SMP and all ECs and ICs placed on the site.

This SMP was prepared to manage remaining contamination at the site until the Environmental Easement is extinguished in accordance with ECL Article 71, Title 36. 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.

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, 6 NYCRR Part 375 and the Brownfield Cleanup Agreement (BCA) (Site #C828195) for the site, and thereby subject to applicable penalties.

All reports associated with the site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State. A list of contacts for persons involved with the site is provided in Appendix 1 of this SMP.

This SMP was prepared by LaBella Associates, D.P.C., on behalf of Clinton North Development Corporation, in accordance with the requirements of the NYSDEC's DER-10 ("Technical Guidance for Site Investigation and Remediation"), dated May, 2010 and the guidelines provided by the NYSDEC. This SMP addresses the means for implementing the ICs and/or ECs that are required by the Environmental Easement for the site.

1.2 Revisions

Revisions to this plan will be proposed in writing to the NYSDEC's project manager. The NYSDEC can also make changes to the SMP or request revisions from the remedial party. Revisions will be necessary upon, but not limited to, the following occurring: a change in media monitoring requirements, upgrades to or shutdown of a remedial system, post-remedial removal of contaminated sediment or soil, or other significant change to the site conditions. In accordance with the Environmental Easement for the site, the NYSDEC project manager will provide a notice of any approved changes to the SMP, and append these notices to the SMP that is retained in its files.

1.3 Notifications

Notifications will be submitted by the property owner to the NYSDEC, as needed, in accordance with NYSDEC's DER – 10 for the following reasons:

1. 60-day advance notice of any proposed changes in site use that are required under the terms of the BCA, 6 NYCRR Part 375 and/or Environmental Conservation Law.

2. 7-day advance notice of any field activity associated with the remedial program.

3. 15-day advance notice of any proposed ground-intrusive activity pursuant to the Excavation Work Plan. If the ground-intrusive activity qualifies as a change of use as defined in 6 NYCRR Part 375, the above mentioned 60-day advance notice is also required.

4. Notice within 48 hours of any damage or defect to the foundation, structures or EC that reduces or has the potential to reduce the effectiveness of an EC, and likewise, any action to be taken to mitigate the damage or defect.

5. Notice within 48 hours of any non-routine maintenance activities.

6. 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 ECs 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.

7. Follow-up status reports on actions taken to respond to any emergency event requiring ongoing responsive action submitted to the NYSDEC within 45 days describing and documenting 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:

8. 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/Remedial Party has been provided with a copy of the BCA, and all approved work plans and reports, including this SMP.

9. 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 to the NYSDEC.

Table 1 on the following page includes contact information for the above notifications. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in Appendix 1.

Table 1: Notifications*

Name	**Contact Information**	**Required Notification****
NYSDEC Project Manager Todd Caffoe, PE	585-226-5350 todd.caffoe@dec.ny.gov	All Notifications
NYSDEC Regional HW Engineer; David Pratt	585-226-5315 david.pratt@dec.ny.gov	All Notifications
NYSDEC Site Control; Kelly Lewandowski	518-402-9547 kelly.lewandowski@dec.ny.gov	Notifications 1 and 8
NYSDOH Project Manager Angela Martin	518-402-7860 BEEI@health.ny.gov	Notifications 4, 6, and 7

* Note: Notifications are subject to change and will be updated as necessary.

** Note: Numbers in this column reference the numbered bullets in the notification list in this section.

2.0 SUMMARY OF PREVIOUS INVESTIGATIONS AND REMEDIAL ACTIONS

2.1 Site Location and Description

The site is located in Rochester, Monroe County, New York and is identified as Section 106.79 Block 1 and Lot 30 on the Monroe County Tax Map (see Figure 2). The site is an approximately 0.11± acre area and is bounded by a lot fronting on Andrews Street to the north, the Former Silver Cleaners property (#C828186) to the northeast, the Clinton Avenue Learning Center School on North Clinton Avenue to the south, North Clinton Avenue to the east, and Our Lady of Victory/St. Joseph Church and various commercial properties to the west (see Figure 2 – Site Layout Map). The boundaries of the site are more fully described in Appendix 4 – Environmental Easement. The owner(s) of the site parcel(s) at the time of issuance of this SMP is/are:

Clinton North Development Corporation

The operator(s) of the site parcel(s) at the time of issuance of this SMP is/are:

- Elk Place – residential hotel (boarding house)
- Quik MiniMart
- A1 Barbershop

2.2 Physical Setting

2.2.1 Land Use

The Site consists of the following: a residential hotel (i.e. boarding house) with several small businesses located on the first floor. The Site is zoned commercial, and is currently a multi-tenant property. Site occupants include a hotel, the “Quik MiniMart” (convenience store), and a barbershop.

The properties adjoining the Site and in the neighborhood surrounding the Site primarily include commercial properties, a church, and a school. The property immediately south of the Site include the Clinton Avenue Learning Center School; the properties immediately north of the Site include commercial properties; the properties immediately east of the Site include commercial properties; and the properties to the west of the Site include commercial properties.

2.2.2 Geology

The following interpretation of Site Geology, hydrogeology, and topography were based on observations made during the Remedial Investigation (RI) and the references discussed below.

The Site is located within a predominantly urban area. According to the 7.5-minute Rochester East, New York quadrangle USGS map, the Site consists of generally level land. According to the USGS map, the nearest water body is the Genesee River, located approximately 930 feet west of the Site. Based on the interpretation of the USGS topographic map and the Generalized Groundwater Contour Map of Monroe County, the groundwater flow at the Site appears to be to the east. Based on the limited scope of the RI, a groundwater flow study was not completed. According to information obtained from the National Resource Conservation Service (MRCS) website, soil at the Site consists of mainly Urban land. Urban land consists of areas that have been so altered or obscured by urban works and structures that identifications of the soils was not feasible.

Based on information obtained from the New York State Museum, the area in which the Site is located appears to be underlain by generally laminated lacustrine silt and clay with low permeability. Bedrock beneath the Site appears to consist of Guelph Dolostone from the Upper Silurian. Based on information from the United States Geologic Survey, this report is reported to generally consist of medium-gray to dark gray, light-gray to tan weathering, laminated, fine-grained, commonly oolitic dolomite.

The two (2) soil borings (SB-01 and SB-02) advanced at the Site were located in the Site Building basement. The lowest point of the basement is approximately 12-ft. below the surrounding street level. The soil borings were advanced to terminal depths of 3.6 and 4.6-ft. bgs, respectively, where jackhammer boring refusal was encountered due to Site soils. Soils beneath the slab consisted of various fill materials including sand, gravel, and construction and demolition (C&D) materials. Native material was not encountered. Native soils beneath the Site Building sub-slab were most likely removed during the construction of the Site Building. Groundwater was measured at depths of 0.28' and 0.33'- inches below the top of PVC in wells MW-01(SB-01) and MW-02(SB-02), respectively. Based on the limited RI scope, site size, and well configuration, a groundwater flow study was not completed as part of the RI. MW-01 was installed in an area that is 1.12-ft lower in elevation than MW-02. A geologic cross section is shown in Figure 3. Site specific boring logs are provided in Appendix 5. Bedrock at the northern adjacent Site is at depths ranging from 11.7 to 15.3-ft. bgs.

Sources:

- NYSDEC Former Silver Cleaners Report (245 Andrews Street)
- Leader Confirmatory Phase II ESA (245 Andrew Street)
- New York State Museum
- USGS Quadrangle Mapping
- National Resource Conservation Service Website
- Generalized Groundwater Contour Map of Monroe County dated 1984.

2.2.3 Hydrogeology

Hydrologic information provided by the NYSDEC for the northern adjacent property indicates that depth to groundwater is approximately 6-ft. to 9-ft. below groundwater surface and that local groundwater flow direction is to the northwest towards the Genesee River. However, a groundwater flow direction survey has not been identified for this area. The Genesee River is located approximately 930-ft. to the west of the Site. Based on the interpretation of the USGS topographic map and the Generalized Groundwater Contour Map of Monroe County, groundwater flow at the Site appears to

flow to the northwest towards the Genesee River. Groundwater flow direction in the vicinity of the Site was estimated based on the review of the aforementioned documents. Determination of the Site specific groundwater flow direction typically requires installing at least (3) groundwater monitoring wells, surveying the wells and collecting groundwater elevation data. Base on the limited RI scope, site size, and well configuration, a groundwater flow study was not completed as part of the RI.

Groundwater is generally present between 0.28 and 0.33-ft. below the Site Building concrete slab basement. Static water levels were collected on February 15, 2018 from each of the two (2) RI monitoring wells. Groundwater elevations were calculated using static water levels and top of PVC casing elevations. The top of the MW-01 casing is approximately 1.12-ft. lower in elevation than MW-02. The static water level in MW-01 was measured to be approximately 0.2-ft. higher than MW-02.

Only two (2) monitoring wells were installed during the RI; therefore, groundwater elevations cannot be developed. A minimum of three (3) groundwater monitoring wells would be needed to determine groundwater flow direction at the Site. Routine groundwater monitoring is not required per the SMP. Groundwater monitoring well construction logs are provided in Appendix 5.

2.3 Investigation and Remedial History

The Site appears to have been first developed prior to 1875. Historical mapping indicates that the Site was developed with an apparent residential dwelling and a separate commercial structure from at least 1875 until the 1910s or 1920s. The current five-story, 21,317-sq. ft. building with a full basement appears to have been constructed in the mid-1920s. The Site Building appears to have been utilized as a boarding house with several small commercial businesses operating on the first floor from the mid-1920s to the present day. These businesses have varied since first construction but appear to have included: a jewelry store; pharmacy; shoe store; liquor store; book store; men’s clothing store; and hair salon.

The northern adjacent property, addressed as 245 Andrews Street was occupied by Silver Cleaners (a dry cleaning facility) from approximately 1946 until approximately 2011. The vacant asphalt parking lot directly to the north of the Site (and to the east of the Silver Cleaners property) addressed as 159-169 Pleasant Street, was historically utilized as a gasoline filling station (Mid City Service) from at least 1935 to 1955. The 245 Andrews Street property, once occupied by Silver Cleaners and the gasoline station, was listed under NYSDEC Inactive Hazardous Waste Disposal Site (IHWDS) #828186 and NYSDEC BCP #C828186 after a Phase I ESA and Phase II ESA were conducted at the 245 Andrews Street property. The Phase I ESA identified possible abandoned 1,000-gallon and 500-gallon underground storage tanks (USTs), the potential release of petroleum products, and the potential release of dry cleaning solvents (tetrachloroethylene) at the property. A Phase II ESA reportedly included an electromagnetic survey to locate potential abandoned USTs and the collection of soil and groundwater samples at the property. Strong petroleum odors and elevated photo-ionization (PID) readings were reportedly noted within a soil boring on the property. NYSDEC Spill #1213377 was opened for the 245 Andrews Street property which was later listed in the Registry of Inactive Hazardous Waste Sites as the Silver Cleaners (Site #828186) According to the NYSDEC listing, soil sample analytical results indicated exceedances of tetrachloroethylene (PCE) and petroleum related compounds in the groundwater and soil at the property. Remediation efforts conducted by the NYSDEC at the northern adjacent property reportedly are on-going.

The eastern adjacent property addressed as 130 and 134 North Clinton Avenue, currently occupied by the Red Front Restaurant was historically occupied by a gasoline filling station from at least 1935 until approximately 1950.

In April 2017, the Site was entered into the NYSDEC BCP as Site C828195. Subsequent to entering the Site in the BCP, an Interim Remedial Action and a RI have been completed at the Site. The RI report was completed in August 2018 and the Construction Completion Report (CCR) and Final Engineering Report (FER) and associated with the Interim Remedial Action (installation of a SSDS) was completed in September 2021.

The following narrative provides a remedial history timeline and a brief summary of the available project records to document key investigative and remedial milestones for the Site. Full titles for each of the reports referenced below are provided in Section 8.0 - References.

Confirmatory Phase II Environmental Site Assessment (ESA) 245 Andrews Street, 159-169 Pleasant Street – Leader Professional Services, Inc. ("Leader"), January 2013;

This assessment was completed for the property adjacent to the north of the Site (former Silver Dry Cleaners/gasoline station). An electromagnetic (EM) survey was conducted on December 8, 2012; electromagnetic anomalies indicative of buried metal objects were identified beneath the parking lot east of 245 Andrews Street, i.e. directly north of the Site. Several of these anomalies were suspected to be indicative of undergrounds storage tanks (USTs) dating back to when the property was used as a gasoline filling station. Soil and groundwater samples collected on December 20, 2012 indicated that petroleum compounds are present in the soils at concentrations greater than NYSDEC Part 375 Soil Cleanup Objectives (SCOs) for Unrestricted Use and in groundwater at concentrations greater than Technical and Operation Guidance Series (TOGS) 1.1.1 Groundwater Standards in the location of the historical gas station at the east side of the parking lot. PCE (a common dry cleaning chemical) was identified in groundwater beneath the floor slab in both the eastern and western portions of the building at 245 Andrews Street at concentrations greater than TOGS 1.1.1 Groundwater Standards.

Phase I ESA 113-117 North Clinton Avenue – LaBella Associates, D.C.P. ("LaBella"), August 2015

LaBella's Phase I ESA identified the northern adjacent property, addressed as 245 Andrews Street, was occupied by Silvers Cleaners (a dry cleaning facility) from approximately 1946 until approximately 2011, and that eastern adjoining vacant asphalt parking lot, addressed as 159-169 Pleasant Street, was historically utilized as a gasoline filling station (Mid City Service Station) from at least 1935 to at least 1955. Based on the long term historical use of the northern adjacent property at a dry cleaner and gasoline filling station and the known petroleum and PCE contamination present at that property,

LaBella identified a Recognized Environmental Conditional (REC) associated with the northern adjacent property and potential impacts to the Site from contamination originating from the northern adjacent property.

Former Silver Cleaners 245 Andrews Street, Site No. 828186 Preliminary Data – NYSDEC, November 2015

The NYSDEC performed a groundwater and soil study at the adjacent 245 Andrews Street property (Former Silver Cleaners Site #828186) as well as a petroleum tank removal. Laboratory analysis of soil and groundwater samples identified volatile organic compounds present at concentration above applicable comparison criteria.

Former Silver Cleaners 245 Andrews Street, Site No. 828186 Preliminary Soil Vapor Intrusion Data – NYSDEC, November2015

Based on the contamination at the northern adjacent property, the NYSDEC conducted a soil vapor intrusion study at 113-117 North Clinton Avenue (i.e., the BCP Site) and collected two (2) collocated sub-slab and indoor air samples. All samples were collected from the Site building basement; samples from the upper, occupied floors were not collected. The objective of this study was to determine if contamination from the northern adjacent property was impacting the indoor air quality at the Site. PCE (the dry cleaning chemical identified in groundwater at the northern adjacent property) was detected in the sub-slab vapor as well as indoor air samples at the Site at levels that warrant the mitigation of SVI impacts as directed by the NYSDOH.

At the same time as the SVI testing was completed, the NYSDEC collected a groundwater sample from the Sump located on the southern portion of the Site (NC-SUMP-01) and submitted the sample for analysis of VOCs. No VOCs were detected above laboratory MDLs in the sample.

Remedial Investigation 113-117 North Clinton Avenue, NYSDEC BCP Site #: C828195 – LaBella, August 2018

A remedial investigation was conducted at the Site due to the presence of PCE in sub-slab and indoor samples believed to be related to the northern adjacent property. The

RI consisted of an overburden soil evaluation and overburden groundwater evaluation to evaluate the nature and extent of any contamination in these media. The remedial investigation was performed in February 2018 and consisted of the following work: advancement of two (2) soil borings, installation of two (2) overburden groundwater monitoring wells in the soil boring locations, and investigation derived waste disposal.

The two (2) overburden soil borings were advanced within the building footprint in the basement of the Site Building. Both borings were advanced by coring the concrete floor slab using a concrete drill prior to advancing borings utilized a direct push sampling system operated by a hand held jackhammer. The concrete floor slab was approximately 5-inches thick. A 2-foot Macrocore® was used to collected soils utilizing Macrocore® liners and soils were continually assess for evidence of impairment (screened with a PPBrae 3000 handheld PID and assessed for visual and olfactory evidence of impairment). Fill materials were observed through each boring (SB-01 and SB-02) to refusal (4.6-ft. bgs. And 3.6-ft. bgs., respectively). No visual or olfactory evidence of impairment was noted in soils from SB-01 and SB-02. Maximum PID readings were 0.2 parts per million (ppm) above PID background levels in SB-01 and 0.1 ppm above background levels in SB-02. No staining or odors were detected from soils beneath the Site Building.

One soil sample was collected from each boring and analyzed for the following parameters:

- USEPA TCL and NYSDEC CP-51 VOCs included TICs using USEPA Method 8260;
- USEPA TCL and NYSEC CP-51 SVOCs including TICs using USEPA method 8270;
- USEPA TAL metals using USEPA Methods 6010/7470;
- Pesticides using USEPA Method 8081;
- PCBs using USEPA Method 8082; and,
- Cyanide Using USEPA Method 9010.

The following VOCs were detected in two (2) soil samples above laboratory MDLs. Specifically, benzene, cyclohexane, methyl cyclohexane and m,p-xylenes were identified above the laboratory MDLs in SB-01 and methyl cyclohexane was detected in SB-02.

However all VOCs detected are below their respective NYCRR Part 375 6-8(a) Unrestricted Use SCOs. SVOCs were not detected above laboratory MDLs in the two (2) borings. Tentatively identified compounds (TICs) were identified in both of the soil samples. SB-01 had a total TIC concentration of 17.4339 ppm and SB-02 had a total of 17.8597 ppm. There are no NYS comparison criteria for TICs. Metals were detected above NYCRR Part 375 Unrestricted Use SCOs in the sample collected from SB-01. Specifically, lead (87.2 mg/Kg) and zinc (109 mg/Kg) exceed or meet their respective Unrestricted Use SCOs, however both detections are below NYCRR Part 375 Restricted Residential Use SCOs and Protection of Groundwater SCOs. Metals were not detected above applicable SCOs in SB-02. Pesticides and PCBs were not detected above laboratory MDLs in soil samples submitted for analysis as part of the RI.

The two (2) soil borings, SB-01 and SB-02, were converted to overburden groundwater monitoring wells (MW-01 and MW-02). Wells were constructed of 1-inch diameter PVC with 3.6-ft and 4.6-ft, respectively, of 0.010-slot PVC well screen connected to a solid PVC riser. The annulus of each well was sand packed with quartz sand, a bentonite seal was placed above the sand pack to several inches bgs and the wells were finished with flush-mounted curb boxes. The wells were purged of at least 10 well volumes and allowed to recharge for a minimum of 48 hours prior to sampling. One groundwater sample was collected from each monitoring well and analyzed for the same parameters listed above).

VOCs, SVOCs, PCBs, and Pesticides were not detected above laboratory MDLs in groundwater samples submitted for analysis during the RI. Metals were detected in each of the two (2) groundwater samples above NYCRR Part 703 Groundwater Standards. Metals exceeding Part 703 standards include magnesium, manganese, and sodium. It was noted that these compounds are commonly found at “elevated” concentrations throughout Monroe County and thus their presence may be indicative of regional background concentrations as well as the heavy use of road salt rather than a release at the Site.

Soil and groundwater encountered during RI activities were containerized in a 55-gallon drum onsite. The drum was transported by Environmental Service Group, Inc. to American Recyclers Company in Tonawanda, New York on April 11, 2018 for disposal.

Interim Remedial Measure-Construction Completion Report and Final Engineering Report 113-117 North Clinton Avenue, NYSDEC BCP Site #: C828195 – LaBella, September 2021

SVI testing completed by the NYSDEC at the Site in November 2015 included the collection of two (2) sets of SVI samples (sub-slab and indoor air) from the basement of the Site building. PCE was identified in both indoor air samples collected from the Site building at a concentration of 170 µg/m^3. Current NYSDOH SVI guidance (updated May 2017) establishes an indoor air guideline for PCE of 30 µg/m^3. In addition, based on the concentration of PCE in sub-slab vapor combined with concentration in indoor air, NYSDOH decision action Matrix B indicated mitigation was warranted.

Remedial activities completed at the Site were conducted in accordance with the NYSDEC-approved Interim Remedial Action Work Plan (IRAWP) dated October 2017 and IRAWP Amendment (August 2018) for the Site. The primary objective of the IRAWP implementation was to mitigate chlorinated VOC impacts identified in SVI samples collected by the NYSDEC in November 2015 by creating a vacuum under the building's floor slab. The objective was accomplished via the installation of an SSDS within the Site building. Between October 10, 2018 and November 30, 2018, three (3) depressurization points (designated DP-01 through DP-03) and one (1) rooftop fan (Festa Radon Technologies FRT "Force") were installed at the Site.

As part of the system installation, several cracks in the basement floor were sealed to prevent loss of vacuum during system operation. Following SSDS installation, a total of six (6) pressure field extension (PFE) points (designated PFE-01 through PFE-06) were installed at the Site to measure pressure differentials between the sub-slab and ambient air pressure, thus measuring system influence. Pressure measurements from the PFE points indicated the system was working properly and thus mitigating SVI concerns. Remedial performance sampling summarized as follows:

- SVI Assessment (July 2019)
    - Subsequent to completing the system installation, the NYSDEC/NYSDOH requested that post-mitigation indoor air sampling be completed. The indoor air sampling was conducted on July 17, 2019. Indoor air sampling were collected at two (2) locations in the basement (lowest level) of the Site building.
    - No compounds detected were in exceedance of NYSDOH Air Guideline Values. It should be noted that other VOCs were detected in the indoor air; however, these do not currently have NYSDOH Air Guideline Values.
- Soil Vapor Intrusion (SVI) Assessment (December 2020)
    - The NYSDEC/NYSDOH required additional SVI sampling during the heating season as stated in a letter dated May 29, 2020. LaBella developed a letter work plan dated November 30, 2020 to complete a second sampling event within the heating season. Indoor air samples were collected at two (2) locations in the basement that is the lowest level of the Site building from December 28 to 29, 2020.
    - No compounds detected were in exceedance of NYSDOH Air Guideline Values. NYSDEC Spill #1213377 was opened for the 245 Andrews Street property which was later listed in the Registry of Inactive Hazardous Waste Sites as the Silver Cleaners (Site #828186)
- Comparison to Pre-Mitigation Testing
    - Pre-mitigation SVI sampling identified concentrations of PCE in the indoor air of 170 $\mu g/m^3$ and the post-mitigation sampling results from July 17, 2019 indicated concentrations of PCE of 16 $\mu g/m^3$, 17 $\mu g/m^3$, and 13 $\mu g/m^3$ in the indoor air samples. Post-mitigation sampling results from December 28-29, 2020 collected within the heating season identified concentrations of PCE of 24 $\mu g/m^3$, 23 $\mu g/m^3$, and 24 $\mu g/m^3$ which are fairly consistent with the July 2019 post-mitigation sampling results. The SSDS has been effective in reducing concentrations of PCE in indoor air during the heating season by approximately 86% from pre-mitigation levels, and to concentrations that are below the NYSDOH Air Guideline Value.

2.4 Remedial Action Objectives

The Remedial Action Objectives (RAOs) for the Site as listed in the Decision Document dated April 2020 are as follows:

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

2.5 Remaining Contamination

Following the remedial action which included the installation of a SSDS, the only remaining contamination at the Site is metals in soil and groundwater.

2.5.1 Soil

No soil contamination removal or soil remediation has been performed on-Site. Table 2 and Figure 4A summarize the results of all soil samples collected that exceed the 6NYCRR Part 375 Unrestricted Use SCOs and at the site after completion of remedial action.

It should be noted that, the footprint of the building occupies the entire site. Two soil borings were advanced through the basement slab of the building. No native soils were encountered, and fill materials consisting of silt, sand, pea gravel, and brick fragments were present from immediately beneath the floor slab to refusal (between 3.6-ft and 4.6-ft. below the floor). Soils were sampled and analyzed for the analytes listed above, and no contamination was detected above the restricted-residential soil cleanup objectives (SCOs).

Table 2 – Remaining Soil Contamination

AOC	Samples that Exceed SCGs (Sample depth in ft. bgs.)	Compounds with Exceedances	Media Affected	NYCRR Part 375 6-8(b Unrestricted Use SCOs Exceeded	NYCRR Part 375 6-8(b) Restricted Residential Use SCOs Exceeded	NYCRR Part 375 6-8(b) Protection of Groundwater SCOs Exceeded
AOC #2	SB-02 (2-3.6')	Lead Zinc	Soil	Yes	No	No

As outlined in the above table, remaining soil contamination at the Site is limited to one (1) sample in which two (2) targeted compounds (lead and zinc) were identified at concentrations at or above their 6NYCRR Unrestricted Use SCOs, but below 6NYCRR Restricted Residential Use and Protection of Groundwater SCOs.

2.5.2 Groundwater

Table 3 and Figure 4B summarize the results of all samples of groundwater that exceed the SCGs after completion of the remedial action.

Table 3 – Remaining Groundwater Contamination

Samples that Exceed SCGs (Screen interval in ft. bgs.)	Compounds with Part 703 or TOGS 1.1.1 Exceedances	Media Affected
MW-02 (0-3.6')	Iron Manganese Sodium	Groundwater
MW-01 (0-4.6')	Magnesium Sodium	Groundwater

Analysis of two (2) groundwater samples (MW-01 and MW-02) each identified metals at concentrations above NYSDEC Part 703 Groundwater Standards or NYSDEC TOGS 1.1.1 Guidance Values. Analysis of MW-01 identified iron, manganese and sodium at concentrations that exceed applicable standards/guidance values. Analysis of MW-02 identified magnesium and sodium at concentrations that exceed applicable standards/guidance values. The compounds identified in groundwater are commonly found at "elevated" concentrations in groundwater, thus their presence may be associated with

regional background levels as well as the use of road salt on roadways. It should be noted that in the RIR dated August 2018, incorrect units were included on the data table for metals in groundwater. The remaining contamination in groundwater has been corrected in this SMP. Refer to Figure 4B for remaining contamination in groundwater.

2.5.3 Soil Vapor

Table 4 below summarizes the remaining contamination in soil vapor. The following is noted in relation to remaining soil vapor contamination:

- Soil vapor does not have NYSDEC or NYSDOH criteria and as such the compounds listed are limited to compounds that have a corresponding NYSDOH Air Guideline Value for indoor air or NYSDOH SVI Guidance Decision Matrix and that were compounds of concern for the Site or potential degradation products of compounds of concern.
- Two soil vapor samples were collected in 2015 and the locations are NC-SS-01 and NC-SS-02 and are shown on Figure 5.
- A complete list of soil vapor sampling results can be found in the Remedial Investigation Report.

Table 4 – Remaining Soil Vapor Contamination

Compounds	**Concentration Range (2015) µg/m^3**
PCE - Tetrachloroethylene	49.0 – 140.0
TCE – Trichloroethylene	0.73 – 2.1
cis-1,2-DCE - Dichloroethylene	ND
1,1-DCE – Dichloroethylene	ND
Vinyl Chloride	ND

ND – denotes not detected above the method detection limit.

3.0 INSTITUTIONAL AND ENGINEERING CONTROL PLAN

3.1 General

Since remaining contamination exists at the site, Institutional Controls (ICs) and Engineering Controls (ECs) are required to protect human health and the environment. This IC/EC Plan describes the procedures for the implementation and management of all IC/ECs at the site. The IC/EC Plan is one component of the SMP and is subject to revision by the NYSDEC project manager.

This plan provides:

- A description of all IC/ECs on the site;
- The basic implementation and intended role of each IC/EC;
- A description of the key components of the ICs set forth in the Environmental Easement;
- A description of the controls to be evaluated during each required inspection and periodic review;
- A description of plans and procedures to be followed for implementation of IC/ECs, such as the implementation of the Excavation Work Plan (EWP) (as provided in Appendix 2) 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 IC/ECs required by the site remedy, as determined by the NYSDEC project manager.

3.2 Institutional Controls

A series of ICs is required by the Decision Document to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and, (3) limit the use and development of the site to restricted residential, commercial and industrial uses only. Adherence to these ICs on the site is required by the

Environmental Easement and will be implemented under this SMP. ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. The IC boundaries are shown on Figure 6. These ICs are:

- The property may be used for: restricted residential use, commercial use or industrial use as described in 6 NYCRR Part 375-1.8(g), although land use is subject to local zoning laws;
- All ECs must be operated and maintained as specified in this SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Monroe 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;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
- Operation, maintenance, monitoring (which includes indoor air sampling or other media-specific requirement as necessary), inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in this SMP;
- 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 the Environmental Easement;
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries noted on Figure 6 and any potential impacts that are identified must be monitored or mitigated;
- Vegetable gardens and farming on the site are prohibited; and
- An evaluation shall be performed to determine the need for further investigation and remediation should large scale redevelopment occur, if any of the existing structures are demolished, or if the subsurface is otherwise made accessible.

3.3 Engineering Controls

3.3.1 Sub-slab Depressurization System

The SSDS was installed in accordance with the NYSDOH's *Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York* dated October 2006 and subsequent updates. The majority of the system was constructed of Schedule 40 polyvinyl chloride (PVC) piping and fittings. Between October 10, 2018 and November 30, 2018, three (3) depressurization points (designated DP-01 through DP-03) and one (1) rooftop fan (Festa Radon Technologies FRT "Force") were installed at the Site. Points DP-01 and DP-02 were installed vertically through the building's basement floor slab while DP-03 was installed horizontally through the western wall of the basement into a partial void space which underlies the western-most portion of the building's first floor (refer to Figure 7). A swimming pool was reportedly previously located in this area but was filled and a concrete floor slab (i.e., the first floor slab in this portion of the building) was poured over it. Additional details regarding the SSDS construction are included in Section 2.3 and in the IRM-CCR and FER completed by LaBella dated September 2021.

Following installation of the SSDS, the influence of the SSDS was confirmed by conducting pressure field extension (PFE) testing. The PFE points are shown on Figure 8 and the results are summarized in Table 5 below:

Table 5 – Pressure Field Extension Measurements

PFE Point	Inches of Water Column (" WC)
PFE-01	-0.013
PFE-02	-0.045
PFE-03	-0.014
PFE-04	-0.008
PFE-05	-0.012
PFE-06	-0.060

Procedures for operating and maintaining the SSD system are documented in the Operation and Maintenance Plan (Section 5.0 of this SMP). As-built drawings, signed and sealed by a PE who is licensed and registered in New York State, are included in Appendix 9 – Operations and Maintenance Manual. Figure 7 shows the location of the ECs for the site.

3.3.2 Criteria for Completions of Remediation/Termination of Remedial Systems

Generally, remedial processes are considered completed when monitoring indicates that the remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.4 of NYSDEC DER-10. Unless waived by the NYSDEC, confirmation samples of applicable environmental media are required before terminating any remedial actions at the site. Confirmation samples require Category B deliverables and a Data Usability Summary Report (DUSR).

The remedial party will also conduct any needed site restoration activities, such as concrete patching and decommissioning treatment system equipment. In addition, the remedial party will conduct any necessary restoration of vegetation coverage, trees and wetlands, and will comply with NYSDEC and United States Army Corps of Engineers regulations and guidance. Also, the remedial party will ensure that no ongoing erosion is occurring on the site.

3.3.3.1 - Sub-Slab Depressurization (SSD) System

The active SSD system will not be discontinued unless prior written approval is granted by the NYSDEC and the NYSDOH project managers. If monitoring data indicates that the SSD system may no longer be required, a proposal to discontinue the SSD system will be submitted by the remedial party to the NYSDEC and NYSDOH project managers.

4.0 MONITORING AND SAMPLING PLAN

4.1 General

This Monitoring and Sampling Plan describes the measures for evaluating the overall performance and effectiveness of the remedy. This Monitoring and Sampling Plan may only be revised with the approval of the NYSDEC project manager. Details regarding the sampling procedures, data quality usability objectives, analytical methods, etc. for all samples collected as part of site management for the site are included in the Quality Control Plan provided in Appendix 6.

This Monitoring and Sampling Plan describes the methods to be used for:

- Evaluating site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment;
- Sampling and analysis of all appropriate media (e.g., groundwater, indoor air, soil vapor).

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

- Sampling locations, protocol and frequency;
- Analytical sampling program requirements;
- All designed monitoring systems;
- Monitoring well decommissioning procedures; and
- Annual inspection and periodic certification.

Reporting requirements are provided in Section 7.0 of this SMP.

4.2 Site – wide Inspection

Site-wide inspections will be performed at a minimum of once per year. Site-wide inspections will be performed by a qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State. Modification to the frequency or duration of the inspections will require approval from the NYSDEC project manager. Site-wide inspections will also be performed after all severe weather conditions that may affect ECs or monitoring devices. During these inspections, an inspection form will be completed as provided in Appendix 8 – Site Management Forms. The form will compile sufficient information to assess the following:

- Compliance with all ICs, including site usage;
- An evaluation of the condition and continued effectiveness of ECs;
- General site conditions at the time of the inspection;
- Whether stormwater management systems, such as basins and outfalls, are working as designed;
- The site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection; and
- Confirm that site records are up to date.

Inspections of all remedial components installed at the site will be conducted. A comprehensive site-wide inspection will be conducted and documented according to the SMP schedule, regardless of the frequency of the PRR. The inspections will determine and document the following:

- Whether ECs continue to perform as designed;
- If these controls continue to be protective of human health and the environment;
- Compliance with requirements of this SMP and the Environmental Easement;

- Achievement of remedial performance criteria; and
- If site records are complete and up to date.

Reporting requirements are outlined in Section 7.0 of this plan.

Inspections will also be performed in the event of an emergency. If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs that reduces or has the potential to reduce the effectiveness of ECs in place at the site, verbal notice to the NYSDEC project manager must be given by noon of the following day. In addition, an inspection of the site will be conducted within 5 days of the event to verify the effectiveness of the IC/ECs implemented at the site by a qualified environmental professional, as defined in 6 NYCCR Part 375. Written confirmation must be provided to the NYSDEC project manager within 7 days of the event that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.

4.3 Treatment System Monitoring and Sampling

4.3.1 Remedial System Monitoring

Monitoring of the SSDS will be performed on a routine basis, as identified in Table 6 - Remedial System Monitoring Requirements and Schedule (see below). The monitoring of remedial systems must be conducted by a qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State. Modification to the frequency or sampling requirements will require approval from the NYSDEC project manager. A visual inspection of the complete system will be conducted during each monitoring event. Unscheduled inspections and/or sampling may take place when a suspected failure of the SSDS has been reported or an emergency occurs that is deemed likely to affect the operation of the system. SSDS components to be monitored include, but are not limited to, the components included in Table 6 below.

Table 6 – Remedial System Monitoring Requirements and Schedule

Remedial System Component	Monitoring Parameter	Operating Range	Monitoring Schedule
Fan	Pressure/ Operational/ Condition/ Pressure Field Extension	U-tube manometers should indicate a pressure differential in the piping. Sub-slab pressure field extension should be at least -0.004 ”wc	Annually or as-needed
Alarm	Operational/ Condition	Alarms should sound if pressure drops to low or if fans are not operating.	Annually or as-needed
Piping	Operational/ Condition	Piping should be in good condition, no breaks, and operating at standard operating pressures.	Annually or as-needed
Sub-Slab Pressure	Pressure Field Extension Points	Refer to Table 5 in Section 3.3.1	As-needed
Indoor Air Sampling	Indoor Air	N/A	Annually or as-needed

A complete list of components to be inspected is provided in the Inspection Checklist, provided in Appendix 8 - Site Management Forms. If any equipment readings are not within their specified operation range, any equipment is observed to be malfunctioning or the system is not performing within specifications; maintenance and repair, as per the Operation and Maintenance Plan, is required immediately.

4.3.2 Post-Remediation Media Monitoring and Sampling

Starting with the current heating season, indoor air sampling will be performed annually or as needed, during the heating season (November 15 – March 31), to assess the performance of the remedy. (See Table 6.) Modification to the frequency or sampling requirements will require approval from the NYSDEC. Sampling will be conducted in accordance with the NYSDOH 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. Monitoring of the SSDS will be performed on a routine basis, as identified in Tables 6 and 7. A pressure differential test will be conducted before each sampling event to support that the SSDS is working as designed. The on-site indoor air sample locations will be those previously sampled as shown in Figure 5. Indoor air samples will be collected during the heating season to represent worst-case scenario conditions, with certified clean Summa canisters from a NYSDOH Environmental Laboratory Approval Program (ELAP) laboratory, with flow controllers set to not exceed 0.2 L/min. Samples will be collected for 24 hours to represent a restricted-residential exposure scenario and analyzed for Method TO-15 analytes. The sampling frequency may only be modified with the approval of the NYSDEC. This SMP will be modified to reflect changes in sampling plans approved by the NYSDEC. Deliverables for the indoor air sampling program are specified in Section 7.0 –Reporting Requirements.

4.3.3 Monitoring and Sampling Protocol

The following monitoring/sampling protocols will be utilized during collection of indoor air samples.

Indoor and Outdoor Sampling and Handling Procedures

Prior to sampling, pressure field extension testing (via a micro-manometer) will be conducted via the PFE points (refer to Table 5) prior to collecting indoor air samples in order to confirm the SSDS system is operating properly. The indoor air samples will be collected from approximately 3 to 5 feet above the floor slab. In addition, during each sampling event, an outdoor air sample will also be collected to evaluate the ambient air conditions. The outdoor ambient air samples will be collected upwind of the testing area, based on prevailing wind directions and collected over the same time period as the indoor air samples.

All indoor and outdoor air samples will be collected using pre-cleaned and certified Summa Cannisters® that are equipped with pre-calibrated laboratory supplied flow regulators set for a 24-hour sampling time and the flow controllers will be set at a rate not to excee 0.2 L/min.

Protocols for Sub-Slab Vapor Sampling

Although not currently planned for the annual sampling, in the event that sub-slab vapor samples are necessary in the future, the following protocols will be utilized. The existing sub-slab vapor monitoring points (PFE points) will be utilized if possible or new points will be installed as needed. In the event that new points are installed, they will be constructed by drilling/coring an approximate ½-inch hole through the floor slab and installing a stainless steel VaporPin® with a silicone sleeve to create a seal. In the event that VaporPin® are not available, a temporary probe will be constructed with inert tubing (e.g., polyethylene stainless steel, nylon, Teflon®, etc.) of the appropriate size (typically 1/8 inch to 1/4inch diameter), and of laboratory or food grade quality. Tubing will not extend further than 2-inches into the sub-slab material. The tubing will be sealed to the surface with non-VOC-containing and non-shrinking products for temporary installations (e.g., perma-gum grout, melted beeswax, putty, etc.).

Subsequent to constructing the sampling points (or utilizing existing points) and prior to sampling, one (1) to three (3) volumes (i.e., the volume of the sample probe and tube) will be purged prior to collecting the samples to ensure samples collected are representative. Flow rates for purging will not exceed 0.2 liters per minute to minimize the ambient air infiltration during sampling.

During purging of the sample point, a tracer gas evaluation will also be conducted to verify the integrity of the sub-slab soil vapor probe seal. An appropriate tracer gas will be used (e.g., sulfur hexafluoride (SF7), helium, etc.). An enclosure will be constructed around the soil gas sampling point (e.g., plastic bag, plastic bucket, etc.) and sealed around the sample point casing. Subsequently, the enclosure will be enriched with the tracer gas. The purged soil gas will then be tested for the tracer gas by an appropriate meter. In the event that the tracer gas is measured at a concentration of 10% or greater, the sample point will be resealed and retested prior to sampling. Sampling will only commence after confirming the seal is adequate (i.e., less than 10%). The sub-slab vapor samples will be co-located with the indoor air samples and collected over the same time period. The additional protocols identified below will also be utilized with the sub-slab vapor samples.

Analytical Testing Methods & Reporting List

The analytical laboratory will analyze the samples for VOCs via USEPA Method TO-15. The laboratory reports will be provided as an ASP Category B deliverable data package. A data usability summary report (DUSR) will be prepared in accordance with DER-10 Appendix 2B for all sampling results. The following minimum detection limits will be utilized for the sampling:

Compound	Detection Limit (μ/m^3)
Tetrachloroethene	1.0
Trichloroethene	0.25
cis-1,2-Dichloroethene	1.0
trans-1,2-Dichloroethene	1.0
Vinyl Chloride	0.25
1,1,1-Trichloroethane	1.0
1,1-Dichloroethane	1.0
1,1-Dichloroethene	1.0
Chloroethane	1.0
Chloromethane	1.0

Building Inventory and Indoor Air Quality Questionnaire

During each sampling event the NYSDOH building inventory and indoor air quality questionnaire will be completed in order to evaluate for potential interferences/indoor air sources.

Sampling Notes:

- sample identification
- date and time of sample collection
- sampling depth
- identity of sampler(s)
- sampling methods and devices
- purge volumes
- volume of soil vapor extracted
- the vacuum before and after samples are collected
- apparent moisture content (dry, moist, saturated, etc.) of the sampling zone
- chain of custody protocols used to track samples from sampling point to analysis
- a sketch of the Site and sampling locations relative to area streets, neighboring properties and structures (with estimated distance to the Site), outdoor ambient air sample location(s), if applicable, and orientation (north arrow).
- weather conditions (e.g., precipitation, outdoor temperature, barometric pressure, wind speed and direction) will be noted for the past 24 to 48 hours.
- any pertinent observations will be recorded (e.g., odors).

Building Inventory Information

- Any current storage and uses of volatile chemicals will be identified, this will be limited to the basement area.
- the use of building heating or air conditioning systems during sampling will be noted.
- floor plan sketch will be drawn that includes the floor layout with sampling locations and any areas of chemical storage.

Quality Assurance/Quality Control

QA/QC data are necessary to determine precision and accuracy and to demonstrate the absence of interferences and/or contamination of field equipment. Field duplicates will be analyzed by the laboratory as samples and will not necessarily be identified to the laboratory as duplicates. One field duplicate will be completed during each sampling event. In addition, one Matrix Spike and Matrix Spike Duplicate will also be collected during each sampling event Additional details on QA/QC procedures are provided in the Quality Control Program included as Appendix 6.

Data Evaluation

The results of the sampling will be compared to the applicable NYSDOH Guidance decision matrices. For compounds without decision matrices, alternative literature will be used for comparisons (i.e., literature in Appendix C of NYSDOH Guidance). The results and associated evaluation will be included in the Periodic Review Report, refer to Section 7.0.

In the event that non-routine sampling is completed, the following procedures will be followed. All sampling activities will be recorded in a field book and associated sampling log. Other observations (e.g., groundwater monitoring well integrity) will be noted on the sampling log. The sampling log will serve as the inspection form for the monitoring network.

5.0 OPERATION AND MAINTENANCE PLAN

5.1 General

This Operation and Maintenance Plan provides a brief description of the measures necessary to operate, monitor and maintain the mechanical components of the remedy selected for the site. This Operation and Maintenance Plan:

- Includes the procedures necessary to allow individuals unfamiliar with the site to operate and maintain the SSD systems;
- Will be updated periodically to reflect changes in site conditions or the manner in which the SSD systems are operated and maintained.

Further detail regarding the Operation and Maintenance of the SSD is provided in Appendix 9 - Operation and Maintenance Manual. A copy of this Operation and Maintenance Manual, along with the complete SMP, is to be maintained at the site. This Operation and Maintenance Plan is not to be used as a stand-alone document, but as a component document of this SMP.

5.2 SSDS Performance Criteria

The SSDS is designed to maintain a minimum pressure differential of -0.004 “wc beneath the floor slab to prevent SVI of VOCs.

5.3 Operation and Maintenance of Sub-slab Depressurization System

The following sections provide a description of the operations and maintenance of the SSDS. Cut-sheets and as-built drawings for the SSDS are provided in Appendix 9 - Operations and Maintenance Manual. The SSDS is documented in the CCR dated April 2021.

5.3.1 System Start-up and Testing

The system testing described above will be conducted if, in the course of the SSD system lifetime, the system goes down or significant changes are made to the system and the system must be restarted.

After the SSDS is installed or modified, a start-up test will be perform to evaluate the effectiveness of the SSDS. The first step will be connect the fan to a power supply to start the system. When the fan is fully operational, a digital micromanometer, or similar pressure differential measuring device, will be used to collect vacuum readings from the pressure field extension (PFE) monitoring points in the buildings. PFE measurements will generally need to achieve a minimum of 0.004 "wc vacuum in order to meet the performance requirements of the October 2006 NYSDOH Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York. Additionally the U-tube manometer on SSDS piping should be checked to ensure a vacuum is indicated. If these criteria are not met, adjustments will be made to the SSDS fan to increase air flow and vacuum influence including replacement of the fans with larger fans, if necessary.

5.3.2 Routine System Operation and Maintenance

Annual monitoring and inspection of the Site's SSDS will be performed to ensure that the system is operating/performing properly. A visual inspection of the accessible portions of the system will be conducted during each monitoring event. SSDS components to be visually inspected include: the vent fan, system piping, system wiring, and system alarm. In addition, the SSDS vacuum on the suction side of the fan will be monitored to confirm operation is consistent with historic readings by recording PFE monitoring point vacuum readings and U-tube manometer readings. PFE monitoring point vacuum readings will be collected with a digital micro-manometer.

In the event that the vent fan appears to be malfunctioning, or if piping or wiring appears damaged, the component(s) in question will be promptly repaired or replaced, following the manufacturer's recommendations and instructions. Vent fan failure(s), repair(s), replacement(s), and/or operations problems should be documented and included

with the annual certification. Installation and operating instructions for the Festa Radon Technologies FRT "Force" fan are included in Appendix 9 Operation and Maintenance Plan. Table 7 provides a summary of and schedule of routine maintenance.

Table 7 - SSDS Routine Maintenance Schedule

Operational Check/Maintenance Task	Recommended Schedule/Frequency
Verify connections are tight and leak free	Annually
Ensure the fan and ducting are secure and vibration-free	Annually
Verify system vacuum pressure within normal operating range	Annually

5.3.3 Non-Routine System Operation and Maintenance

In the event that the alarm system is activated, applicable maintenance and repairs will be conducted as specified in the Operations and Maintenance Plan. Any interruptions to operations of the SSDS and any repairs made will be noted in the PRR.

5.3.4 System Monitoring Devices and Alarms

The SSDS has a warning device to indicate that the system is not operating properly. In the event that warning device is activated, applicable maintenance and repairs will be conducted, as specified in the Operation and Maintenance Plan, and the SSDS will be restarted. In the event the alarm continues, the fan should be evaluated and the manufacturer contacted or a mitigation contractor should be contacted for servicing the fan. Operational problems will be noted in the PRR to be prepared for that reporting period.

6.0 PERIODIC ASSESSMENTS/ EVALUATIONS

6.1 Climate Change Vulnerability Assessment

Increases in both the severity and frequency of storms/weather events, an increase in sea level elevations along with accompanying flooding impacts, shifting precipitation patterns and wide temperature fluctuation, resulting from global climactic change and instability, have the potential to significantly impact the performance, effectiveness and protectiveness of a given site and associated remedial systems. Vulnerability assessments provide information so that the site and associated remedial systems are prepared for the impacts of the increasing frequency and intensity of severe storms/weather events and associated flooding.

This section provides a summary of vulnerability assessments that will be conducted for the site during periodic assessments, and briefly summarizes the vulnerability of the site and/or engineering controls to severe storms/weather events and associated flooding.

6.2 Green Remediation Evaluation

NYSDEC's DER-31 Green Remediation requires that green remediation concepts and techniques be considered during all stages of the remedial program including site management, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology. This section of the SMP provides a summary of any green remediation evaluations to be completed for the site during site management, and as reported in the PRR.

6.2.1 Timing of Green Remediation Evaluations

For major remedial system components, green remediation evaluations and corresponding modifications will be undertaken as part of a formal Remedial System Optimization (RSO), or at any time that the NYSDEC project manager feels appropriate, e.g. during significant maintenance events or in conjunction with storm recovery activities.

Modifications resulting from green remediation evaluations will be routinely implemented and scheduled to occur during planned/routine operation and maintenance activities. Reporting of these modifications will be presented in the PRR.

6.2.2 Remedial Systems

Remedial systems will be operated properly considering the current site conditions to conserve materials and resources to the greatest extent possible. Consideration will be given to operating rates and use of reagents and consumables. Spent materials will be sent for recycling, as appropriate.

6.2.3 Building Operations

Structures including buildings and sheds will be operated and maintained to provide for the most efficient operation of the remedy, while minimizing energy, waste generation and water consumption.

6.2.4 Frequency of System Checks, Sampling and Other Periodic Activities

Transportation to and from the Site, use of consumables in relation to visiting the Site in order to conduct system checks and/or collect samples, and shipping samples to a laboratory for analyses have direct and/or inherent energy costs. The schedule and/or means of these periodic activities have been prepared so that these tasks can be accomplished in a manner that does not impact remedy protectiveness but reduces expenditure of energy or resources.

6.2.5 Metrics and Reporting

As discussed in Section 7.0 and as shown in Appendix 8 – Site Management Forms, information on energy usage, solid waste generation, transportation and shipping, water usage and land use and ecosystems will be recorded to facilitate and document consistent implementation of green remediation during site management and to identify corresponding benefits. A set of metrics has been developed.

6.3 Remedial System Optimization

A Remedial Site Optimization (RSO) study will be conducted any time that the NYSDEC project manager or the remedial party requests in writing that an in-depth evaluation of the remedy is needed. An RSO may be appropriate if any of the following occur:

- The remedial actions have not met or are not expected to meet RAOs in the time frame estimated in the Decision Document;
- The management and operation of the remedial system is exceeding the estimated costs;
- The remedial system is not performing as expected or as designed;
- Previously unidentified source material may be suspected;
- Plume shift has potentially occurred;

- Site conditions change due to development, change of use, change in groundwater use, etc.;
- There is an anticipated transfer of the site management to another remedial party or agency; and
- A new and applicable remedial technology becomes available.

An RSO will provide a critique of a site's conceptual model, give a summary of past performance, document current cleanup practices, summarize progress made toward the site's cleanup goals, gather additional performance or media specific data and information and provide recommendations for improvements to enhance the ability of the present system to reach RAOs or to provide a basis for changing the remedial strategy.

The RSO study will focus on overall site cleanup strategy, process optimization and management with the intent of identifying impediments to cleanup and improvements to site operations to increase efficiency, cost effectiveness and remedial time frames. Green remediation technology and principals are to be considered when performing the RSO.

7.0. REPORTING REQUIREMENTS

7.1 Site Management Reports

All site management inspection, maintenance and monitoring events will be recorded on the appropriate site management forms provided in Appendix 8. These forms are subject to NYSDEC revision. All site management inspection, maintenance, and monitoring events will be conducted by a qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State.

All applicable inspection forms and other records, including media sampling data and system maintenance reports, generated for the site during the reporting period will be provided in electronic format to the NYSDEC in accordance with the requirements of Table 8 and summarized in the PRR.

Table 8: Schedule of Inspection Reports

Task/Report	Reporting Frequency*
Inspection Report	Annually
PRR	Annually, or as otherwise determined by the NYSDEC

* The frequency of events will be conducted as specified until otherwise approved by the NYSDEC project manager.

All interim monitoring/inspections reports will include, at a minimum:

- Date of event or reporting period;
- Name, company, and position of person(s) conducting monitoring/inspection activities;
- Description of the activities performed;

- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet);
- Type of samples collected (e.g., sub-slab vapor, indoor air, outdoor air);
- Copies of all field forms completed (e.g., well sampling logs, chain-of-custody documentation);
- Sampling results in comparison to appropriate standards/criteria;
- A figure illustrating sample type and sampling locations;
- Copies of all laboratory data sheets and the required laboratory data deliverables required for all points sampled (to be submitted electronically in the NYSDEC-identified format);
- Any observations, conclusions, or recommendations; and
- A determination as to whether contaminant conditions have changed since the last reporting event.

Routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting maintenance activities;
- Description of maintenance activities performed;
- Any modifications to the system;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet); and
- Other documentation such as copies of invoices for maintenance work, receipts for replacement equipment, etc., (attached to the checklist/form).

Non-routine maintenance event reporting forms will include, at a minimum:

- Date of event;
- Name, company, and position of person(s) conducting non-routine maintenance/repair activities;
- Description of non-routine activities performed;

- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents (included either on the form or on an attached sheet); and

- Other documentation such as copies of invoices for repair work, receipts for replacement equipment, etc. (attached to the checklist/form).

Data will be reported in digital format as determined by the NYSDEC. Currently, data is to be supplied electronically and submitted to the NYSDEC EQuIS™ database in accordance with the requirements found at this link http://www.dec.ny.gov/chemical/62440.html.

7.2 Periodic Review Report

A PRR will be submitted to the NYSDEC project manager beginning sixteen (16) months after the Certificate of Completion is issued. After submittal of the initial PRR, the next PRR shall be submitted annually to the NYSDEC project manager or at another frequency as may be required by the NYSDEC project manager. In the event that the site is subdivided into separate parcels with different ownership, a single PRR will be prepared that addresses the site described in Appendix 4 -Environmental Easement. The report will be prepared in accordance with NYSDEC's DER-10 and submitted within 30 days of the end of each certification period. Routine sampling is not required for the Site. If any non-routine sampling is completed, sampling results will also be incorporated into the Periodic Review Report. The report will include:

- Identification, assessment and certification of all ECs/ICs required by the remedy for the site.

- Results of the required annual site inspections, fire inspections and severe condition inspections, if applicable.

- All applicable site management forms and other records generated for the site during the reporting period in the NYSDEC-approved electronic format, if not previously submitted.

- Identification of any wastes generated during the reporting period, along with waste characterization data, manifests, and disposal documentation.

- A summary of any discharge monitoring data and/or information generated during the reporting period, with comments and conclusions.

- Results of all analyses, copies of all laboratory data sheets, and the required laboratory data deliverables for any non-routine samples collected during the reporting period, if applicable, will be submitted in digital format as determined by the NYSDEC. Currently, data is supplied electronically and submitted to the NYSDEC EQuIS™ database in accordance with the requirements found at this link: http://www.dec.ny.gov/chemical/62440.html.

- A site evaluation, which includes the following:

  - The compliance of the remedy with the requirements of the site-specific Decision Document;

  - The operation and the effectiveness of all treatment units, etc., including identification of any needed repairs or modifications;

  - Any new conclusions or observations regarding site contamination based on inspections or any non-routine samples collected, if applicable;

  - Recommendations regarding any necessary changes to the remedy and/or Monitoring Plan;

  - The overall performance and effectiveness of the remedy.

7.2.1 Certification of Institutional and Engineering Controls

Following the last inspection of the reporting period, a Professional Engineer licensed to practice and registered in New York State will prepare, and include in the Periodic Review Report, the following certification as per the requirements of NYSDEC DER-10:

"*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;*
- *If a financial assurance mechanism is required under the oversight document for the site, the mechanism remains valid and sufficient for the intended purpose under the document;*
- *Use of the site is compliant with the environmental easement;*
- *The engineering control systems are performing as designed and are effective;*
- *To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program and generally accepted engineering practices; 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 [Owner/Remedial Party or Owner's/Remedial Party's Designated Site Representative] for the site."

For BCP projects, every five years the following certification will be added:

- *The assumptions made in the qualitative exposure assessment remain valid.*

The signed certification will be included in the PRR.

The PRR will be submitted, in electronic format, to the NYSDEC project manager and the NYSDOH project manager. The PRR may also need to be submitted in hard-copy format if requested by the NYSDEC project manager.

7.3 Corrective Measures Work Plan

If any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an institutional or engineering control or failure to conduct site management activities, a Corrective Measures Work Plan will be submitted to the NYSDEC project manager 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 Work Plan until it has been approved by the NYSDEC project manager.

7.4 Remedial Site Optimization Report

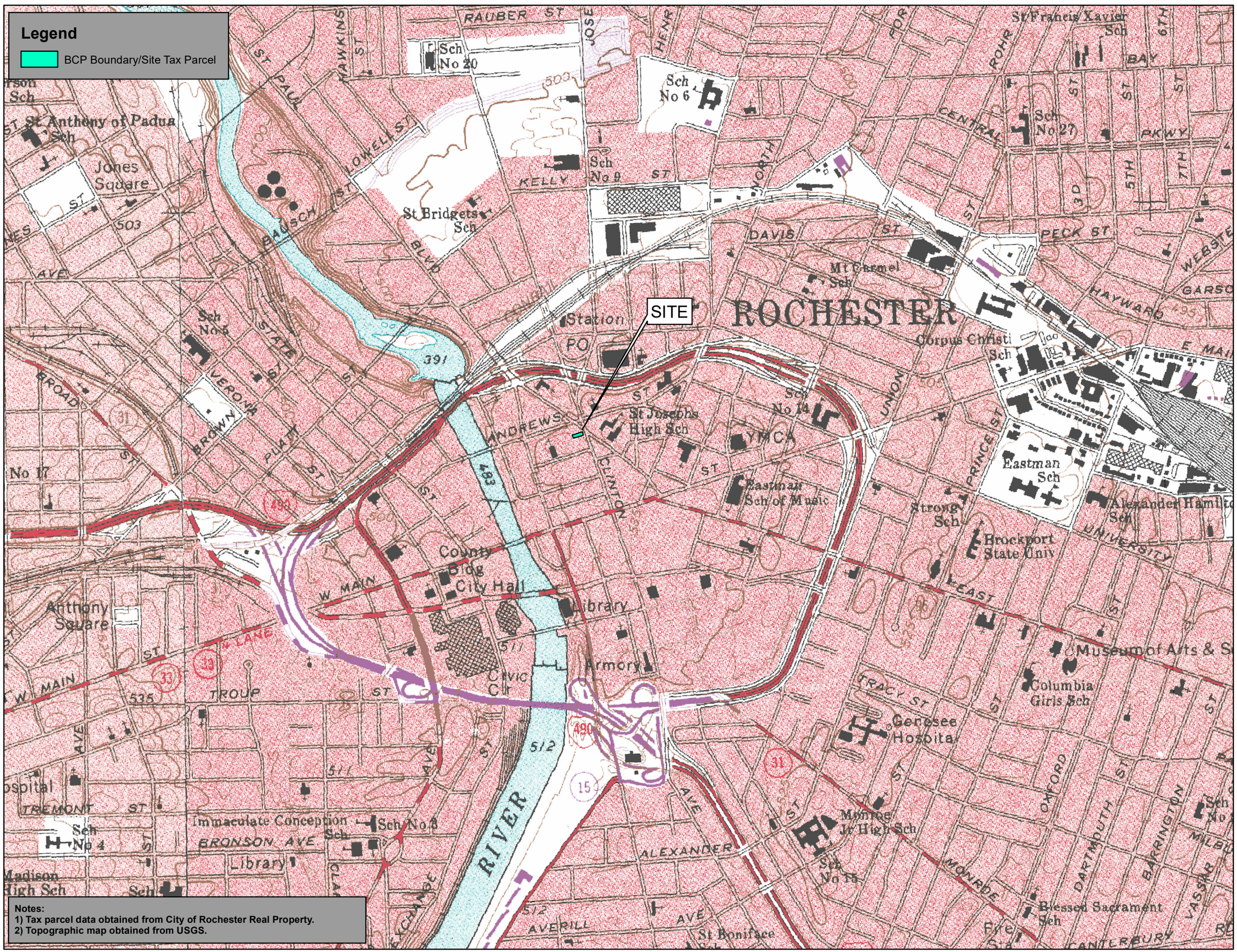
If an RSO is to be performed (see Section 6.3), upon completion of an RSO, an RSO report must be submitted to the NYSDEC project manager for approval. A general outline for the RSO report is provided in Appendix 10. The RSO report will document the research/ investigation and data gathering that was conducted, evaluate the results and facts obtained, present a revised conceptual site model and present recommendations. RSO recommendations are to be implemented upon approval from the NYSDEC. Additional work plans, design documents, HASPs etc., may still be required to implement the recommendations, based upon the actions that need to be taken. A final engineering report and update to the SMP may also be required.

The RSO report will be submitted, in electronic format, to the NYSDEC project manager and the NYSDOH project manager.

8.0 REFERENCES

- NYCRR Part 375, Environmental Remediation Programs. December 14, 2006.
- NYSDEC DER-10 – "Technical Guidance for Site Investigation and Remediation".
- NYSDEC, 1998. Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1. June 1998 (April 2000 addendum).
- NYSDEC Former Silver Cleaners Report (245 Andrews Street)
- Leader Confirmatory Phase II ESA (245 Andrew Street)
- New York State Museum
- USGS Quadrangle Mapping
- National Resource Conservation Service Website
- Generalized Groundwater Contour Map of Monroe County dated 1984
- Remedial Investigation Report, LaBella, August, 2018
- Interim Remedial Measure-Construction Completion Report and Final Engineering Report, LaBella, September 2021

FIGURES



Notes:
1) Tax parcel data obtained from City of Rochester Real Property.
2) Topographic map obtained from USGS.

Document Path: I:\Clinton North Development Corp\2161120 - BCP Application - 113-117 N. Clinton Avenue, Rochester, NY\Drawings\SMP\Figure 1 - Site Location.mxd

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1 inch = 1,000 feet

INTENDED TO PRINT AS 11" X 17".

SITE MANAGEMENT PLAN

BROWNFIELD CLEANUP PROGAM SITE #C828195

113-117 NORTH CLINTON AVENUE, ROCHESTER NEW YORK

VOLUNTEER: CLINTON NORTH DEVELOPMENT CO.

DRAWING NAME:

SITE LOCATION MAP

PROJECT/DRAWING NUMBER:

2161120

FIGURE 1

4/25/2021

Notes:
1) Tax parcel data obtained from City of Rochester Real Property and are approximate.
2) 2015 aerial photograph obtained from Pictometry International Corp.
3) Testing locations were measured from Site features and are approximate.
4) Refer to Figure 3 for cross section A-A'.

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1 inch = 20 feet

INTENDED TO PRINT AS 11" X 17".

SITE MANAGEMENT PLAN

BROWNFIELD CLEANUP PROGAM SITE #C828195

113-117 NORTH CLINTON AVENUE, ROCHESTER NEW YORK

VOLUNTEER: CLINTON NORTH DEVELOPMENT CO.

DRAWING NAME:

SITE LAYOUT MAP

PROJECT/DRAWING NUMBER:

2161120

FIGURE 2

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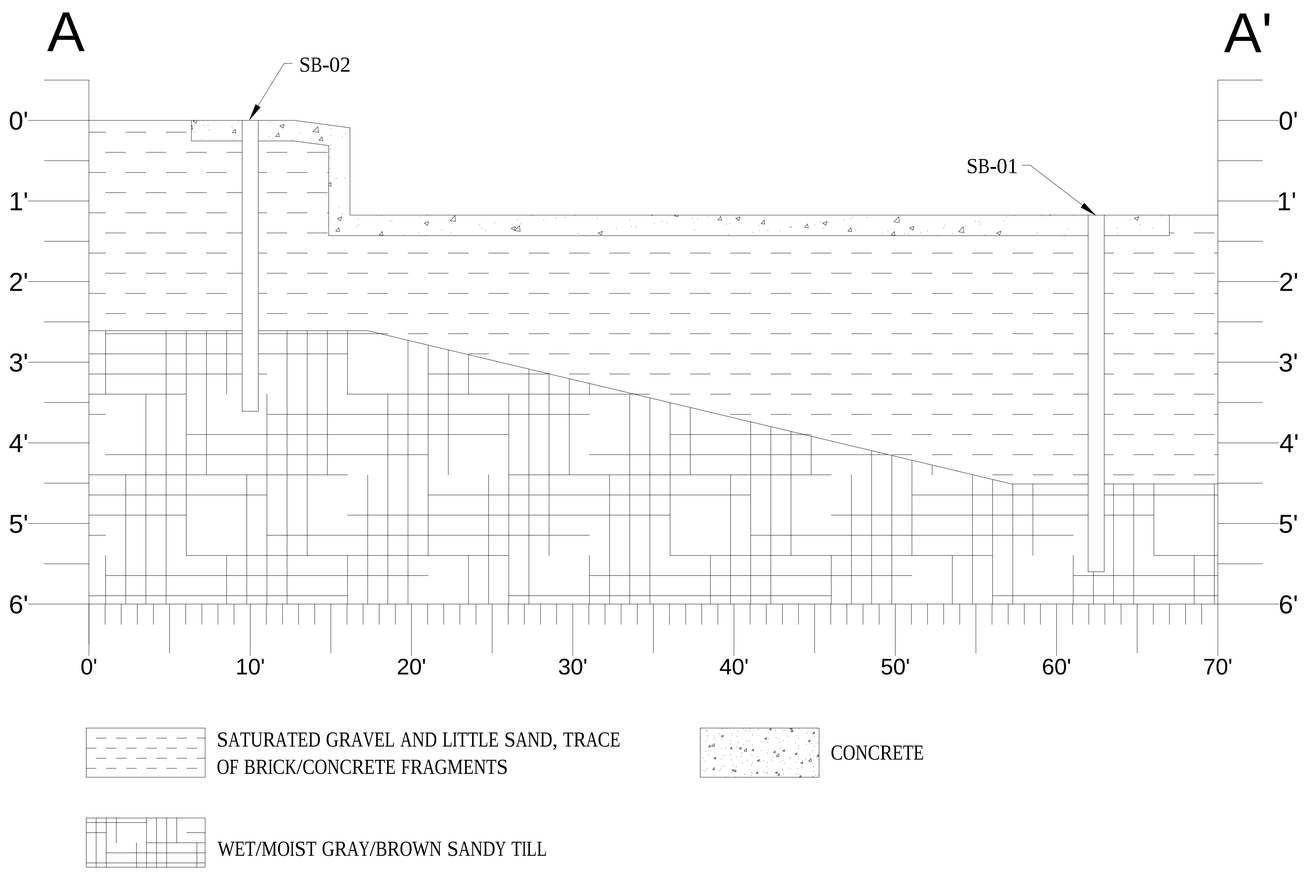

NO.	REVISION	BY	DATE
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PROJECT/CLIENT
SITE MANAGMENT PLAN

113-117 N. CLINTON AVE
ROCHESTER, NY
C828195

DRAWING TITLE
CONCEPTUAL SITE MODEL
CROSS SECTION A-A'

ISSUED FOR:
FINAL

DESIGNED BY: JG
DRAWN BY: DRP
REVIEWED BY: JG
DATE: JANUARY, 2018

PROJECT/DRAWING NUMBER
2161120

FIGURE 3

Notes:
1) Tax parcel data obtained from City of Rochester Real Property and are approximate.
2) 2015 aerial photograph obtained from Pictometry International Corp.
3) Testing locations were measured from Site features and are approximate.
4) Concentrations in parts per million (ppm).
5) Concentrations shown exceed NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO).

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1 inch = 20 feet

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SITE MANAGEMENT PLAN

BROWNFIELD CLEANUP PROGAM SITE #C828195

113-117 NORTH CLINTON AVENUE, ROCHESTER NEW YORK

VOLUNTEER: CLINTON NORTH DEVELOPMENT CO.

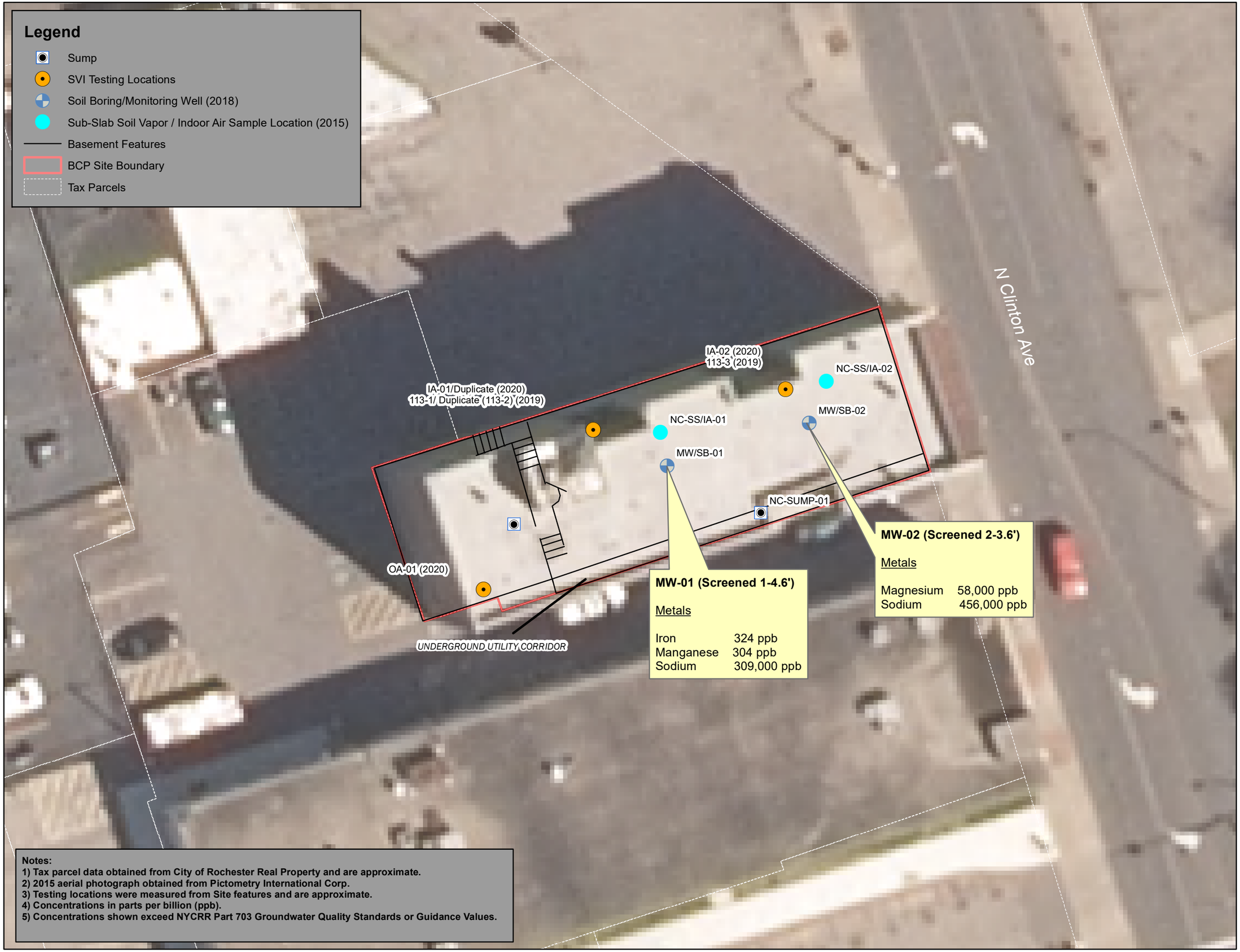
DRAWING NAME:

REMAINING SOIL SAMPLE EXCEEDANCES

PROJECT/DRAWING NUMBER:

2161120

FIGURE 4A



Notes:
1) Tax parcel data obtained from City of Rochester Real Property and are approximate.
2) 2015 aerial photograph obtained from Pictometry International Corp.
3) Testing locations were measured from Site features and are approximate.
4) Concentrations in parts per billion (ppb).
5) Concentrations shown exceed NYCRR Part 703 Groundwater Quality Standards or Guidance Values.

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1 inch = 20 feet

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SITE MANAGEMENT PLAN

BROWNFIELD CLEANUP PROGAM SITE #C828195

113-117 NORTH CLINTON AVENUE, ROCHESTER NEW YORK

VOLUNTEER: CLINTON NORTH DEVELOPMENT CO.

DRAWING NAME:

REMAINING GROUNDWATER SAMPLE EXCEEDANCES

PROJECT/DRAWING NUMBER:

2161120

FIGURE 4B

Document Path: I:\Clinton North Development Corp\2161120 - BCP Application - 113-117 N. Clinton Avenue, Rochester, NY\Drawings\SMP\Figure 4B - Remaining GW Contamination.mxd

Post-Mitigation

Sample ID	IA-02		113-3	
Sample Type	Indoor Air		Indoor Air	
Sample Date	12/28-		7/17/2019	
Units	ug/m3		ug/m3	
1,2,4-Trimethylbenzene	1.0	J	4.4	J
1,3,5-Trimethylbenzene	1.6	J	<3.5	
2,2,4-trimethylpentane	< 0.70		3.3	J
4-ethyltoluene	< 0.74		1	J
Acetone	28	J	25	J
Benzene	0.73	J	2.1	J
Carbon disulfide	< 0.47		0.34	J
Carbon tetrachloride	0.50	J	0.63	J
Chloroform	2.0	J	4.3	J
Chloromethane	< 0.30		1.9	J
Cyclohexane	< 0.52		1.4	J
Ethyl acetate	1.2	J	0.97	J
Ethylbenzene	0.48	J	1.6	J
Freon 11	1.3	J	1.6	J
Freon 12	2.2	J	< 4.1	
Heptane	0.94	J	2.2	J
Hexane	0.74	J	5.0	J
Isopropyl alcohol	<28		52	J
m&p-Xylene	1.6	J	6.1	J
Methyl Ethyl Ketone	4.5	J	4.9	J
Methyl Isobutyl Ketone	0.70	J	< 1.2	
Methylene chloride	2.4	J	1.5	J
o-Xylene	0.61	J	2.2	J
Styrene	0.89	J	1.2	J
Tetrachloroethylene (PCE)	23	J	13	J
Tetrahydrofuran	1.4	J	< 0.44	
Toluene	4.3	J	8.2	J
Trichloroethene (TCE)	0.59	J	< 0.16	

Pre-mitigation

Sample ID	NC-1A-02
Sample Type	Indoor Air Basement
Sample Date	11/24/2015
Units	ug/m3
1,2,4-Trimethylbenzene	3.2
1,2-Dichloroethane	0.3
1,2-Dichloroethane	0.3
1,3,5-Trimethylbenzene	0.9
2,2,4-Trimethylpentane	9.1
2-Butanone (MEK)	7.4
Benzene	6.0
Carbon Tetrachloride	0.5
Chloroform	0.9
Chloromethane	1.7
Cyclohexane	4.9
Dichlorodifluoromethane (Freon 12)	0.9
Ethanol	490.0
Ethyl Benzene	2.2
Hexane	23.0
m&p-Xylene	9.2
Methylene Chloride	1.5
o-Xylene	3.0
Styrene	0.6
Tetrachloroethylene	170.0
Toluene	27.0
Trichloroethylene	0.5
Trichlorofluoromethane (Freon 11)	1.6

Post-Mitigation

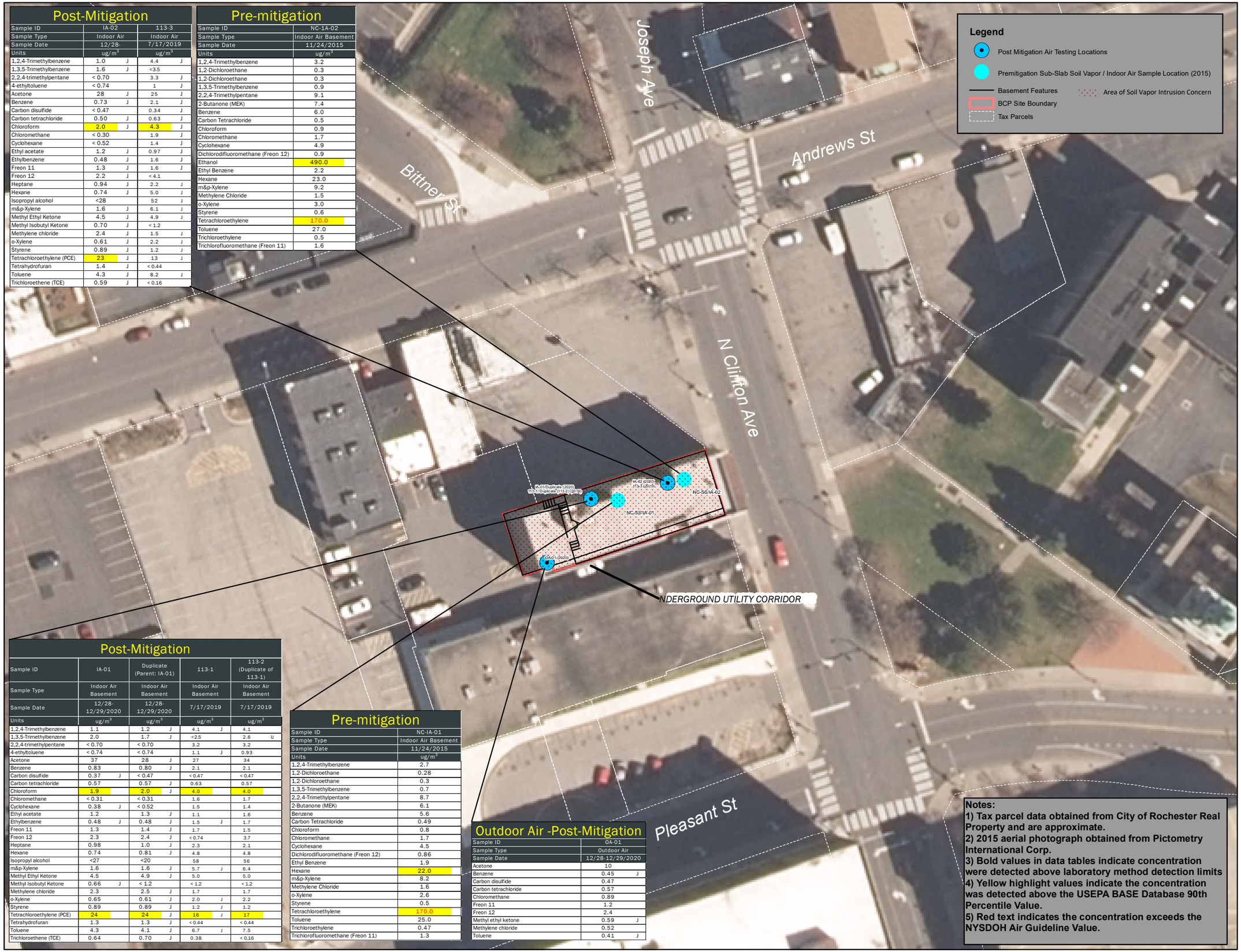
Sample ID	IA-01		Duplicate (Parent: IA-01)		113-1		113-2 (Duplicate of 113-1)	
Sample Type	Indoor Air Basement		Indoor Air Basement		Indoor Air Basement		Indoor Air Basement	
Sample Date	12/28-12/29/2020		12/28-12/29/2020		7/17/2019		7/17/2019	
Units	ug/m3		ug/m3		ug/m3		ug/m3	
1,2,4-Trimethylbenzene	1.1		1.2	J	4.1	J	4.1	
1,3,5-Trimethylbenzene	2.0		1.7	J	<2.5		2.6	U
2,2,4-trimethylpentane	< 0.70		< 0.70		3.2		3.2	
4-ethyltoluene	< 0.74		< 0.74		1.1	J	0.93	
Acetone	37		28	J	27		34	
Benzene	0.83		0.80	J	2.1		2.1	
Carbon disulfide	0.37	J	< 0.47		< 0.47		< 0.47	
Carbon tetrachloride	0.57		0.57	J	0.63		0.57	
Chloroform	1.9		2.0	J	4.0		4.0	
Chloromethane	< 0.31		< 0.31		1.6		1.7	
Cyclohexane	0.38	J	< 0.52		1.5		1.4	
Ethyl acetate	1.2		1.3	J	1.1		1.6	
Ethylbenzene	0.48	J	0.48	J	1.5	J	1.7	
Freon 11	1.3		1.4	J	1.7		1.5	
Freon 12	2.3		2.4	J	< 0.74		3.7	
Heptane	0.98		1.0	J	2.3		2.1	
Hexane	0.74		0.81	J	4.8		4.8	
Isopropyl alcohol	<27		<20		58		56	
m&p-Xylene	1.6		1.6	J	5.7	J	6.4	
Methyl Ethyl Ketone	4.5		4.9	J	5.0		5.0	
Methyl Isobutyl Ketone	0.66	J	< 1.2		< 1.2		< 1.2	
Methylene chloride	2.3		2.5	J	1.7		1.7	
o-Xylene	0.65		0.61	J	2.0	J	2.2	
Styrene	0.89		0.89	J	1.2	J	1.2	
Tetrachloroethylene (PCE)	24		24	J	16	J	17	
Tetrahydrofuran	1.3		1.3	J	< 0.44		< 0.44	
Toluene	4.3		4.1	J	6.7	J	7.5	
Trichloroethene (TCE)	0.64		0.70	J	0.38		< 0.16	

Pre-mitigation

Sample ID	NC-IA-01
Sample Type	Indoor Air Basement
Sample Date	11/24/2015
Units	ug/m3
1,2,4-Trimethylbenzene	2.7
1,2-Dichloroethane	0.28
1,2-Dichloroethane	0.3
1,3,5-Trimethylbenzene	0.7
2,2,4-Trimethylpentane	8.7
2-Butanone (MEK)	6.1
Benzene	5.6
Carbon Tetrachloride	0.49
Chloroform	0.8
Chloromethane	1.7
Cyclohexane	4.5
Dichlorodifluoromethane (Freon 12)	0.86
Ethyl Benzene	1.9
Hexane	22.0
m&p-Xylene	8.2
Methylene Chloride	1.6
o-Xylene	2.6
Styrene	0.5
Tetrachloroethylene	170.0
Toluene	25.0
Trichloroethylene	0.47
Trichlorofluoromethane (Freon 11)	1.3

Outdoor Air -Post-Mitigation

Sample ID	OA-01	
Sample Type	Outdoor Air	
Sample Date	12/28-12/29/2020	
Acetone	10	
Benzene	0.45	J
Carbon disulfide	0.47	
Carbon tetrachloride	0.57	
Chloromethane	0.89	
Freon 11	1.2	
Freon 12	2.4	
Methyl ethyl ketone	0.59	J
Methylene chloride	0.52	
Toluene	0.41	J



Notes:
1) Tax parcel data obtained from City of Rochester Real Property and are approximate.
2) 2015 aerial photograph obtained from Pictometry International Corp.
3) Bold values in data tables indicate concentration were detected above laboratory method detection limits
4) Yellow highlight values indicate the concentration was detected above the USEPA BASE Database 90th Percentile Value.
5) Red text indicates the concentration exceeds the NYSDOH Air Guideline Value.

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SITE MANAGEMENT PLAN

BROWNFIELD CLEANUP PROGAM SITE #C828195

113-117 NORTH CLINTON AVENUE, ROCHESTER NEW YORK

VOLUNTEER: CLINTON NORTH DEVELOPMENT CO.

DRAWING NAME:

AREA OF SOIL VAPOR INTRUSION CONCERN

PROJECT/DRAWING NUMBER:

2161120

FIGURE 5

Notes:
1) Tax parcel data obtained from City of Rochester Real Property and are approximate.
2) 2015 aerial photograph obtained from Pictometry International Corp.

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SITE MANAGEMENT PLAN

BROWNFIELD CLEANUP PROGAM SITE #C828195

113-117 NORTH CLINTON AVENUE, ROCHESTER NEW YORK

VOLUNTEER: CLINTON NORTH DEVELOPMENT CO.

DRAWING NAME:

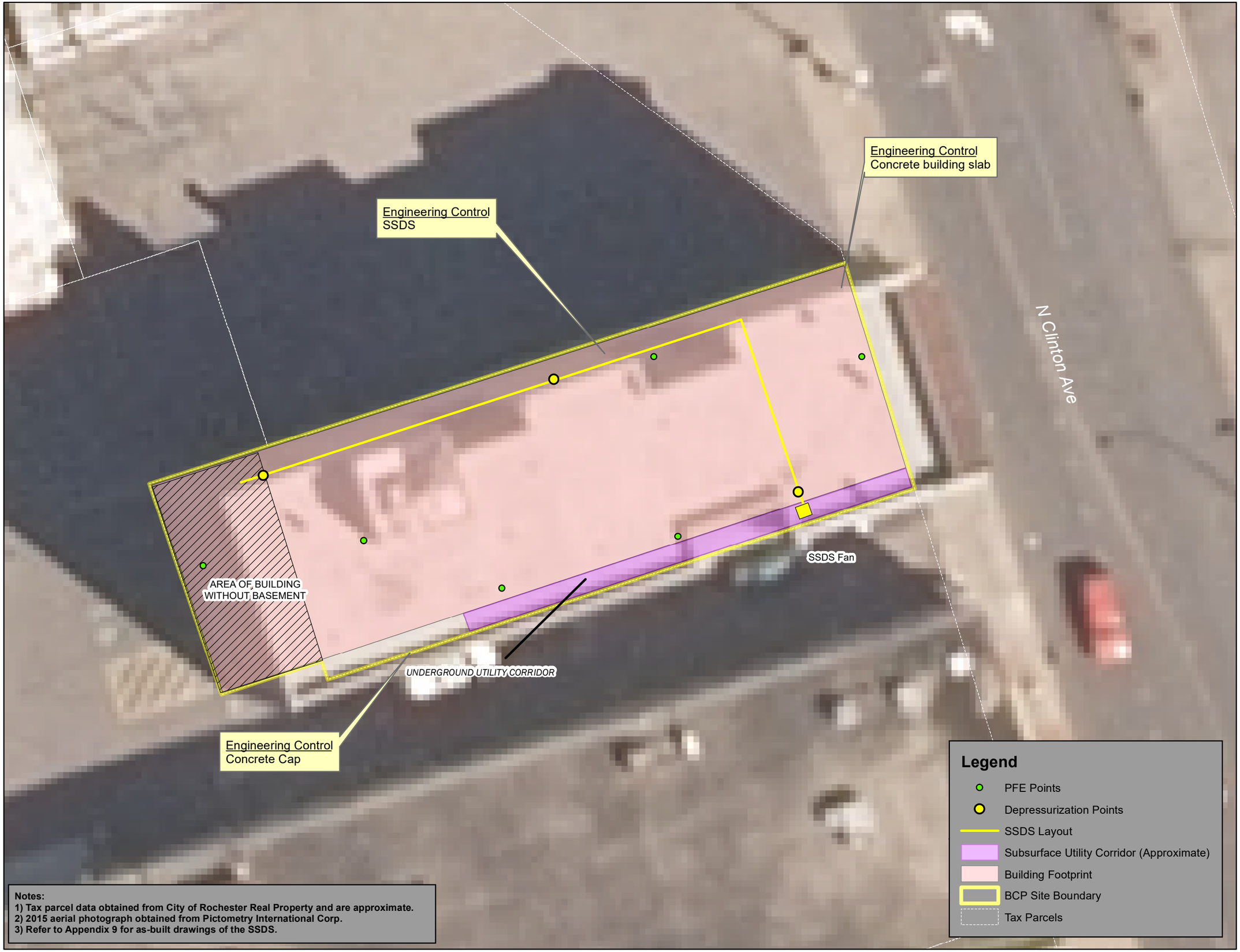
INSTITUTIONAL CONTROL BOUNDARIES

PROJECT/DRAWING NUMBER:

2161120

FIGURE 6

Document Path: I:\Clinton North Development Corp\2161120 - BCP Application - 113-117 N. Clinton Avenue, Rochester, NY\Drawings\SMP\Figure 6 - IC Boundaries.mxd



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1 inch = 15 feet

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SITE MANAGEMENT PLAN

BROWNFIELD CLEANUP PROGAM SITE #C828195

113-117 NORTH CLINTON AVENUE, ROCHESTER NEW YORK

VOLUNTEER: CLINTON NORTH DEVELOPMENT CO.

DRAWING NAME:

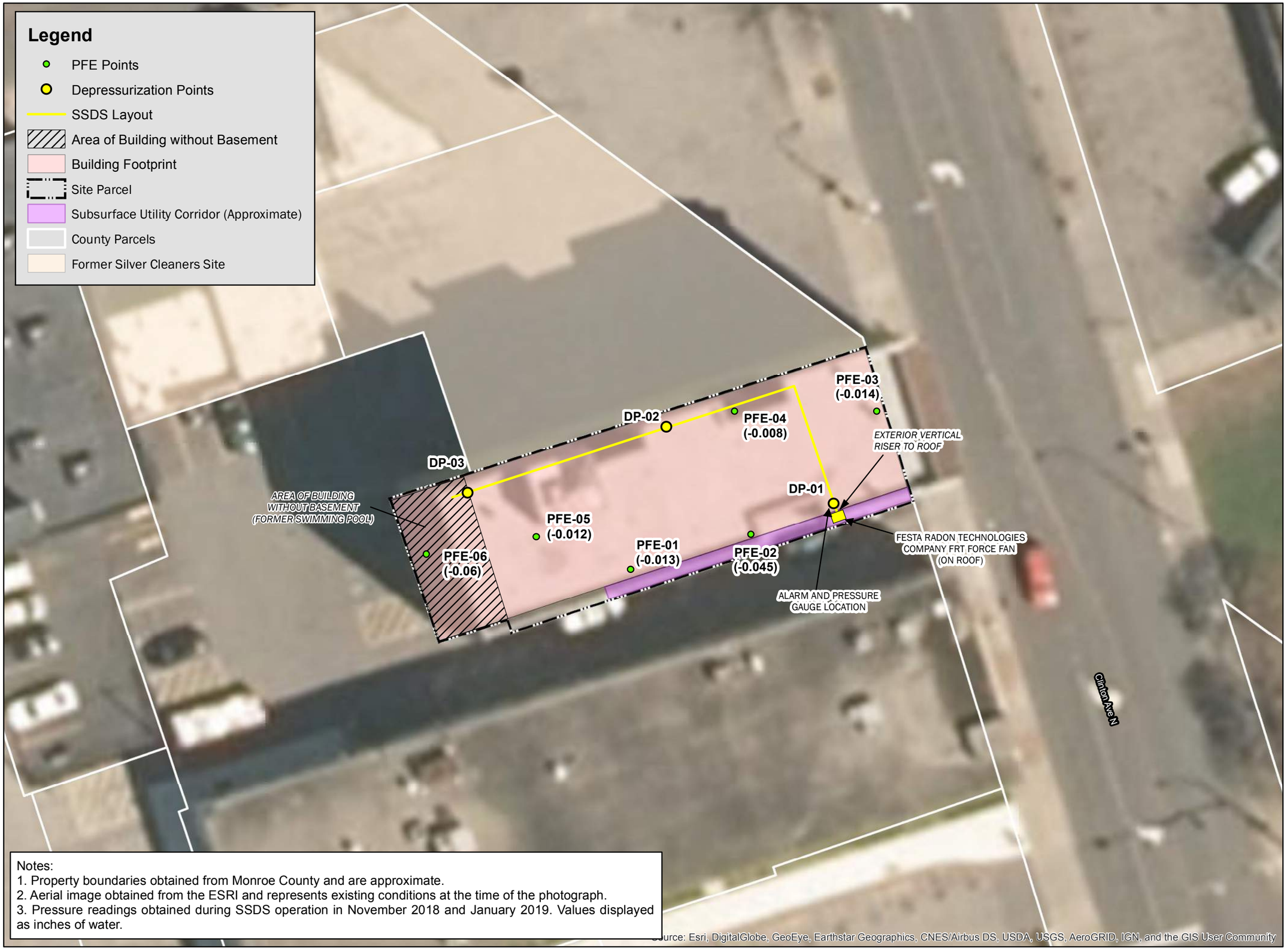
ENGINEERING CONTROLS LOCATION

PROJECT/DRAWING NUMBER:

2161120

FIGURE 7

Document Path: I:\Clinton North Development Corp\2161120 - BCP Application - 113-117 N. Clinton Avenue, Rochester, NY\Drawings\SMP\Figure 7 - ECs.mxd



Notes:
1. Property boundaries obtained from Monroe County and are approximate.
2. Aerial image obtained from the ESRI and represents existing conditions at the time of the photograph.
3. Pressure readings obtained during SSDS operation in November 2018 and January 2019. Values displayed as inches of water.

LaBella
Powered by partnership.

N
W E
S

0 5 10 20
Feet

1 inch = 20 feet

INTENDED TO PRINT AS: 11" X 17"

BROWNFIELD CLEANUP PROGRAM
SITE MANAGEMENT PLAN
SITE #C828195

113-117 NORTH CLINTON
AVENUE, ROCHESTER
NEW YORK

VOLUNTEER: CLINTON NORTH
DEVELOPMENT CO.

DRAWING NAME:

SSDS LAYOUT

PROJECT/DRAWING NUMBER:

2161120

FIGURE 8

Path: I:\Clinton North Development Corp\2161120 - BCP Application - 113-117 N. Clinton Avenue, Rochester, NY\Drawings\CCR\Figure 3 - SSDS Operational PFE Readings.V3.mxd

APPENDIX 1 – LIST OF SITE CONTACTS

Name	Phone/Email Address
Site Owner - Clinton North Development	585-615-6633 justin@talloproperties.com
Remedial Party Clinton North Development c/o Tallo Properties LLC Justin Tallo	 585-615-6633 justin@talloproperties.com
Qualified Environmental Professional/ Remedial Engineer Dan Noll, P.E.	585-295-6611 DNoll@Labellapc.com
NYSDEC DER Project Manager Todd Caffoe, P.E.	585-226-5350 Todd.caffoe@dec.ny.gov
NYSDEC Site Control Kelly Lewandowski	518-402-9547 kelly.lewandowski@dec.ny.gov
NYSDOH Project Manager Angela Martin	518-402-7860 BEEI@health.ny.gov
Remedial Party Attorney Danielle E. Mettler-LaFeir	585-295-4358 DMettler@barclaydamon.com
Tenants Elk Place Quik MiniMart A1 Barbershop	 585-546-6690 585-232-2511 585-454-4447

APPENDIX 2 – EXCAVATION WORK PLAN (EWP)

2-1 NOTIFICATION

At least 15 days prior to the start of any activity that is anticipated to encounter remaining contamination or breach or alter the site's cover system, the site owner or their representative will notify the NYSDEC contacts listed in the table below. Table A includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in Appendix 1.

Table A: Notifications*

NYSDEC Project Manager Todd Caffoe, PE	585-226-5350 todd.caffoe@dec.ny.gov
NYSDEC Regional HW Engineer; David Pratt	585-226-5315 david.pratt@dec.ny.gov
NYSDEC Site Control; Kelly Lewandowski	518-402-9547 kelly.lewandowski@dec.ny.gov
NYSDOH Project Manager Angela Martin	518-402-7860 BEEI@health.ny.gov

* Note: Notifications are subject to change and will be updated as necessary.

This notification will include:

- A detailed description of the work to be performed, including the location and areal extent of excavation, plans/drawings for site re-grading, intrusive elements or utilities to be installed below the soil cover, estimated volumes of contaminated soil to be excavated, any modifications of truck routes, and any work that may impact an engineering control;
- A summary of environmental conditions anticipated to be encountered 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;
- 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 (HASP), in electronic format, if it differs from the HASP provided in Appendix 7 of this SMP;
- Identification of disposal facilities for potential waste streams; and
- Identification of sources of any anticipated backfill, along with the required request to import form and all supporting documentation including, but not limited to, chemical testing results.

The NYSDEC project manager will review the notification and may impose additional requirements for the excavation that are not listed in this EWP.

2-2 SOIL SCREENING METHODS

Visual, olfactory and instrument-based (e.g. photoionization detector) soil screening will be performed during all excavations into known or potentially contaminated material (remaining contamination) or a breach of the cap and subbase. A qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State will perform the screening. Soil screening will be performed when 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 and material that requires testing to determine if the material can be reused on-site as soil beneath a cover or if the material can be used as cover soil. Further discussion of off-site disposal of materials and on-site reuse is provided in Section 2-6 of this Appendix.

2-3 SOIL STAGING 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 the NYSDEC.

2-4 MATERIALS EXCAVATION AND LOAD-OUT

A qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State will oversee all invasive work and the excavation and load-out of all excavated material.

The owner of the property and remedial party (if applicable) and its contractors are 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. A site utility stakeout will be completed for all utilities prior to any ground intrusive activities at the site.

Loaded vehicles leaving the site 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, as appropriate. 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. Truck wash waters will be collected and disposed of off-site in an appropriate manner.

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

The qualified environmental professional 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. Material accumulated from the street cleaning and egress cleaning activities will be disposed off-site at a permitted landfill facility in accordance with all applicable local, State, and Federal regulations.

2-5 MATERIALS TRANSPORT OFF-SITE

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

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

Truck transport routes are to be determined and will be included in the Change of use or 15 day activity notice. All trucks loaded with site materials will exit the vicinity of the site using only these approved truck routes. This is the most appropriate route and takes

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; [(g) community input [where necessary].

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.

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

2-6 MATERIALS DISPOSAL OFFSITE

All material excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed off-site in a permitted facility in accordance with all local, State and Federal regulations. If disposal of material from this site is proposed for unregulated off-site disposal (i.e. clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC project manager. Unregulated off-site management of materials from this site will not occur without formal NYSDEC project manager approval.

Off-site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, (e.g. hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, C&D debris recovery facility). Actual disposal quantities and associated documentation will be reported to the NYSDEC in the PRR. This documentation will include, but will not be limited to: 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 consistent with 6 NYCRR Parts 360, 361, 362, 363, 364 and 365. Material that does not meet Unrestricted SCOs is prohibited from being taken to a New York State C&D debris recovery facility (6 NYCRR Subpart 360-15 registered or permitted facility).

2-7 MATERIAL RESUSE ON-SITE

The qualified environmental professional as defined in 6 NYCRR part 375 will ensure that procedures defined for materials reuse in this SMP are followed and that unacceptable material (i.e. contaminated) does not remain on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for reuse 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.

Proposed materials for reuse on-site must be sampled for full suite analytical parameters including per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane. The sampling frequency will be in accordance with DER-10 Table 5.4(e)10 unless prior approval is obtained from the NYSDEC project manager for modification of the sampling frequency. The analytical results of soil/fill material testing must meet the site use criteria presented in NYSDEC DER-10 Appendix 5 – Allowable Constituent Levels for Imported Fill or Soil for all constituents listed, and the NYSDEC Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances January 2021 guidance values. Approvals for modifications to the analytical parameters must be obtained from the NYSDEC project manager prior to the sampling event.

Soil/fill material for reuse on-site will be segregated and staged as described in Sections 2-2 and 2-3 of this EWP. The anticipated size and location of stockpiles will be provided in the 15-day notification to the NYSDEC project manager. Stockpile locations will be based on the location of site excavation activities and proximity to nearby site features. Material reuse on-site will comply with requirements of NYSDEC DER-10

Section 5.4(e)4. Any modifications to the requirements of DER-10 Section 5.4(e)4 must be approved by the NYSDEC project manager.

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.

2-8 FLUIDS MANAGEMENT

All liquids to be removed from the site, including but not limited to, excavation dewatering, decontamination waters and groundwater monitoring well purge and development waters, will be handled, transported and disposed off-site at a permitted facility 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, and will be managed off-site, unless prior approval is obtained from NYSDEC.

Discharge of water generated during large-scale construction activities to surface waters (i.e. a local pond, stream or river) will be performed under a SPDES permit.

2-9 CAP RESTORATION

After the completion of soil removal and any other invasive activities the Site surface will be restored in a manner that complies with the decision document. The existing cap is comprised of asphalt pavement, concrete covered sidewalks, and a concrete building slab; however, based on the analytical results indicating that Site contaminants of concern are not present at concentrations exceeding Restricted Residential Use SCOs in subsurface soil, the cap is not considered a Site control. If the type of cover system/cap changes from that which exists prior to the excavation (i.e., asphalt and/or concrete are is replaced by a soil cover or other materials), this will constitute a modification of the cover/cap and the

upper surface of the remaining contamination. A figure showing the modified surface will be included in the subsequent PRR and in an updated SMP.

2-10 BACKFILL FROM OFF-SITE SOURCES

All materials proposed for import onto the site will be approved by the qualified environmental professional, as defined in 6 NYCRR Part 375, and will be in compliance with provisions in this SMP prior to receipt at the site. A Request to Import/Reuse Fill or Soil form, which can be found at http://www.dec.ny.gov/regulations/67386.html, will be prepared and submitted to the NYSDEC project manager allowing a minimum of 5 business days for review. A copy of the form is presented in Appendix 11.

Material from industrial sites, spill sites, other environmental remediation sites, or potentially contaminated sites will not be imported to the site.

All imported soils will meet the backfill and cover soil quality standards established in 6 NYCRR 375-6.7(d) and DER-10 Appendix 5 for Restricted Residential Use. Soils that meet 'general' fill requirements under 6 NYCRR Part 360.13, but do not meet backfill or cover soil objectives for this site, will not be imported onto the site without prior approval by NYSDEC project manager. Soil material will be sampled for the full suite of analytical parameters, including PFAS and 1, 4-dioxane. 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.

2-11 STORMWATER POLLUTION PREVENTION

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 the 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.

2-12 EXCAVATION CONTINGENCY PLAN

If 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. The NYSDEC project manager will be promptly notified of the discovery.

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 a full list of analytes [TAL metals, TCL volatiles and semi-volatiles (including 1,4-dioxane), TCL pesticides and PCBs, and PFAS], unless the site

history and previous sampling results provide sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC project manager for approval prior to sampling. Any tanks will be closed as per NYSDEC regulations and guidance.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone within two hours 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 Review Report.

2-13 COMMUNITY AIR MONITORING PLAN

The majority of the Site is covered by the Site building. CAMP stations will be determined for exterior work based on the location of the work and prevailing wind direction on the day of intrusive work. The NYSDOH Generic CAMP will be used for exterior work. A copy of the NYSDOH Generic CAMP is included as Appendix 2A. A site-specific CAMP may be developed for interior work if necessary. Exceedances of action levels listed in the CAMP will be reported to NYSDEC and NYSDOH Project Managers.

2-14 ODOR CONTROL PLAN

This odor control plan is capable of controlling emissions of nuisance odors off-site and on-site. Use of specific odor control methods to be used on a routine basis is not anticipated to be necessary. 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 remedial party's Remediation Engineer, and any measures that are implemented will be discussed in the PRR.

All necessary means will be employed to prevent on- and off-site nuisances. At a minimum, these measures will include: (a) limiting the area of open excavations and size of soil stockpiles; (b) shrouding open excavations with tarps and other covers; and (c) using foams to cover exposed odorous soils as needed. 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.

2-15 DUST CONTROL PLAN

Particulate monitoring must be conducted according to the CAMP provided in Section 2-13. If particulate levels at the site exceed the thresholds listed in the CAMP or if airborne dust is observed on the site or leaving the site, the dust suppression techniques listed below will be employed. The remedial party will also take measures listed below to prevent dust production on the site.

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

- Dust suppression will be achieved using 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.

2-16 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.

APPENDIX 2A – NYSDOH GENERIC CAMP

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

APPENDIX 3 - RESPONSIBILITIES OF OWNER AND REMEDIAL PARTY

Responsibilities

The responsibilities for implementing the Site Management Plan ("SMP") for the 113-117 Clinton North site (the "site"), number C828195 are divided between the site owner(s) and a Remedial Party, as defined below. The owner is currently listed as (the "owner"):

Clinton North Development Corporation
c/o Justin Tallo
Tallo Properties LLC
585-615-6633
justin@talloproperties.com

Solely for the purposes of this document and based upon the facts related to a particular site and the remedial program being carried out, the term Remedial Party ("RP") refers to any of the following: certificate of completion holder, volunteer, applicant, responsible party, and, in the event the New York State Department of Environmental Conservation ("NYSDEC") is carrying out remediation or site management, the NYSDEC and/or an agent acting on its behalf. The RP (volunteer) is:

Clinton North Development Corporation
c/o Justin Tallo
Tallo Properties LLC
585-615-6633
justin@talloproperties.com

Nothing on this page shall supersede the provisions of an Environmental Easement, Consent Order, Consent Decree, agreement, or other legally binding document that affects rights and obligations relating to the site.

Site Owner's Responsibilities:

1) The owner shall follow the provisions of the SMP as they relate to future construction and excavation at the site.

2) In accordance with a periodic time frame determined by the NYSDEC, the owner shall periodically certify, in writing, that all Institutional Controls set forth in a(n) Environmental Easement remain in place and continue to be complied with. The owner shall provide a written certification to the RP, upon the RP's request, in order to allow the RP to include the certification in the site's PRR certification to the NYSDEC.

3) In the event the site is delisted, the owner remains bound by the Environmental Easement and shall submit, upon request by the NYSDEC, a written certification that the Environmental Easement is still in place and has been complied with.

4) The owner shall grant access to the site to the RP and the NYSDEC and its agents for the purposes of performing activities required under the SMP and assuring compliance with the SMP.

5) The owner is responsible for assuring the security of the remedial components located on its property to the best of its ability. If damage to the remedial components or vandalism is evident, the owner shall notify the site's RP and the NYSDEC in accordance with the timeframes indicated in Section 1.3 Notifications.

6) If some action or inaction by the owner adversely impacts the site, the owner must notify the site's RP and the NYSDEC in accordance with the time frame indicated in Section 1.3 Notifications and coordinate the performance of necessary corrective actions with the RP.

7) The owner must notify the RP and the NYSDEC of any change in ownership of the site property (identifying the tax map numbers in any correspondence) and provide contact information for the new owner of the site property. 6 NYCRR Part contains notification requirements applicable to any construction or activity changes and changes in ownership. Among the notification requirements is the following: Sixty days prior written notification must be made to the NYSDEC. Notification is to be submitted to the NYSDEC Division of Environmental Remediation's Site Control Section. Notification requirements for a change in use are detailed in Section 1.3 of the SMP. A change of use includes, but is not limited to, any activity that may increase direct human or environmental exposure (e.g., day care, school or park). A 60-Day Advance Notification Form and Instructions are found at http://www.dec.ny.gov/chemical/76250.html.

8) Until such time as the NYSDEC deems the vapor mitigation system unnecessary, the owner shall operate the system, pay for the utilities for the system's operation, and report any maintenance issues to the RP and the NYSDEC.

11) In accordance with the tenant notification law, within 15 days of receipt, the owner must supply a copy of any vapor intrusion data, that is produced with respect to structures and that exceeds NYSDOH or OSHA guidelines on the site, whether produced by the NYSDEC, RP, or owner, to the tenants on the property. The owner must otherwise comply with the tenant and occupant notification provisions of Environmental Conservation Law Article 27, Title 24.

Remedial Party Responsibilities

1) The RP must follow the SMP provisions regarding any construction and/or excavation it undertakes at the site.

2) The RP shall report to the NYSDEC all activities required for remediation, operation, maintenance, monitoring, and reporting. Such reporting includes, but is not limited to, periodic review reports and certifications, electronic data deliverables, corrective action work plans and reports, and updated SMPs.

3) Before accessing the site property to undertake a specific activity, the RP shall provide the owner advance notification that shall include an explanation of the work expected to be completed. The RP shall provide to (i) the owner, upon the owner's request, (ii) the NYSDEC, and (iii) other entities, if required by the SMP, a copy of any data generated during the site visit and/or any final report produced.

4) If the NYSDEC determines that an update of the SMP is necessary, the RP shall update the SMP and obtain final approval from the NYSDEC. Within 5 business days after NYSDEC approval, the RP shall submit a copy of the approved SMP to the owner(s).

5) The RP shall notify the NYSDEC and the owner of any changes in RP ownership and/or control and of any changes in the party/entity responsible for the operation, maintenance, and monitoring of and reporting with respect to any remedial system (Engineering Controls). The RP shall provide contact information for the new party/entity. Such activity constitutes a Change of Use pursuant to 375-1.11(d) and requires 60-days prior notice to the NYSDEC. A 60-Day Advance Notification Form and Instructions are found at http://www.dec.ny.gov/chemical/76250.html .

6) The RP shall notify the NYSDEC of any damage to or modification of the systems as required under Section 1.3 Notifications of the SMP.

7) The RP is responsible for the proper maintenance of any installed vapor intrusion mitigation systems associated with the site, as required in Appendix 9 (Operation, Monitoring and Maintenance Manual) of the SMP.

8) The RP is responsible for the proper monitoring and maintenance of any installed drinking water treatment system associated with the site, as required in Appendix 9 (Operation, Monitoring and Maintenance Manual).

9) Prior to a change in use that impacts the remedial system or requirements and/or responsibilities for implementing the SMP, the RP shall submit to the NYSDEC for approval an amended SMP.

10) Any change in use, change in ownership, change in site classification (*e.g.*, delisting), reduction or expansion of remediation, and other significant changes related to the site may result in a change in responsibilities and, therefore, necessitate an update to the SMP and/or updated legal documents. The RP shall contact the NYSDEC project manager to discuss the need to update such documents.

Change in RP ownership and/or control and/or site ownership does not affect the RP's obligations with respect to the site unless a legally binding document executed by the NYSDEC releases the RP of its obligations.

Future site owners and RPs and their successors and assigns are required to carry out the activities set forth above.

APPENDIX 4 – ENVIRONMENTAL EASEMENT

RECORDED
Time:____

NOV 15 2019

Monroe County Clerk's Office

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

THIS INDENTURE made this 1st day of November, 2019 between Clinton North Development Corporation, having an office at 113 North Clinton Avenue, Rochester, New York 14604, County of Monroe, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

Box 14 1/2

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 113-117 North Clinton Avenue in the City of Rochester, 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 106.790 Block 0001 Lot 030, being the same as that property conveyed to Grantor by deed dated June 12, 1989 and recorded in the Monroe County Clerk's Office in Liber and Page 7676/56. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.114 +/- acres, and is hereinafter more fully described in the Land Title Survey dated August 1, 2019 prepared by Robert A. Vento, L.L.S. of Passero Associates, 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: C828195-01-17, 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:

Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), 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 Unrestricted Use as defined in 6NYCRR 375-1.8(g)(1)(i) or Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

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

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

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

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

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation

pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

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

G. Grantor covenants and agrees that it shall, 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 by 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: C828195
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.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

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

Clinton North Development Corporation:

By: _____

Print Name: Justin Tallo

Title: President Date: 10/15/19

Grantor's Acknowledgment

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

On the 15 day of October, in the year 2019, before me, the undersigned, personally appeared Justin Tallo, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public - State of New York

CAROL M. LOVE
Notary Public, State of New York
Monroe County Reg. #01LO6155781
Commission Expires 11/20/2022

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: _____
Michael J. Ryan, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 1st day of November, in the year 2019, before me, the undersigned, personally appeared Michael J. Ryan, 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

David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County
Commission Expires August 22, 2020

SCHEDULE "A" PROPERTY DESCRIPTION

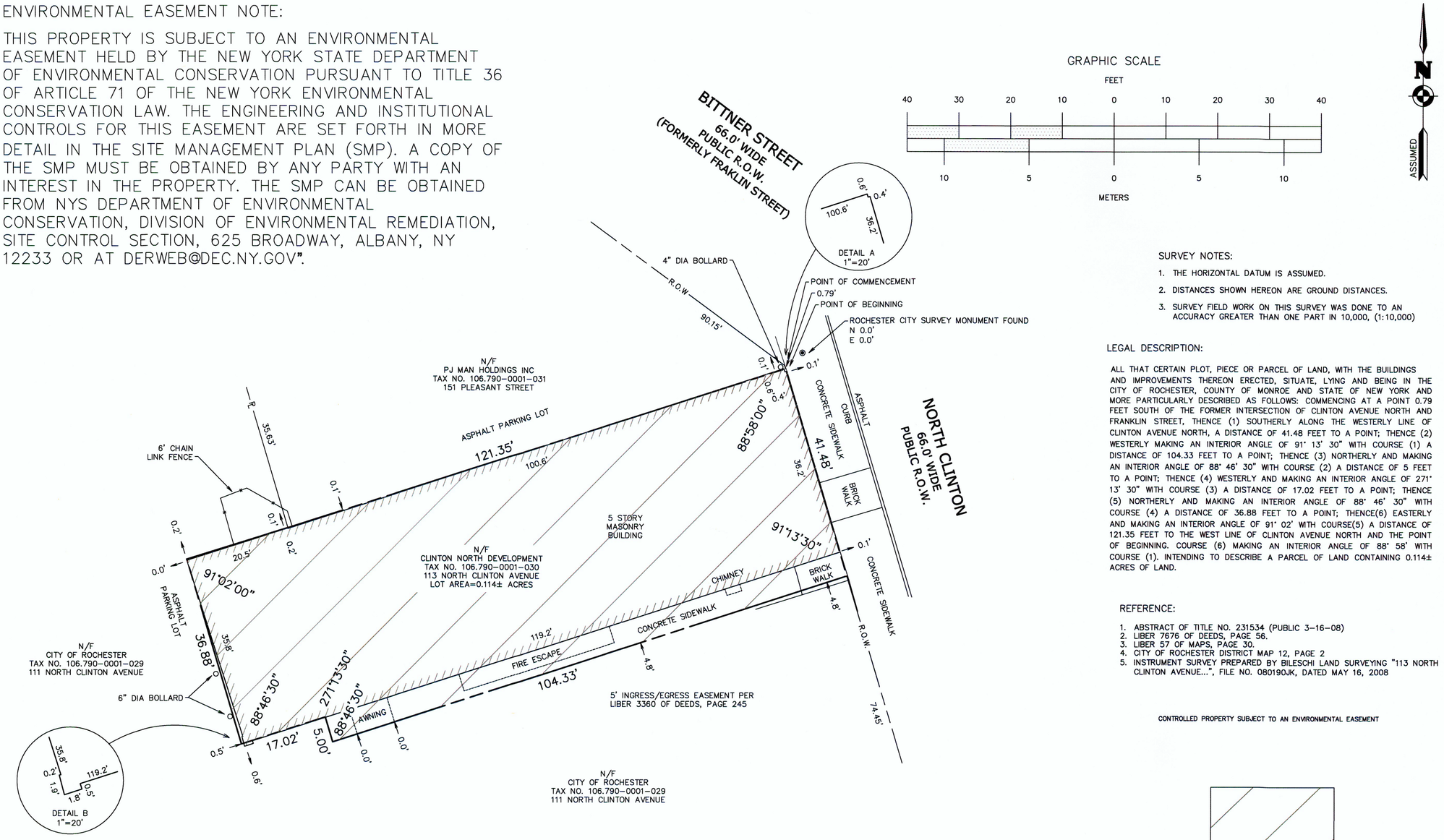
113-117 North Clinton Avenue
Tax Map No. 106.790-0001-030
Site No. C828195

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the City of Rochester, County of Monroe and State of New York and more particularly described as follows: commencing at a point 0.79 feet south of the intersection of Clinton Avenue North and Franklin Street, thence (1) southerly along the westerly line of Clinton Avenue North, a distance of 41.48 feet to a point; thence (2) westerly making an interior angle of 91° 13' 30" with course (1) a distance of 104.33 feet to a point; thence (3) northerly and making an interior angle of 88' 46' 30" with course (2) a distance of 5 feet to a point; thence (4) westerly and making an interior angle of 271° 13' 30" with course (3) a distance of 17.02 feet to a point; thence (5) northerly and making an interior angle of 88° 46' 30" with course (4) a distance of 36.88 feet to a point; thence (6) easterly and making an interior angle of 91° 02' with course (5) a distance of 121.35 feet to the west line of Clinton Avenue North and the point of beginning. Course (6) making an interior angle of 88° 58' with course (1). Intending to describe a parcel of land containing 0.114± acres of land.

LEGEND	
■ CB	CATCHBASIN
○ C/O	CLEANOUT (UNKNOWN TYPE)
○ SDO	CLEANOUT DRAINAGE SEWER
○ SSO	CLEANOUT SANITARY SEWER
▷	END SECTION DRAINAGE PIPE
⊗ GV	GAS VALVE
◇ HYD	HYDRANT
⌑ LP	LIGHTPOLE
◯ MH	MANHOLE (UNKNOWN TYPE)
Ⓔ MH	MANHOLE ELECTRIC
Ⓘ MH	MANHOLE DRAINAGE INLET
Ⓓ MH	MANHOLE DRAINAGE SEWER
Ⓢ MH	MANHOLE SANITARY SEWER
◆	MONITORING POINT
⊸	SIGN POST (SINGLE)
⊘ SP	TRAFFIC LIGHT SPAN POLE
ØPP	UTILITY POLE
O–	UTILITY POLE ANCHOR WIRE
ØPP	UTILITY POLE WITH LIGHT
⊘ CC	WATER SERVICE
⊗ WV	WATER VALVE

ENVIRONMENTAL EASEMENT NOTE:

THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@DEC.NY.GOV".



SURVEY NOTES:

1. THE HORIZONTAL DATUM IS ASSUMED.
2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
3. SURVEY FIELD WORK ON THIS SURVEY WAS DONE TO AN ACCURACY GREATER THAN ONE PART IN 10,000, (1:10,000)

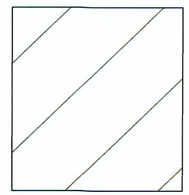
LEGAL DESCRIPTION:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF ROCHESTER, COUNTY OF MONROE AND STATE OF NEW YORK AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 0.79 FEET SOUTH OF THE FORMER INTERSECTION OF CLINTON AVENUE NORTH AND FRANKLIN STREET, THENCE (1) SOUTHERLY ALONG THE WESTERLY LINE OF CLINTON AVENUE NORTH, A DISTANCE OF 41.48 FEET TO A POINT; THENCE (2) WESTERLY MAKING AN INTERIOR ANGLE OF 91° 13' 30" WITH COURSE (1) A DISTANCE OF 104.33 FEET TO A POINT; THENCE (3) NORTHERLY AND MAKING AN INTERIOR ANGLE OF 88° 46' 30" WITH COURSE (2) A DISTANCE OF 5 FEET TO A POINT; THENCE (4) WESTERLY AND MAKING AN INTERIOR ANGLE OF 271° 13' 30" WITH COURSE (3) A DISTANCE OF 17.02 FEET TO A POINT; THENCE (5) NORTHERLY AND MAKING AN INTERIOR ANGLE OF 88° 46' 30" WITH COURSE (4) A DISTANCE OF 36.88 FEET TO A POINT; THENCE(6) EASTERLY AND MAKING AN INTERIOR ANGLE OF 91° 02' WITH COURSE(5) A DISTANCE OF 121.35 FEET TO THE WEST LINE OF CLINTON AVENUE NORTH AND THE POINT OF BEGINNING. COURSE (6) MAKING AN INTERIOR ANGLE OF 88° 58' WITH COURSE (1). INTENDING TO DESCRIBE A PARCEL OF LAND CONTAINING 0.114± ACRES OF LAND.

REFERENCE:

1. ABSTRACT OF TITLE NO. 231534 (PUBLIC 3-16-08)
2. LIBER 7676 OF DEEDS, PAGE 56.
3. LIBER 57 OF MAPS, PAGE 30.
4. CITY OF ROCHESTER DISTRICT MAP 12, PAGE 2
5. INSTRUMENT SURVEY PREPARED BY BILESCHI LAND SURVEYING "113 NORTH CLINTON AVENUE...", FILE NO. 080190JK, DATED MAY 16, 2008

CONTROLLED PROPERTY SUBJECT TO AN ENVIRONMENTAL EASEMENT



CERTIFICATION:

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED USING PORTIONS OF THE REFERENCE MATERIAL AS LISTED HEREON AND FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED JULY 26, 2019. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. THIS CERTIFICATION IS MADE TO:

1. TALLO PROPERTIES
2. NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

STATE OF NEW YORK · ROBERT A VENTO · 049701 · LICENSED LAND SURVEYOR

ROBERT A. VENTO, N.Y.S.P.L.S. NO. 049701

NOTES:

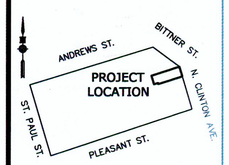
1. PARCEL MAY BE SUBJECT TO STEAM AGREEMENT PER LIBER 3181 OF DEEDS, PAGE 49
2. PARCEL MAY BE SUBJECT TO RESTRICTIONS PER LIBER 3360 OF DEEDS, PAGE 245
3. PARCEL MAY BE SUBJECT TO A 5' INGRESS/EGRESS EASEMENT PER LIBER 3360 OF DEEDS, PAGE 245

PASSERO ASSOCIATES
Engineering • Architecture
www.passero.com

LEGEND	
■ CB	Catchbasin
○ C/O	Cleanout
⊗ GV	Gas Valve
◇ HYD	Hydrant
⌑ LP	Lightpole
◯ MH	Manhole (Unkown Type)
Ⓔ MH	Manhole Electric
Ⓘ MH	Manhole Inlet Storm Drainage
Ⓓ MH	Manhole Storm Drainage
Ⓢ MH	Manhole Sanitary Sewer
⊸	Sign Post (Single)
ØPP	Utility Pole
O–	Utility Pole Anchor Wire
ØPP	Utility Pole with Light
⊘ CC	Water Service
⊗ WV	Water Valve
⊘ SP	Traffic Light Span Pole

Revisions

No.	Date	By	Description
1	9-9-2019	RDC	UNABBREVIATED & CHANGED POINT



CITY OF ROCHESTER
(N.T.S.)

Passero Associates
242 West Main Street, Suite 100
Rochester, NY 14614
(585) 325-1000
Fax: (585) 325-1691

Principal-In-Charge	Daniel J. Savage
Project Manager	Robert A. Vento, PLS
Drafted by	R.D.C.

Client:
Justin Tallo
Tallo Properties
113 North Clinton Avenue
Rochester, NY 14604
(585) 802-0576
justin@talloproperties.com

ENVIRONMENTAL EASEMENT
113 NORTH CLINTON AVE.

Tax Account No. 106.790-0001-030

Part of Lot 40 of the Abwater Tract,City of Rochester, Monroe County, State of N.Y.

Project No.	
20192811.0001	
Drawing No.	Sheet No.
Ease-1	1 of 1
Scale:	1" = 10'
Date	August 1, 2019

APPENDIX 5 – FIELD LOGS

LaBella
Powered by partnership.

300 STATE STREET, ROCHESTER, NY
ENVIRONMENTAL ENGINEERING CONSULTANTS

PROJECT
Remedial Investigation
Overburden Soil Sampling
113-117 Clinton Avenue, Rochester, New York
Client: Clinton North Development Corporation

BORING: SB-01
SHEET 1 OF 1
JOB: 2161120
CHKD BY: SMR
DATE: 2/8/2018

CONTRACTOR: LaBella Environmental, LLC
DRILLER: S. Rife, J. Lanz
LABELLA REPRESENTATIVE: S. Rife, J. Lanz

BORING LOCATION: Building basement - east
GROUND SURFACE ELEVATION: NA, below grade
START DATE: 2/8/2018 END DATE: 2/8/2018

TIME: TO
DATUM: NA
WEATHER: NA, subsurface interior

ADVANCEMENT METHOD: 60-lb Electric Jackhammer
AUGER SIZE AND TYPE: NA
OVERBURDEN SAMPLING METHOD: Direct Push

DRIVE SAMPLER TYPE: Macrocore
INSIDE DIAMETER: 2"
OTHER:

DEPTH (FEET BGS)	SAMPLE NO. AND DEPTH	SAMPLE RUN / RECOVERY	STRATA CHANGE (FEET BGS)	VISUAL CLASSIFICATION	PID FIELD SCREEN (PPB)	REMARKS
0	SB-01 1.0 - 4.6' BGS	0.33 - 2.0' / 1.2'	0.33'	Concrete floor core		
1				Tightly-packed Brown M to C SAND, little SILT, saturated, no odor	491	PID BG = 515-525 PPB
2		2.0 - 4.0' / 2.0'			368	
3					704	
4		4.0 - 4.6' / 1.1'	3.5'	F SR to R Pea-gravel, saturated, no odor	331	
5				Jackhammer refusal 4.6' below basement slab	458	
6					500	Tighly-packed SANDY TILL in drill shoe
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

WATER LEVEL DATA			DEPTH (FT)			NOTES:
DATE	TIME	ELAPSED TIME	BOTTOM OF CASING	BOTTOM OF BORING	GROUNDWATER ENCOUNTERED	Installed monitoring well MW-01 in borehole to 4.6' BGS, (5' screen) Flushmount curb box, 3.6' sand, 1' bentonite
			NA	4.6'	~1'	

GENERAL NOTES

1) STRATIFICATION LINES REPRESENT APPROXIMATE BOUNDARY BETWEEN SOIL TYPES, TRANSITIONS MAY BE GRADUAL.
2) WATER LEVEL READINGS HAVE BEEN MADE AT TIMES AND UNDER CONDITIONS STATED, FLUCTUATIONS OF GROUNDWATER

BGS = Below Ground Surface
NA = Not Applicable

and = 35 - 50%
some = 20 - 35%
little = 10 - 20%
trace = 1 - 10%

C = Coarse
M = Medium
F = Fine
VF = Very Fine

R = Rounded
A = Angular
SR = Subrounded
SA = Subangular

LaBella
Powered by partnership.

300 STATE STREET, ROCHESTER, NY
ENVIRONMENTAL ENGINEERING CONSULTANTS

PROJECT
Remedial Investigation
Overburden Soil Sampling
113-117 Clinton Avenue, Rochester, New York
Client: Clinton North Development Corporation

BORING: SB-02
SHEET 1 OF 1
JOB: 2161120
CHKD BY: SMR
DATE: 2/8/2018

CONTRACTOR: LaBella Environmental, LLC
DRILLER: S. Rife, J. Lanz
LABELLA REPRESENTATIVE: S. Rife, J. Lanz

BORING LOCATION: Building basement - west
GROUND SURFACE ELEVATION: NA, below grade
START DATE: 2/8/2018 END DATE: 2/8/2018

TIME: TO
DATUM: NA
WEATHER: NA, subsurface interior

ADVANCEMENT METHOD: 60-lb Electric Jackhammer
AUGER SIZE AND TYPE: NA
OVERBURDEN SAMPLING METHOD: Direct Push

DRIVE SAMPLER TYPE: Macrocore
INSIDE DIAMETER: 2"
OTHER:

DEPTH (FEET BGS)	SAMPLE NO. AND DEPTH	SAMPLE RUN / RECOVERY	STRATA CHANGE (FEET BGS)	VISUAL CLASSIFICATION	PID FIELD SCREEN (PPB)	REMARKS
0				Concrete floor core		PID BG = 320-340 PPB
1		0.28 - 2.0' / 2.0'	0.28'	VF R to SR GRAVEL, little VC SAND, saturated, some black FILL: trace brick fragments, concrete fragments	310 288	
2		2.0 - 3.2' / 2.0'			258	
3	SB-02 2.0 - 3.6' BGS	3.2 - 3.6' / 0.8'	2.6'	Grey-brown VF SANDY TILL, tightly-packed, wet to moist, dense, no odor	220 363	
4				Jackhammer refusal 3.6' below basement slab		
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

WATER LEVEL DATA			DEPTH (FT)			NOTES:
DATE	TIME	ELAPSED TIME	BOTTOM OF CASING	BOTTOM OF BORING	GROUNDWATER ENCOUNTERED	Installed monitoring well MW-02 in borehole to 3.6' BGS, (5' screen) Flushmount curb box, 2.6' sand, 1' bentonite
			NA	3.6'	0.4'	

GENERAL NOTES

1) STRATIFICATION LINES REPRESENT APPROXIMATE BOUNDARY BETWEEN SOIL TYPES, TRANSITIONS MAY BE GRADUAL.
2) WATER LEVEL READINGS HAVE BEEN MADE AT TIMES AND UNDER CONDITIONS STATED, FLUCTUATIONS OF GROUNDWATER

BGS = Below Ground Surface
NA = Not Applicable

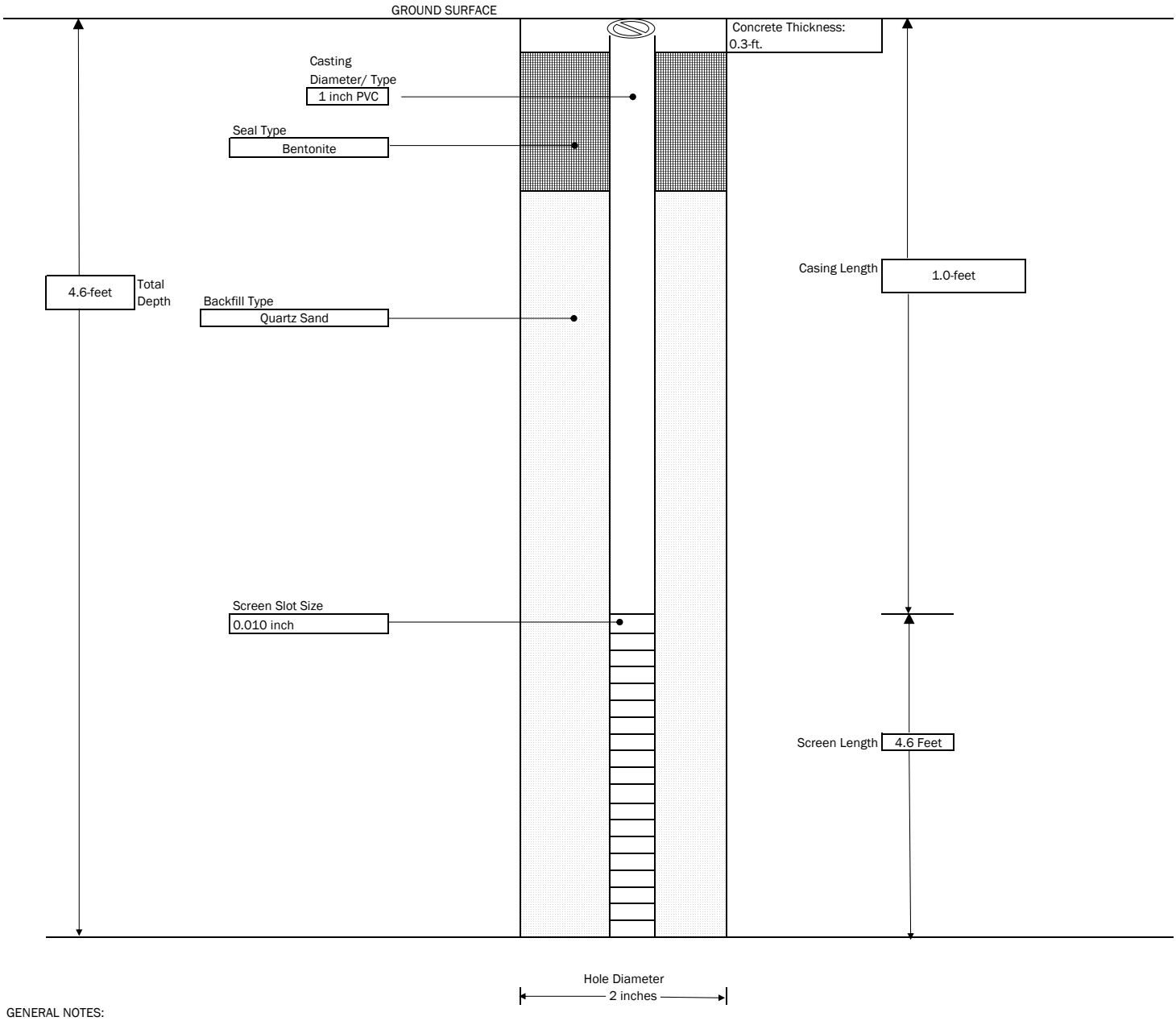
and = 35 - 50%
some = 20 - 35%
little = 10 - 20%
trace = 1 - 10%

C = Coarse
M = Medium
F = Fine
VF = Very Fine

R = Rounded
A = Angular
SR = Subrounded
SA = Subangular

LaBella Powered by partnership. 300 STATE STREET, ROCHESTER, NEW YORK ENVIRONMENTAL ENGINEERING CONSULTANTS	**PROJECT** Remedial Investigation 113-117 North Clinton Avenue, Rochester, New York	**MONITORING WELL :** **MW/SB-01** **SHEET** 1 OF 1 **JOB #** 2161120

CONTRACTOR:	LaBella Associates	BORING LOCATION:	SB-01			TYPE OF DRILL RIG:	Jackhammer
DRILLER:	S. Rife/J. Lanz	GROUND SURFACE ELEVATION:		NA	DATUM: NA	AUGER SIZE AND TYPE:	NA
LABELLA REPRESENTATIVE:	S. Rife	START DATE:	2/8/2018	END DATE:	2/08/2018	OVERBURDEN SAMPLING METHOD:	Macrocore

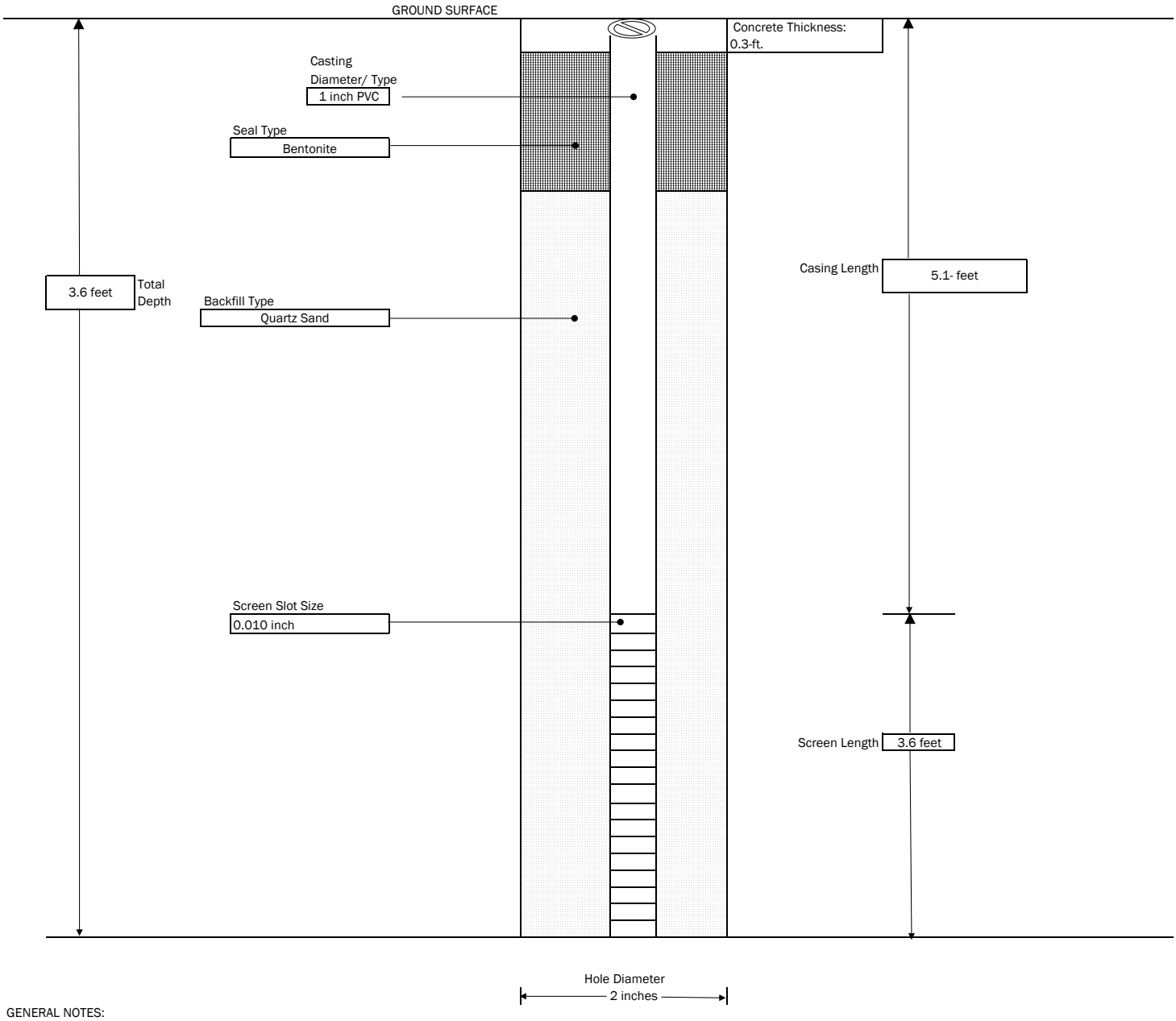


GENERAL NOTES:

1) NOT TO SCALE
2) DEPTHS ARE APPROXIMATE

LaBella Powered by partnership 300 STATE STREET, ROCHESTER, NEW YORK ENVIRONMENTAL ENGINEERING CONSULTANTS	**PROJECT** Remedial Investigation 113-117 North Clinton Avenue, Rochester, New York	**MONITORING WELL :** **MW/SB-02** **SHEET** 1 OF 1 **JOB #** 2161120

CONTRACTOR:	LaBella Associates	BORING LOCATION:	SB-02			TYPE OF DRILL RIG:	Jackhammer
DRILLER:	S. Rife/J. Lanz	GROUND SURFACE ELEVATION:		NA	DATUM: NA	AUGER SIZE AND TYPE:	NA
LABELLA REPRESENTATIVE:	S. Rife	START DATE:	2/8/2018	END DATE:	2/08/2018	OVERBURDEN SAMPLING METHOD:	Macrocore



GENERAL NOTES:

1) NOT TO SCALE
2) DEPTHS ARE APPROXIMATE

APPENDIX 6– QUALITY CONTROL PLAN

Quality Control Program (QCP)
113-117 Clinton North

Site Location:

113-117 North Clinton Ave
Rochester, New York 14604

April 2021

300 State Street, Suite 201 | Rochester, NY 14614 | p 585-454-6110 | f 585-454-3066
www.labellapc.com

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1.0 Introduction

LaBella's Quality Control Program (QCP) is an integral part of its approach to environmental investigations. By maintaining a rigorous QC program, our firm is able to provide accurate and reliable data. This QCP should be followed during implementation of environmental investigation and remediation projects and should serve as a basis for quality control methods to be implemented during field programs. Project-specific requirements may apply.

The QC program contains procedures which allow for the proper collection and evaluation of data and documents that QC procedures have been followed during field investigations. The QC program presents 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 procedures.

Procedures used in the firm's QC program are compatible with federal, state, and local regulations, as well as, appropriate professional and technical standards.

This QC program includes the following:

- QC Objectives and Checks
- Field Equipment, Handling, and Calibration
- Sampling and Logging Techniques
- Sample Handling, Packaging, and Shipping
- Laboratory Requirements and Deliverables

It should be noted that project-specific work plans (e.g., Remedial Investigation Work Plans) may have project specific details that will differ from the procedures in this QC program. In such cases, the project-specific work plan should be followed (subsequent to regulatory approval).

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.

1.1 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.

1.2 Precision

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

1.3 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.

1.4 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.

1.5 Comparability

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

2.0 Measurement of Data Quality

2.1 Accuracy

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

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 EPA supplied known solutions, this recovery is compared to the published data that accompany the solution.

For the firm's prepared solutions, the recovery is compared to EPA-developed data or the firm’s historical data as available. For surrogate compounds, recoveries are compared to EPA 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.

2.2 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 typically not known to the laboratory. 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 EPA 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.

2.3 Completeness

Completeness for each parameter is calculated as follows:

- The firm'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.

2.4 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.

2.5 Comparability

Comparability of laboratory tests is ensured by utilizing only New York State Department of Health (NYSDOH) Environmental Laboratory Accreditation Program (ELAP)- certified laboratories. This certification is the basis for demonstrating proficiency in testing requirements. Using ELAP certified laboratories will result in consistency amongst analytical data within a specific project and across projects.

3.0 Quality Control 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 QCP, 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, the firm will report reasons for deviations from these detection limits or noncompliance with quality control criteria.

4.0 Soil Boring Advancement & Monitoring Well Installation Procedures

Soil and groundwater sampling shall be conducted in accordance with NYSDEC Division of Environmental Remediation (DER)-10 Technical Guidance for Site Investigation and Remediation dated May 3, 2010 and any Site-specific work plans.

Prior to drilling, all drill sites will be cleared with appropriate utility companies to avoid potential accidents relating to underground utilities. Utility drawings will be reviewed, if available.

4.1 Drilling Equipment and Techniques

Direct Push Geoprobe Advanced Borings:

Soil borings and monitoring wells will be advanced with a Geoprobe direct push sampling system. The use of direct push technology allows for rapid sampling, observation, and characterization of relatively shallow overburden soils. The Geoprobe utilizes a four to five-foot macrocore sampler, with disposable polyethylene sleeves. Soil cores will be retrieved in four or five-foot sections, and can be easily cut from the polyethylene sleeves for observation and sampling. The macrocore sampler will be decontaminated between boring locations using an alconox and water solution.

Prior to initiating drilling activities, the Macrocores, drive rods, and pertinent equipment, will be steam cleaned or washed with an alconox and water solution. This cleaning procedure will also be used between each boring. Throughout and after the cleaning processes, direct contact between the equipment and the ground surface will be avoided. Plastic sheeting and/or clean support structures (e.g., pallets, sawhorses) will be used.

Test borings will be advanced with 2-inch (or larger) inside diameter (ID) direct push Macrocore through overburden soils. Drilling fluids, other than potable water will not be allowed without special consideration and agreement from NYSDEC. The use of lubricants is also not allowed unless approved by the NYSDEC representative.

During the drilling, a properly calibrated photoionization detector (PID) will be used to screen soil cores retrieved from the Macrocores.

Direct Push Geoprobe advanced groundwater-monitoring wells typically utilize minimum 1.25-inch threaded flush joint PVC pipe with 0.010-in. slotted screen or pre-packed well screens. PVC piping used for risers and screens will conform to the requirements of ASTM-D 1785 Schedule 40 pipe.. All materials used to construct the wells will be NSF/ASTM approved. Solvent PVC glue shall not be used at any time in the construction of the wells. The bottom of the screen shall be sealed with a treated cap or plug. No lead shot or lead wool is to be employed in sealing the bottom of the well or for sealant at any point in the well. Stainless steel wells or pre-packed PVC wells may be used if specified in the work plan and approved by the NYSDEC.

Hollow-Stem Auger Advanced Borings:

The drilling and installation of soil borings and monitoring wells will be performed using a rotary drill rig which will have sufficient capacity to perform 4 1/4-inch inside diameter (ID) hollow-stem auger drilling in the overburden, retrieve Macrocore or split-spoon samples, and perform necessary rock coring using NX, NQ, HQ or core barrel size as specified in the project-specific work plan. The borehole may be reamed up to 5 1/2-inch diameter prior to monitoring well installation as cased hole in the bedrock, or may be left as open bedrock hole, with regulatory concurrence. Equipment sizes and diameters may vary based on project-specific criteria. Any investigative derived waste generated during the advancement of soil borings and monitoring well installations will be containerized and characterized for proper disposal.

Prior to initiating drilling activities, the augers, rods, Macrocore, split spoons, and other pertinent equipment will be steam cleaned or washed with an alconox and water solution. This cleaning procedure will also be used between each boring. Steam cleaning activities will be performed in a designated on-site decontamination area. During and after the cleaning processes, direct contact between the equipment and the ground surface will be avoided. Plastic sheeting and/or clean support structures (e.g., pallets, sawhorses) will be used.
Test borings will be advanced with 4 1/4-inch (ID) hollow stem augers through overburden, and cored with a NX, NQ, HQ or core barrel size as specified in the project-specific work plan sized diamond core barrels in competent rock, driven by truck-, track-, or trailer-mounted drilling equipment. Alternative methods of drilling or equipment may be allowed or requested for project-

specific criteria, but must be approved by the NYSDEC. Drilling fluids, other than water from a NYSDEC-approved source, will not be allowed without special consideration and agreement from NYSDEC. The use of lubricants is also not allowed unless approved by the NYSDEC representative.

During the drilling, a (PID) will be used to screen soils retrieved from the split spoons or Macrocores. In the event that headspace field screening is required to determine the presence of VOCs in soil samples, the following procedure will be utilized:

- Soils from core will be inserted into an airtight glass jar and/or disposable polyethylene bag, and the container will be sealed immediately
- After sealing the container, the soils will be shaken or kneaded for 10-15 seconds to release volatiles into the headspace of the sealed container
- The PID inlet will be inserted into the headspace of the airtight container to screen soil samples for VOCs

During the drilling, visual screening will be utilized to identify any Non-Aqueous Phase Liquid (NAPL) in the soil cores.

Where bedrock wells are required, test borings shall be advanced into rock with NX, NQ, HR (or similar) coring tools. Only water from an approved source shall be used in rock coring. The consultant shall monitor and record the petrology, core recovery, fractures, rate of advance, and water lost or produced in each test boring. The Rock Quality Determination (RQD) value shall be calculated for each 5-foot core. Each core shall be screened with a PID upon extraction. All core samples shall be retained and stored by the consultant in an approved wooden core box for a period of not less than one year.

The method selected may be percussion or rotary drilling. The method and equipment selected must be capable of penetrating the bedrock at each well location to a depth required by the work plan.

Bedrock well installation will involve construction of a rock socket in the weathered bedrock. The socket will be drilled into the top of rock (typically 1-ft. to 5-ft. into the top of rock) at each bedrock well location to allow a permanent steel casing to be grouted securely in place prior to completion of the well. The purpose for this is to provide a seal at the overburden/bedrock interface and into the upper bedrock surface, to prevent the entrance of overburden water into the bedrock. After the grout and casing have set up for a minimum of 12 hours, the remaining bedrock can be NX (or similar) cored through the steel casing to a depth determined by the project-specific work plan.

Bedrock wells will either be open coreholes in the rock or consist of threaded, flush-joint PVC piping. Construction will vary depending on the project and as such, specific construction of the wells will be detailed in the project-specific work plan. Bedrock wells which do utilized PVC piping for risers and screens will conform to the requirements of ASTM-D 1785 Schedule 40 pipe. All materials used to construct the wells will be NSF/ASTM approved.

Screen and riser sections shall be joined by flush-threaded coupling to form watertight unions that retain 100% of the strength of the casing. Solvent PVC glue shall not be used at any time in the

construction of the wells. The bottom of the screen shall be sealed with a treated cap or plug. No lead shot or lead wool is to be employed in sealing the bottom of the well or for sealant at any point in the well.

4.1.1 Artificial Sand Pack

When utilized, granular backfill will be chemically and texturally clean, inert, siliceous, and of appropriate grain size for the screen slot size and the host environment The sand pack will be installed using a tremie pipe, when possible (i.e., a tremie pipe may not fit into smaller, 2-in. diameter boreholes). When utilized, the well screen and casing will be installed, and the sand pack placed around the screen and casing to a depth extending at least 2-ft.. A pre-packed well screen may be used if pre-approved by the NYSDEC.

An artificial sand pack will not be utilized in bedrock wells without screens (i.e., open borehole wells).

4.1.2 Bentonite Seal

A minimum 2-ft. thick seal will be placed directly on top of the sand pack, and care will be taken to avoid bridging. In the event that Site geology does not allow for a 2-ft. seal (e.g., only 1-ft. of space remains between the top of the sand pack and ground surface), the remaining space in the annulus will be filled with bentonite.

4.1.3 Grout Mixture

Upon completion of the bentonite seal, the well may be grouted with a non-shrinking cement grout (e.g., Volclay^{R}) mix to be placed from the top of the bentonite seal to the ground surface. The cement grout shall consist of a mixture of Portland cement (ASTM C 150) and water, in the proportion of not more than 7 gallons of clean water per bag of cement (1 cubic foot or 94 pounds). Additionally, 3% by weight of bentonite powder may be added.

4.1.4 Surface Protection

At all times during the progress of the work, precautions shall be used to prevent tampering with or the entrance of foreign material into the well. Upon completion of the well, a suitable cap shall be installed to prevent material from entering the well. Where permanent wells are to be installed, the well riser shall be protected by a flush mounted road box set into a concrete pad or locking well cap for stick-up wells. A concrete pad, sloped away from the well, shall be constructed around the flush mount road box or stick-up casing at ground level.

Any well that is to be temporarily removed from service or left incomplete due to delay in construction shall be capped with a watertight cap.

4.2 Surveying

Coordinates and elevations will be established for each monitoring well and sampling location. Elevations to the closest 0.01 foot shall be used for the survey. These elevations shall be referenced to a regional, local, or project-specific datum. The location, identification, coordinates,

and elevations of the wells will be plotted on maps with a scale large enough to show their location with reference to other structures at each site.

4.3 Well Development

After completion of the well, but not sooner than 24 hours after grouting is completed, development will be accomplished using pumping, bailing, or surge blocking. No dispersing agents, acids, disinfectants, or other additives will be used during development or introduced into the well at any other time. During development, water will be removed throughout the entire water column by periodically lowering and raising the pump intake (or bailer stopping point).

Development water will be either properly contained and treated as waste until the results of chemical analysis of samples are obtained or discharged on Site as determined by the Site-specific work plans and/or consultation with the NYSDEC representatives on Site.

The development process will continue until removal of a minimum of 110% of the water lost during drilling, three well volumes; whichever is greater, or as specified in the work plan. In the event that limited recharge does not allow for the recovery of all drilling water lost in the well or three (3) well volumes, the well will be allowed to stabilize to conditions deemed representative of groundwater conditions. Stabilization periods will vary by project but will be confirmed with the NYSDEC prior to sampling.

4.4 PFAS Soil Sampling Procedure

Soil samples for PFAS analysis will be collected using PFAS-Free equipment. Samples will be collected in bottleware provided by the laboratory. Because PFAS are found in numerous everyday items, the following special precautions will be taken during sampling activities:

- No use of Teflon®-containing materials (e.g., Teflon® tubing, bailers, tape, sample jar lid liners, plumbing paste).
- No use of low density polyethylene (LDPE)-containing materials.
- No Tyvek® clothing will be worn by samplers.
- Clothes treated with stain-resistant or rain-resistant coatings (e.g., Gortex®) will be not be worn by samplers.
- All clothing worn by sampling personnel must have been laundered multiple times.
- No fast food wrappers, disposable cups or microwave popcorn will be within the vicinity of the wells/ samples.
- There will be no use of chemical (blue) ice packs, aluminum foil, or Sharpies® within the vicinity of the wells/ samples.
- No use of sunscreen, insect repellants, cosmetic, lotions or moisturizers will be allowed by sampling personnel the day of sampling.
- If any of the above items are handled by the field personnel prior to sampling activities, field personnel will wash their hands thoroughly with soap and water prior to any sampling activities.
- Powder-free nitrile gloves will be worn during all sample collection activities.

Quality assurance/ quality control (QA/QC) samples for PFAS sampling will include one (1) field duplicate, one (1) matrix spike / matrix spike duplicates (MS/MSD) and one (1) equipment blank. The procedures and rationale for collecting these samples are described below.

- **Field duplicate** – Sample will be used to assess the variability in concentrations of samples from the same well due to the combined effects of sample processing in the field and laboratory as well as chemical analysis.

- **Matrix spike/matrix spike duplicate** – Sample will be used to provide information about the effect of the sample matrix on the design and measurement methodology used by the laboratory.

- **Equipment blank** – Sample will be collected to help identify possible contamination from sampling equipment (i.e., shovel, soil core, etc.).

PFAS samples will be submitted to an Environmental Laboratory Accreditation Program (ELAP) certified laboratory for analysis of the full PFAS target analyte list (21 compounds listed in the NYSDEC Guidance) via modified USEPA Method 537 with a method detection limit not to exceed 1 ug/kg. Note, the laboratory utilized will be ELAP certified for PFOA and PFOS in drinking water by EPA method 537 or ISO 25101 as ELAP does not currently offer certification for PFAS compounds in matrices other than finished drinking water.

5.0 Geologic Logging and Sampling

At each investigative location, borings will be advanced through overburden using either a drill rig and hollow-stem auger or direct push technology (split spoons or Macrocore). Soils will be evaluated for visual and olfactory evidence of impairment (i.e., staining, odors, and elevated PID readings) by a qualified individual. Sampling devices will be decontaminated according to procedures outlined in the Decontamination section of this document. When utilized, split-spoon samplers will be driven into the soil using a minimum 140-pound safety hammer and allowed to free-fall 30-inches, in accordance with ASTM-D 1586-84 specifications. The number of blows required to drive the sampler each 6-inches of penetration will be recorded. When required, samples will be stored in the appropriate bottleware (refer to Section 10) until analysis or deemed unnecessary.

In the event that maximum design depth of investigation is reached and hydrogeologic conditions are not suitable for well installation, the maximum drilling depth may be revised.

Boulders and bedrock encountered during well installation may be cored by standard diamond-core drilling methods using an NX, NQ, HQ size core barrel or other if specified in the project-specific work plan. All rock cores recovered will be logged by a qualified individual, and stored in labeled wooden core boxes. The cores will be stored by the firm until the project is completed or for at least one year. Drilling logs will be prepared by a qualified individual who will be present during drilling operations. One copy of each field boring and well construction log and groundwater data, will

typically be submitted as part of the investigation summary report (e.g., Remedial Investigation Report). The RQD value shall be calculated for each 5-foot section. Information provided in the logs shall include, but not be limited to, the following:

- Date(s), test hole identification, and project identification;
- Name of individual developing the log;
- Name of driller and assistant(s);
- Drill, make and model, auger size;
- Identification of alternative drilling methods used and justification thereof (e.g., rotary drilling with a specific bit type to remove material from within the hollow stem augers);
- Standard penetration test (ASTM D-1586) blow counts;
- Field diagram of each monitoring well installed with the depth to bottom of well/ screen, top of screen, length of riser, depth of steel casing, depths of sand pack, bentonite seal, grout, type of well completion etc.;
- Depth of each change of stratum;
- Identification of the material of which each stratum is composed, according to the USCS system or standard rock nomenclature, as appropriate;
- Depth interval from which each sample was taken, sample identification, and sample time;
- Depth at which hole diameters (bit sizes) change;
- Depth at which groundwater is encountered;
- Drilling fluid and quantity of water lost during drilling;
- Depth or location of any loss of tools or equipment;
- Depths of any fractures, joints, faults, cavities, or weathered zones

6.0 Groundwater Sampling Procedures

The groundwater in all new monitoring wells will be allowed to stabilize for at least 1week following development prior to sampling. Water levels will be measured to within 0.01 feet prior to purging and sampling. Sampling of each well will typically be accomplished in one of two ways; active or passive.

Active Sampling:

Active sampling includes bailing or pumping. Purging will be completed prior to active sampling if specified in the project-specific work plan. During purging, the following will be recorded in field books or groundwater sampling logs:

- date
- purge start time
- weather conditions
- presence of NAPL, if any, and approximate thickness
- pump rate
- pH
- dissolved oxygen
- temperature

- conductivity
- redox
- turbidity
- depth of well
- depth to water
- depth to pump intake
- purge end time
- volume of water purged

During low flow sampling, the water quality parameters including pH, conductivity, temperature, dissolved oxygen, redox, water level drawdown, and turbidity will be recorded at five (5) minute intervals. Samples will be collected after the parameters have stabilized for three (3) consecutive 5-minute intervals to within the specified ranges below:

- Water level drawdown (<0.3')
- Turbidity (+/- 10%, < 50-NTU for Metals Samples)
- pH (+/-0.1)
- Temperature (+/- 3%)
- Specific conductivity (+/- 3%)
- Dissolved Oxygen (+/- 10%)
- Oxidation reduction potential (+/- 10 millivolts)

Passive Sampling:

Groundwater samples will be collected via passive methods (i.e., no-purge) according to the following procedures and in the volumes specified in Table 10-1:

Samples will be collected via passive diffusion bag (PDB) samplers. PDB samplers are made of low-density polyethylene plastic tubing (typically 4 mil), filled with laboratory grade (ASTM Type II) deionized water and sealed at both ends.

- Pre-filled PDBs will not be stored for longer than 30 days and will be kept stored at room temperature in a sealed plastic bag until ready to use.
- PDBs filled in the field will be used immediately and not stored for future use.
- PDB samplers will only be used to collect groundwater samples which will be analyzed for VOCs.
- Mesh covers will be utilized for open rock holes as to not puncture the PDB and will be secured to the bag using zip-ties.
- PDB samplers will be deployed by hanging in the well at the depth(s) specified in the project-specific work plan. The depth at which the PDB is deployed will be recorded on the groundwater sampling form. The PDB samplers will be deployed at least 14 days prior to sampling;
- When transferring water from the PDB to sample containers, care will be taken to avoid agitating the sample, since agitation promotes the loss of volatile constituents;

- Gloves will be changed between collection of each PDB and tools used to open the PDB will be decontaminated with an alconox and potable water solution between each PDB;
- Any volume not used will be treated as investigation derived waste;
- 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.

6.1 PFAS Groundwater Sampling Procedure

Samples for PFAS analysis will be collected using PFAS-Free equipment, specifically a dedicated disposable high density polyethylene (HDPE) or PVC bailers, and/or low-flow sampling equipment with PFAS-Free components. Samples will be collected in bottleware provided by the laboratory. Because PFAS are found in numerous everyday items, the following special precautions will be taken during sampling activities:

- No use of Teflon®-containing materials (e.g., Teflon® tubing, bailers, tape, sample jar lid liners, plumbing paste).
- No use of low density polyethylene (LDPE)-containing materials.
- No Tyvek® clothing will be worn by samplers.
- Clothes treated with stain-resistant or rain-resistant coatings (e.g., Gortex®) will be not be worn by samplers.
- All clothing worn by sampling personnel must have been laundered multiple times.
- No fast food wrappers, disposable cups or microwave popcorn will be within the vicinity of the wells/ samples.
- There will be no use of chemical (blue) ice packs, aluminum foil, or Sharpies® within the vicinity of the wells/ samples.
- No use of sunscreen, insect repellants, cosmetic, lotions or moisturizers will be allowed by sampling personnel the day of sampling.
- If any of the above items are handled by the field personnel prior to sampling activities, field personnel will wash their hands thoroughly with soap and water prior to any sampling activities.
- Powder-free nitrile gloves will be worn during all sample collection activities.

Quality assurance/ quality control (QA/QC) samples for PFAS sampling will include one (1) field duplicate, one (1) matrix spike / matrix spike duplicates (MS/MSD) and one (1) equipment blank. The procedures and rationale for collecting these samples are described below.

- **Field duplicate** – Sample will be used to assess the variability in concentrations of samples from the same well due to the combined effects of sample processing in the field and laboratory as well as chemical analysis.

- **Matrix spike/matrix spike duplicate** – Sample will be used to provide information about the effect of the sample matrix on the design and measurement methodology used by the

laboratory.

- **Equipment blank** – Sample will be collected to help identify possible contamination from sampling equipment (i.e., bailer). One equipment blank will be collected by pouring laboratory certified analyte-free deionized water over a bailer into the sample container.

PFAS samples will be submitted to an Environmental Laboratory Accreditation Program (ELAP) certified laboratory for analysis of the full PFAS target analyte list (21 compounds listed in the NYSDEC Guidance) via modified USEPA Method 537 with a method detection limit not to exceed 2 ng/L. Note, the laboratory utilized will be ELAP certified for PFOA and PFOS in drinking water by EPA method 537 or ISO 25101 as ELAP does not currently offer certification for PFAS compounds in matrices other than finished drinking water.

7.0 Soil Vapor Intrusion Sampling Procedures

Soil vapor intrusion (SVI) sampling is to be conducted in accordance with the *NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York* dated October 2006 and subsequent updates. Tracer gas testing is to be conducted for sub-slab sampling points to ensure concentrations of the tracer gas are not detected in the sub-slab at greater than 10% of the concentration detected in the atmosphere. An outdoor air sample is to be collected at an upwind direction as a control. A building inventory should be completed to document building construction information and identify products that may be contributing to the levels in indoor air.

8.0 Radiation Screening Procedures

A building and soil cover walkover survey will be completed by a NYSDEC Radioactive Materials Licensed (RML) Contractor.

The RML Contractor will also provide training and oversight to LaBella personnel during implementation of the overburden soil and groundwater and shallow bedrock groundwater evaluations.

Based on the project-specific aspects of the radiation screening, detailed procedures are included in Section 6.1.1 of the RIWP.

9.0 Field Documentation

9.1 Daily Logs/ Field Notebook

Daily logs are necessary to provide sufficient data and observations to enable participants to reconstruct events that occurred during the project and to refresh the memory of the field personnel if called upon to give testimony during legal proceedings. Daily logs may be kept in a project-specific notebook labelled with the project name/ number and contact information.

The daily log is the responsibility of the field personnel and will include:

- Name of person making entry;
- Start and end time of work;
- Names of team members on-site;
- Changes in required levels of personnel protection:
  - Level of protection originally used;
  - Changes in protection, if required; and
  - Reasons for changes.
- Air monitoring locations, start and end times, and equipment identification numbers;
- Summary of tasks completed;
- Summary of samples collected including location, matrix, etc.;
- Field observations and remarks;
- Weather conditions, wind direction, etc.;
- Any deviations from the work plan;
- Initials/ signature of person recording the information.

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. Corrected errors may require a footnote explaining the correction.

Sample documents, forms, or field notebooks are not 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.

9.2 Photographs

Photographs will be taken to document the work. Documentation of a photograph is crucial to its validity as a representation of an existing situation. Photographs should be documented with date, location, and description of the photograph.

10.0 Investigation 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. Investigation-derived waste (IDW) included the following:

- Drill cuttings, drilling mud solids;
- Water produced during drilling;
- Well development and purge waters, unused PDB waters;
- Decontamination waters and associated solids;

IDW will be managed in substantial accordance with DER-10 and all applicable local, State and Federal regulations.

Procedure:

1. Contain all investigation-derived wastes in Department of Transportation (DOT)-approved 55-gallon drums, roll-off boxes, or other containers suitable for the wastes.
2. Place different media in separate drums (i.e., do not combine solids and liquids).
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. Label all containers with regard to contents, origin, and date of generation. Use indelible ink for all labeling.
6. Collect samples for waste characterization purposes, use boring/well sample analytical data for characterization.
7. 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.
8. Dispose of investigation-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 (pending NYSDEC approval) or otherwise treated as a non-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 or hazardous waste, as appropriate. 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
9. If waste is determined to be listed hazardous waste, it must be handled as hazardous waste as described above, unless a contained-in determination is accepted by the NYSDEC.

11.0 Decontamination Procedures

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 samples between composite sample locations will not require decontamination between collection of samples. All drilling equipment will be decontaminated after the completion of each drilling location. Special attention will be given to the drilling assembly and augers.

Split spoons and other non-disposable equipment will be decontaminated between each sampling location. 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 alconox solution;
- Triple rinsed; and
- Allowed to air dry.

Other sampling equipment including but not limited to low-flow sampling pumps, surface soil sampling trowel, water level meters, etc. will be decontaminated between sample location using an alconox solution. Consumables including gloves, tubing, bailers, string, etc. will be dedicated to one sample location and will not be reused.

12.0 Sample Containers

The containers required for sampling activities are pre-washed and ordered directly from a laboratory, which has the containers prepared in accordance with USEPA bottle washing procedures. The following tables detail sample volumes, containers, preservation and holding time for typical analytes.

Table 11-1
Groundwater Samples

Type of Analysis	Type and Size of Container	Number of Containers and Sample Volume (per sample)	Preservation	Holding Time Until Extraction/ Analysis
VOCs	40-ml glass vial with Teflon-backed septum	Two (2); fill completely, no headspace	Cool to 4° C (ice in cooler), Hydrochloric acid to pH <2	14 days
Semi-volatile Organic Compounds (SVOCs)	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
Polychlorinated biphenyls (PCBs)	1,000-ml amber glass jar	One (1); fill completely	Cool to 4° C (ice in cooler)	7/40 days
Metals	250-ml HDPE	One (1); fill completely	Cool to 4° C (ice in cooler) Nitric acid to pH <2	180 days (28 for mercury)
Cyanide	1,000-mL HDPE		Cool to 4° C (ice in cooler) Nitric acid to pH <2	14 days
1,4-Dioxane	40-ml glass vial with Teflon-backed septum	Three (3); fill completely, no headspace	Cool to 4° C (ice in cooler), Hydrochloric acid to pH <2	14 days
PFAS	250-mL HDPE, no Teflon	Two (2); fill completely	Cool to 4° C (ice in cooler), Trizma	14 days

Note:
All sample bottles will be prepared in accordance with USEPA bottle washing procedures.
Consult with laboratory as bottleware may vary by laboratory.
Holding time begins at the time of sample collection.

TABLE 11-2
Soil Samples

Type of Analysis	Type and Size of Container	Number of Containers and Sample Volume (per sample)	Preservation	Holding Time Until Extraction/ Analysis
VOCs	4-oz, glass jar with Teflon-lined cap	One (1), fill as completely as possible	Cool to 4° C (ice in cooler)	14 days
VOCs via EPA 5035	40 mL vials with sodium bisulfate, methanol, and/or DI water	Three (3), 5 grams each	Cool to 4° C (ice in cooler)	2 days*
SVOCs	4-oz, glass jar with Teflon-lined cap	One (1), fill as completely as possible	Cool to 4° C (ice in cooler)	7/40 days
PCBs	4-oz, glass jar with Teflon-lined cap	One (1), fill as completely as possible	Cool to 4° C (ice in cooler)	7/40 days
Pesticides	4-oz, glass jar with Teflon-lined cap	One (1), fill as completely as possible	Cool to 4° C (ice in cooler)	14/40 days
Metals	4-oz. glass jar with Teflon-lined cap	One (1), fill as completely as possible	Cool to 4° C (ice in cooler)	180 days (28 for mercury)
Cyanide	4-oz, glass jar with Teflon-lined cap	One (1), fill as completely as possible	Cool to 4° C (ice in cooler)	14 days
1,4-Dioxane	40 mL vials with sodium bisulfate, methanol, and/or DI water	Three (3), 5 grams each	Cool to 4° C (ice in cooler)	2 days*
PFAS	8-oz HDPE, no Teflon	One (1); fill as completely as possible	Cool to 4° C (ice in cooler)	28 days

Note:
**Or freeze within holding time.*
All sample bottles will be prepared in accordance with USEPA bottle washing procedures.
Consult with laboratory as bottleware may vary by laboratory.
Holding time begins at the time of sample collection.

Table 11-3
Air Samples

Type of Analysis	Type and Size of Container	Number of Containers and Sample Volume (per sample)	Preservation	Holding Time Until Extraction/ Analysis
VOCs	1 – Liter Summa® Canister	One (1) 1-Liter 1.4- Liter for MS/MSD	N/A	14 days

Note:
All sample bottles will be prepared in accordance with USEPA bottle washing procedures.
Consult with laboratory as bottleware may vary by laboratory.
Holding time begins at the time of sample collection.

13.0 Sample Custody and Shipment

13.1 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:

AA-BB-CC-DD-EE

AA: This set of initials indicates an abbreviation for the Site from which the sample was collected.
BB This set of initials represents the type of sample (e.g., SB for soil boring and MW for monitoring well)
CC: These initials identify the unique sample location number.
DD: These initials identify the sample start depth (if soil sample)
EE These initials identify the sample end depth (if soil sample)

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 when possible. The sample label will be filled out using waterproof ink and will be firmly affixed to the sample containers. The sample label will give the following information:

- Date and time of collection
- Sample identification
- Analysis required
- Project name/number
- Preservation

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.

13.2 Chain of Custody

This section describes standard operating procedures for sample identification and chain-of-custody to be utilized for all 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; and
- Chain-of-custody records.

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.

As few persons as possible should handle samples. Sample bottles will be obtained pre-cleaned from the a laboratory. Sample containers should only be opened immediately prior to sample collection. 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 field notebook and/or field logs.

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 on the chain of custody.

13.3 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 on the chain-of-custody.

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 manager.

13.4 Custody Seals

Custody seals are preprinted adhesive-backed seals. 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 shipment. 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.

13.5 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 label should not cover any bottle preparation QC lot numbers.
- All sample bottles are placed in a plastic bag and/or individual bubble wrap sleeves to minimize the potential for cross-contamination and breaking.
- 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 directly come in contact with other samples. Ice will be added to the cooler to ensure that the samples reach the laboratory at temperatures no greater than 4°C.
- 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 chain of custody record must be placed in a plastic bag inside the cooler. Custody seals must be affixed to the sample cooler.

13.6 Sample Shipment

Shipping containers are to be custody-sealed for shipment as appropriate. The container custody seal will consist of tape wrapped around the package and custody seals affixed in such a way that access to the container can be gained only by cutting the filament tape and breaking the seal. Chain of custody seals shall be placed on the container, signed, and dated prior to taping the container to ensure the chain of custody seals will not be destroyed during shipment. In addition, the coolers must also be labeled and placarded in accordance with DOT regulations if shipping medium and

high hazard samples.

Field personnel will make arrangements for transportation of samples to the lab. The lab must be notified as early as possible regarding samples intended for Saturday delivery. 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 DOT in the Code of Federal Regulation, 49 CFR 171 through 177. All samples will be delivered to the laboratory and analyzed within the holding times specified by the analytical method for that particular analyte.

All chain-of-custody requirements must comply with standard operating procedures in the USEPA sample handling protocol.

13.7 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 on the chain of custody or attached forms.

14.0 Deliverables

This section will describe laboratory requirement and procedures to be followed for laboratory analysis. Samples collected in New York State will be analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Accreditation Program (ELAP)-certified laboratory. When required, analyses will be conducted in accordance with the most current NYSDEC Analytical Services Protocol (ASP). For example, ASP Category B reports will be completed by the laboratory for samples representing the final delineation of the Remedial Investigation, confirmation samples, samples to determine closure of a system, and correlation samples taken using field testing technologies analyzed by an ELAP-certified laboratory to determine correlation to field results. Data Usability Summary Reports will be completed by a third party for samples requiring ASP Category B format reports. Electronic data deliverables (EDDs) will also be generated by the laboratory in EQUIS format for samples requiring ASP Category B format reports.

NYSDEC DER-10 DUSR requirements are as follows:

a) Background. The Data Usability Summary Report (DUSR) provides a thorough evaluation of analytical data with the primary objective to determine whether or not the data, as presented, meets the site/project specific criteria for data quality and data use.

    1. The development of the DUSR must be carried out by an experienced environmental scientists, such as the project Quality Assurance Officer, who is fully capable of conducting a full data validation. The DUSR is developed from:

i. A DEC ASP Category B Data Deliverable; or
ii. The *USEPA Contract Laboratory Program National Functional Data Validation Standard Operating Procedures for Data Evaluation and Validation.*

2. The DUSR and the data deliverables package will be reviewed by DER staff. If full third party data validation is found to be necessary (e.g. pending litigation) this can be carried out at a later data on the same data package used for the development of the DUSR.

b) Personnel Requirements. The person preparing the DUSR must be pre-approved by DER. The person must submit their qualifications to DER documenting experience in analysis and data validation. Data validator qualifications are available on DEC's website identified in the table of contents.
c) Preparation of a DUSR. The DUSR is developed by reviewing and evaluating the analytical data package. In order for the DUSR to be acceptable, during the course of this review the following questions applicable to the analysis being reviewed must be answered in the affirmative.

1. Is the data package complete as defined under the requirements for the most current DEC ASP Category B or USEPA CLP data deliverables?
2. Have all holding times been met?
3. Do all the QC data; blanks, instrument tunings, calibration standards, calibration verifications, surrogate recoveries, spike recoveries, replicate analyses, laboratory controls and sample data fall within the protocol required limits and specifications?
4. Have all of the data been generated using established and agreed upon analytical protocols?
5. Does an evaluation of the raw data confirm the results provided in the data summary sheets and quality control verification forms?
6. Have the correct data qualifiers been used and are they consistent with the most current DEC ASP?
7. Have any quality control (QC) exceedances been specifically noted in the DUSR and have the corresponding QC summary sheets from the data package been attached to the DUSR?

d) Documenting the validation process in the DUSR. Once the data package has been reviewed and the above questions asked and answered the DUSR proceeds to describe the samples and the analytical parameters, including data deficiencies, analytical protocol deviations and quality control problems are identified and their effect on the data is discussed.

15.0 Equipment Calibration

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. Section 11 lists the major instruments to be used for sampling and analysis. In addition, brief descriptions of calibration procedures for major field and laboratory instruments follow.

15.1 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. All calibration procedures will follow the manufacturer recommendations.

15.2 Conductance, Temperature, and pH Tester

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.

15.3 O_2/Explosimeter

The specific meter used at the time of work shall be calibrated in accordance with manufacturer recommendations. The model 260 O_2/ Explosimeter is described below.

The primary maintenance item of the Model 260 is the rechargeable 2.4 volt (V) nickel cadmium battery. The battery is recharged by removing the screw cap covering receptacle and connecting one end of the charging cable to the instrument and the other end to a 115V AC outlet.

The battery can also be recharged using a 12V DC source. An accessory battery charging cable is available, one end of which plugs into the Model 260 while the other end is fitted with an automobile cigarette lighter plug.

Recommended charging time is 16 hours.

Before the calibration of the combustible gas indicator can be checked, the Model 260 must be in operating condition. Calibration check-adjustment is made as follows:

1. Attach the flow control to the recommended calibration gas tank.
2. Connect the adapter-hose to the flow control.
3. Open flow control valve.
4. Connect the adapter-hose fitting to the inlet of the instrument; after about 15 seconds the LEL meter pointer should be stable and within the range specified on the calibration sheet accompanying the calibration equipment. If the meter pointer is not in the correct range, stop the flow; remove the right hand side cover. Turn on the flow and adjust the "S" control with a small screwdriver to obtain a reading as specified on the calibration

sheet.

5. Disconnect the adapter-hose fitting from the instrument.
6. Close the flow control valve.
7. Remove the adapter-hose from the flow control.
8. Remove the flow control from the calibration gas tank.
9. Replace the side cover on the Model 260.

CAUTION: Calibration gas tank contents are under pressure. Use no oil, grease, or flammable solvents on the flow control or the calibration gas tank. Do not store calibration gas tank near heat or fire or in rooms used for habitation. Do not throw in fire, incinerate, or puncture. Keep out of reach of children. It is illegal and hazardous to refill this tank. Do not attach the calibration gas tank to any other apparatus than described above. Do not attach any gas tank other than MSA calibration tanks to the regulator.

15.4 Nephelometer (Turbidity Meter)

LaMotte 2020WE Turbidity Meter is calibrated before each use. The default units are set to NTU and the default calibration curve is formazin. A 0 NTU Standard (Code 1480) is included with the meter. To calibrate, rinse a clean tube three times with the blank. Fill the tube to the fill line with the blank. Insert the tube into the chamber, close the lid, and select “scan blank”.

TABLE 14-4
List of Major Instruments
for Sampling and Analysis

- MSA 360 0_2 /Explosimeter
- Geotech Geopump II AC/DC Peristaltic Pump
- QED MP50 Controller and QED Sample Pro MicroPurge Bladder Pimp
- Horiba U-53 Multi-Parameter Water Quality Meter
- LaMotte 2020WE Turbidity Meter
- EM-31 Geomics Electromagnetic Induction Device
- Mini Rae Photoionization Detectors (3,000, ppbRAE, etc.)

16.0 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 may consist of trip, routine field, and/or rinsate blanks will be provided at a rate of one per 20 samples collected for each media, or one per shipment, whichever is greater. Frequency of QC data may vary from project to project; refer to the project-specific work plan for QC requirements.

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 and/or appropriate field logs. QC records will be retained and results reported with sample data.

16.1 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 shipment of water samples for VOC 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. Trip blanks may be provided by the laboratory, shipped with the bottleware, and kept with the sampling containers until analysis.
- **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.

16.2 Duplicates

Duplicate samples are collected to check the consistency of sampling and analysis procedures. The following types of duplicates may be collected.

- **Blind duplicate** samples consist of a set of two samples collected independently at a sampling location during a single sampling event. Blind duplicates are designed to assess the consistency of the overall sampling and analytical system. Blind duplicate samples should not be distinguishable by the person performing the analysis.
- **Matrix Spike and Matrix Spike Duplicates (MS/MSDs)** consist of a set of three samples collected independently at a sampling location during a single sampling event. These samples are for laboratory quality control checks.

APPENDIX 7 – HEALTH AND SAFETY PLAN

Health and Safety Plan
113-117 Clinton North
NYSDEC BCP Site #C828195

Location:

113-117 North Clinton Avenue
Rochester, New York

Prepared for:

Clinton North Development Corporation
113-117 North Clinton Avenue
Rochester, New York 14604

LaBella Project No. 2161120

September 28, 2021

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Tables

Table 1 Exposure Limits and Recognition Qualities

SITE HEALTH AND SAFETY PLAN

Project Title:	113-117 North Clinton Avenue
Project Number:	2161120
Project Location (Site):	113-117 North Clinton Avenue
Environmental Director:	Gregory Senecal, CHMM
Site Safety Manager:	Steven Szymanski
Site Contact:	Jennifer Gillen
Site Control Provided By:	LaBella Associates, D.P.C.
Project Manager:	Jennifer Gillen
Plan Review Date:	TBD
Plan Approval Date:	TBD
Plan Approved By:	_____ Mr. Steven Szymanski
Site Conditions:	0.11-acre commercial land
Site Environmental Information Provided By:	• Confirmatory Phase II Environmental Site Assessment (ESA) 245 Andrews Street, 159-169 Pleasant Street, completed by Leader Professional Services, Inc. ("Leader"), January 2013; • Phase I ESA 113-117 North Clinton Avenue, completed by LaBella Associates, D.P.C. ("LaBella"), August 2015 • Former Silver Cleaners 245 Andrews Street, Site No. 828186 Preliminary Data, obtained from NYSDEC, November 2015 • 113-117 North Clinton Avenue Preliminary Soil Vapor Intrusion Data, obtained from NYSDEC, December 2015
Air Monitoring Provided By:	LaBella Associates, D.P.C.
Site Control Provided By:	Contractor(s) TBD

EMERGENCY CONTACTS

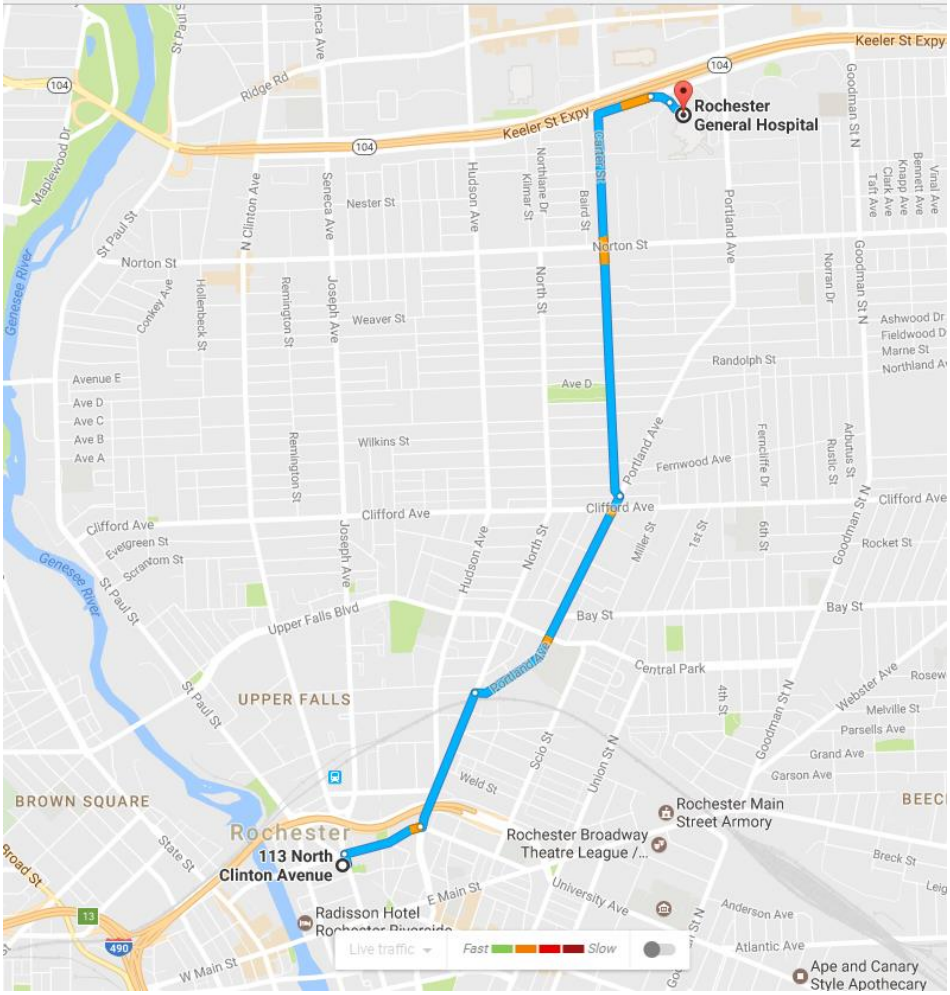
	Name	Phone Number
Ambulance:	As Per Emergency Service	911
Hospital Emergency:	Rochester General Hospital	585-922-4000
Poison Control Center:	Finger Lakes Poison Control	585-273-4621
Police (local, state):	Rochester Police Department	911
Fire Department:	Rochester Fire Department	911
Site Contact:	Justin Tallo, Clinton North Development Corp.	585-615-6633
Project Manager	Jennifer Gillen, LaBella	585-295-6648
Site Safety Manager:	Richard Rote, LaBella	585-414-8891

MAP AND DIRECTIONS TO THE MEDICAL FACILITY
ROCHESTER GENERAL HOSPITAL

Address: 1425 Portland Ave, Rochester, NY 14621

1. Head north on N Clinton Ave toward Andrews St
2. Turn right at the 1st cross street onto Andrews St
3. Turn left onto North St
4. Turn right onto Portland Ave
5. Turn left onto Carter St
6. Turn right onto NY-104 Service Rd E

Total travel distance: 3.0 miles
Approximate travel time: 9 minutes



1.0 Introduction

The purpose of this Health and Safety Plan (HASP) it to provide guidelines for responding to potential health and safety issues that may be encountered during the field activities relating to the implementation of investigation activities at the property addressed as 113-117 North Clinton Avenue, Monroe County, Rochester, New York (the Site). 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. 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 any 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
- 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.

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 personnel 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. Tasks 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, and may require additional training. Subsequently, approved personnel are to receive authorization for entry from the Site personnel. Approved personnel are not to enter excavations over 4 feet in depth unless excavations are adequately sloped, shored or otherwise protected. 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.

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:
Serious injuries are to be reported immediately to the Project Manager. The Project Manager is responsible for making First Aid supplies available at the work site to treat minor injuries. Do not move seriously injured workers. All injuries requiring treatment are to be reported to the Project Manager.

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) 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.

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. Air monitoring will consist at a minimum of the procedures described in Appendix 1 when working in exterior locations. Site perimeter and community air monitoring and appropriate response actions will be implemented as described in the New York State Department of Health (NYSDOH) Generic Community Air Monitoring guidance when working in exterior locations.

When working in the interior locations the following air monitoring procedures will be implemented: The Air Monitor will utilize a photoionization Detector (PID) to screen the ambient air in the work areas for total Volatile Organic Compounds (VOCs). Air monitoring of the work areas and EZ, if established, will be performed at least every 60 minutes or more often using a PID.

If sustained PID readings of greater than 25 ppm are recorded in the breathing zone in the work area or EZ, work should be temporarily ceased and personnel are to leave the work area until satisfactory readings are obtained, the source of vapors identified and addressed through corrective actions 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 50 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).

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 personnel.

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 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 (ppm)(b)	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	.2	.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	.096	10.07
Chlorobenzene	75	10	NA	1.3	9.6	2,400	Faint almond	0.741	9.07
Chloroform	50	2	NA	NA	NA	1,000	ethereal odor	11.7	11.42
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
Ethyl Alcohol	NA	NA	NA	NA	NA	NA	NA	NA	NA
Ethylbenzene	100	100	NA	1.0	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
Isopropyl Alcohol	400	200	500	2.0	12.7	2,000	Rubbing alcohol	3	10.10
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
Phosphoric Acid	1	1	3	NA	NA	10,000	NA	NA	NA
Polychlorinated Biphenyl	NA	NA	NA	NA	NA	NA	NA	NA	NA
Potassium Hydroxide	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
Metals									
Arsenic	0.01	0.2	NA	NA	NA	100, Ca	NA	NA	NA
Cadmium	0.2	0.5	NA	NA	NA	NA	NA	NA	NA
Calcium	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium	1	0.5	NA	NA	NA	NA	NA	NA	NA
Iron	NA	NA	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	NA	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.

APPENDIX 8 - SITE MANAGEMENT FORMS

SUB SLAB DEPRESSURIZATION SYSTEM INSPECTION FORM

LaBella
Powered by partnership

300 STATE STREET, SUITE 201
ROCHESTER, NEW YORK 14614
PHONE: (585) 454-6110
FAX: (585-454-3066

PROJECT NAME: 113-117 Clinton North C828195
LOCATION: 113-117 N Clinton Ave, Rochester NY
PROJECT NO.:
INSPECTED BY:
DATE:
WEATHER:

COMPONENT		COMMENTS
VACUUM GAUGE READING (IN. H20)		
ALARM OPERATIONAL	YES / NO	
SSDS PIPING IN TACT	YES / NO	
SSDS FAN OPERATIONAL	YES / NO	
Additional Information/Notes:		

Summary of Green Remediation Metrics for Site Management

Site Name: _____ Site Code: _____
Address: _____ City: _____
State: _____ Zip Code: _____ County: _____

Initial Report Period (Start Date of period covered by the Initial Report submittal)
Start Date: _____

Current Reporting Period
Reporting Period From: _____ To: _____

Contact Information
Preparer's Name: _____ Phone No.: _____
Preparer's Affiliation: _____

I. Energy Usage: Quantify the amount of energy used directly on-site and the portion of that derived from renewable energy sources.

	Current Reporting Period	**Total to Date**
Fuel Type 1 (e.g. natural gas (cf))		
Fuel Type 2 (e.g. fuel oil, propane (gals))		
Electricity (kWh)		
Of that Electric usage, provide quantity:		
Derived from renewable sources (e.g. solar, wind)		
Other energy sources (e.g. geothermal, solar thermal (Btu))		

Provide a description of all energy usage reduction programs for the site in the space provided on Page 3.

II. Solid Waste Generation: Quantify the management of solid waste generated on-site.

	Current Reporting Period (tons)	**Total to Date (tons)**
Total waste generated on-site		
OM&M generated waste		
Of that total amount, provide quantity:		
Transported off-site to landfills		
Transported off-site to other disposal facilities		
Transported off-site for recycling/reuse		
Reused on-site		

Provide a description of any implemented waste reduction programs for the site in the space provided on Page 3.

III. Transportation/Shipping: Quantify the distances travelled for delivery of supplies, shipping of laboratory samples, and the removal of waste.

	Current Reporting Period (miles)	**Total to Date (miles)**
Standby Engineer/Contractor		
Laboratory Courier/Delivery Service		
Waste Removal/Hauling		

Provide a description of all mileage reduction programs for the site in the space provided on Page 3. Include specifically any local vendor/services utilized that are within 50 miles of the site.

IV. Water Usage: Quantify the volume of water used on-site from various sources.

	Current Reporting Period (gallons)	**Total to Date (gallons)**
Total quantity of water used on-site		
Of that total amount, provide quantity:		
Public potable water supply usage		
Surface water usage		
On-site groundwater usage		
Collected or diverted storm water usage		

Provide a description of any implemented water consumption reduction programs for the site in the space provided on Page 3.

V. Land Use and Ecosystems: Quantify the amount of land and/or ecosystems disturbed and the area of land and/or ecosystems restored to a pre-development condition (i.e. Green Infrastructure).

	Current Reporting Period (acres)	**Total to Date (acres)**
Land disturbed		
Land restored		

Provide a description of any implemented land restoration/green infrastructure programs for the site in the space provided on Page 3.

Description of green remediation programs reported above (Attach additional sheets if needed)
Energy Usage:
Waste Generation:
Transportation/Shipping:
Water usage:
Land Use and Ecosystems:
Other:

CERTIFICATION BY CONTRACTOR
I, _____ (**Name**) do hereby certify that I am _____ (**Title**) of the Company/Corporation herein referenced and contractor for the work described in the foregoing application for payment. According to my knowledge and belief, all items and amounts shown on the face of this application for payment are correct, all work has been performed and/or materials supplied, the foregoing is a true and correct statement of the contract account up to and including that last day of the period covered by this application. _____ **Date** **Contractor**

APPENDIX 9 - O&M MANUAL

SSDS Operation & Maintenance Manual

113-117 Clinton North

NYSDEC BCP Site C828195

Sub-Slab Depressurization System (SSDS)

This SSDS Operation & Maintenance Manual describes the measures necessary to operate, monitor and maintain the mechanical components of SSDS at 113-117 North Clinton Avenue, Rochester, New York. The O&M items identified include the following:

- the steps necessary to allow individuals unfamiliar with the Site to operate and maintain the SSDS;
- steps to take in the event the system goes down;
- system maintenance; and
- system monitoring requirements.

A copy of this Plan should be kept at the Site.

SYSTEM LAYOUT AND COMPONENTS

The SSDS is comprised of one fan above the building roof (Festa Radon Technologies FRT "Force"), three (3) depressurization points DP-01 through DP-03, U-tube manometers (one per depressurization point) and an alarm. Points DP-01 and DP-02 were installed vertically through the building's basement floor slab while DP-03 was installed horizontally through the western wall of the basement into a partial void space which underlies the western-most portion of the building's first floor. Additionally, six (6) pressure field extension (PFE) monitoring points are installed to measure sub-slab pressure. An audible and visual alarm is also installed so that a pressure loss (or power loss) to the fan will activate the alarm (red light on alarm and audible alarm). As-built drawings from the Construction Completion Report (CCR) and Final Engineering Report (FER) as well as Fan Specifications/Instructions are attached. The CCR and FER documents the SSDS installation and may be referred to for additional details.

SYSTEM MAINTENANCE

The system was designed and installed to operate with minimal maintenance. In the event of an alarm, the system should be inspected for obvious damage (i.e., breaks in the piping, etc.). The U-tube manometers on the vertical risers should also be checked to see if the system is still creating vacuum pressure beneath the slab. In the event no damage is apparent and manometers indicate that there is no vacuum or a reduced vacuum, the system can be shut-off and restarted. If the alarm continues, the alarms and fans should be evaluated for damage.

In the event there is obvious damage to the system that cannot be addressed by maintenance personnel, one of the companies listed on the following page should be contacted immediately to evaluate the system and assist with repairs.

If the alarm sounds but the U-tube manometers indicate that there is still adequate vacuum being created by the system, there is likely a malfunction with the alarm. If evaluation of the alarm connections does not address the issue the alarm should be restarted. If the alarm continues to sound, one of the companies listed below should be contacted to evaluate the system.

Maintenance events must be documented and include the following information:

- Date issue was identified;
- Description of issue identified;
- Condition of SSDS upon arrival;

- Name, company, and position of person(s) conducting maintenance activities;
- Maintenance activities conducted;
- Any modifications to the system;
- Timeframe the SSDS was down;
- Condition of SSDS when finished.

Maintenance events will be included in the annual report.

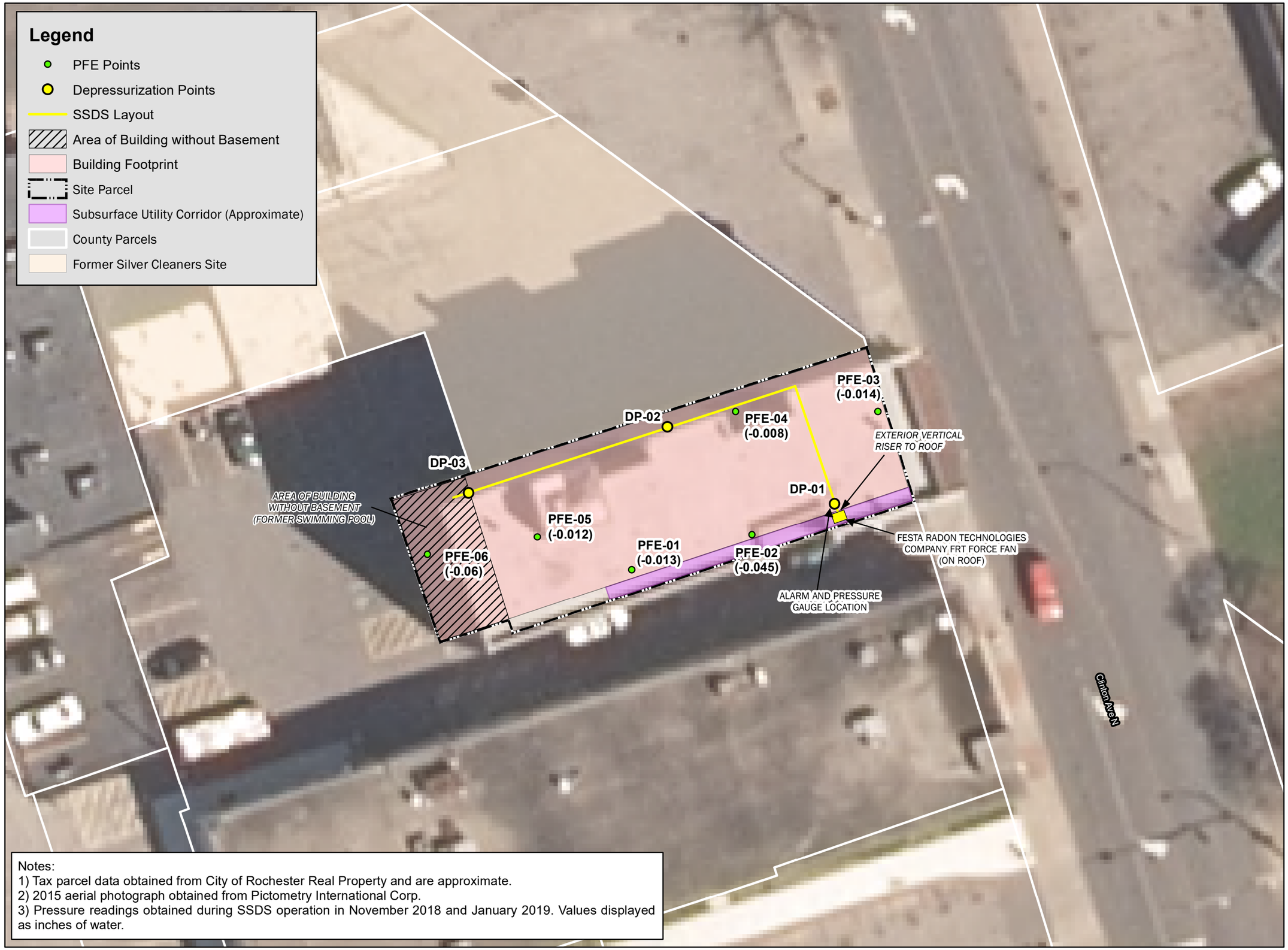
The following companies can be contacted to assist with repairs to the system:

LaBella Associates
300 State Street
Rochester, NY 14614
(585) 454-6110

Mitigation Tech
55 Shumway Road
Brockport, New York 14420
(585) 637-7430

MONITORING AND INSPECTIONS

Unless it becomes evident that more frequent monitoring is necessary, annual inspections of the SSDSs will be performed to ensure that the system is operating properly. A visual inspection of the accessible portions of the system will be conducted during each inspection. SSDS components to be visually inspected include: the vent fan, aboveground system piping, system wiring, and system alarm. In addition, the U-Tube Manometer readings should also be recorded. In the event that the vent fan appears to be malfunctioning or operating at a reduced capacity, or if piping or wiring appears damaged, the component(s) in question should be promptly repaired or replaced. Vent fan failure(s), repair(s), replacement(s), and/or operational problems should be documented and included with the annual report.



Notes:
1) Tax parcel data obtained from City of Rochester Real Property and are approximate.
2) 2015 aerial photograph obtained from Pictometry International Corp.
3) Pressure readings obtained during SSDS operation in November 2018 and January 2019. Values displayed as inches of water.

LaBella
Powered by partnership.

N
W E
S

0 5 10 20
Feet

1 inch = 20 feet
INTENDED TO PRINT AS: 11" X 17"

CONSTRUCTION COMPLETION REPORT

BROWNFIELD CLEANUP PROGAM SITE #C828195

113-117 NORTH CLINTON AVENUE, ROCHESTER NEW YORK

VOLUNTEER: CLINTON NORTH DEVELOPMENT CO.

DRAWING NAME:

SSDS LAYOUT

PROJECT/DRAWING NUMBER:

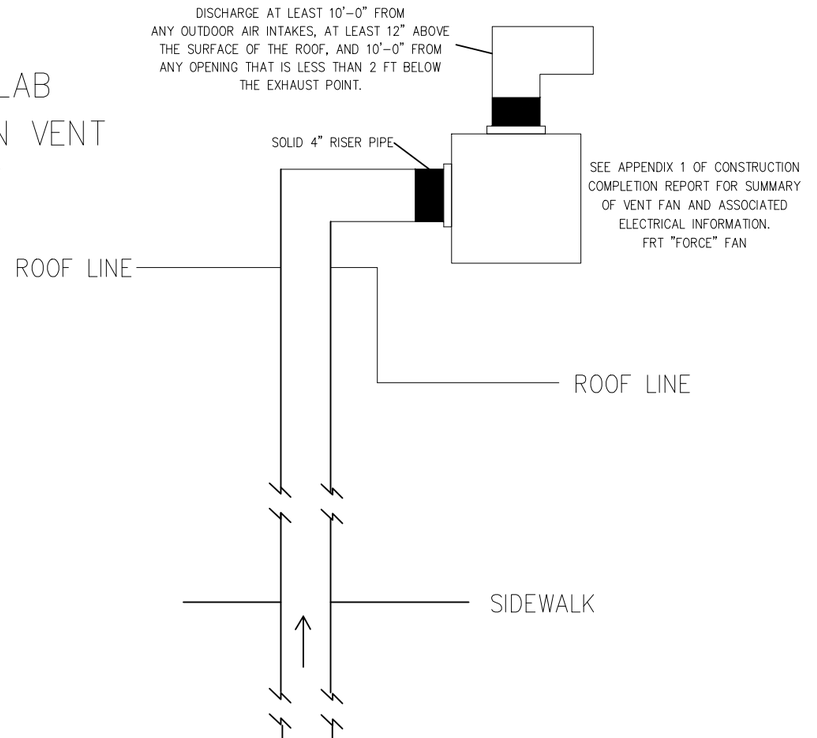
2161120

FIGURE 3

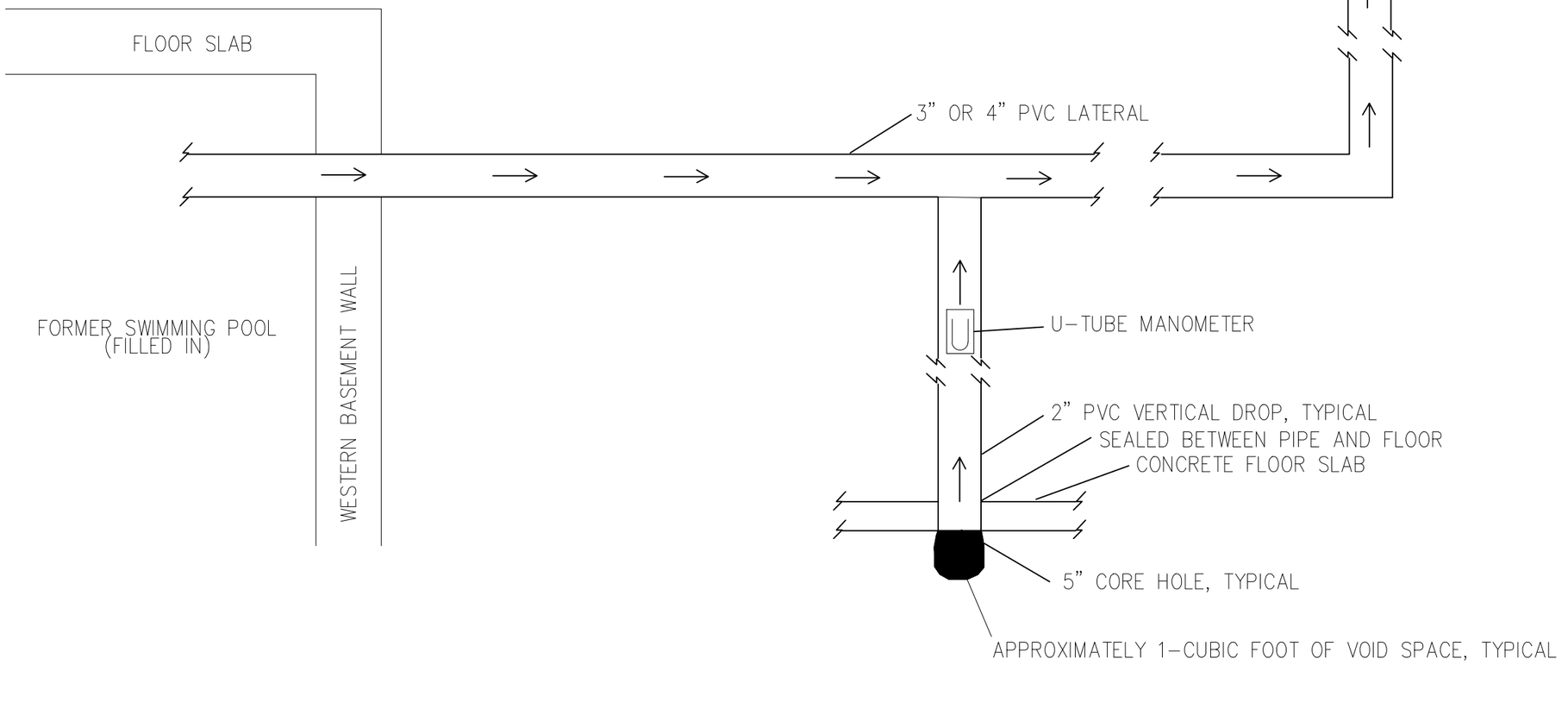
Path: I:\Clinton North Development Corp\2161120 - BCP Application - 113-117 N. Clinton Avenue, Rochester, NY\Drawings\CCR\Figure 3 - SSDS Operational PFE Readings.V3 copy.mxd

TYPICAL SUBSLAB DEPRESSURIZATION VENT THRU ROOF

DP-01 & DP-02 CONFIGURATION



DP-03 CONFIGURATION



LEGEND

VAPOR FLOW DIRECTION

DRAWING NOT TO SCALE

I:\CLINTON NORTH DEVELOPMENT CORP\2161120 - BCP APPLICATION - 113-117 N. CLINTON AVENUE, ROCHESTER, NY\DRAWINGS\CCR\Fig 4_SSDS Details.dwg

LaBella Powered by partnership.

PROJECT/CLIENT

CONSTRUCTION COMPLETION REPORT
BCP SITE #C828195
CLINTON NORTH DEVELOPMENT CORPORATION

113-117 N. CLINTON AVENUE
ROCHESTER, NEW YORK

DRAWING TITLE

SUB-SLAB DEPRESSURIZATION SYSTEM DETAILS

ISSUED FOR: AS-BUILT

DATE: JANUARY, 2019

DESIGNED BY: JJG
DRAWN BY: DP
REVIEWED BY: JG

PROJECT/DRAWING NUMBER

2161120

FIGURE 4

Installation & Wiring Instructions for FRT In Line Centrifugal Duct Fans

Model: FRT FORCE

IMPORTANT NOTE : DO NOT CONNECT THE POWER SUPPLY UNTIL THE FAN IS COMPLETELY INSTALLED.
MAKE SURE THE ELECTRICAL SERVICE TO THE FAN IS LOCKED IN "OFF" POSITION.

PLEASE READ AND SAVE THESE INSTRUCTIONS :

Warning – To reduce the risk of fire, electric shock or injury to persons, observe the following.

1. This unit is only for use in the manner intended by the manufacturer. If you have any questions contact the manufacturer Festa Radon Technologies Co.
2. Installation work and electrical wiring must be done by qualified person'(s) in accordance with all applicable codes and standards, including fire-rated construction.
3. Sufficient air is needed for proper combustion and exhausting of gases through the flue(chimney) of fuel burning equipment to prevent back drafting. Follow the heating equipment manufacturer's guideline and safety standards such as those published by the National Fire Protection Association (NFPA), and the American Society for Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), and the local code authorities.
4. When cutting or drilling into wall or ceiling, do not damage electrical wiring and other hidden utilities.
5. Ducted fans must always be vented to the outdoors.
6. These units can be mounted indoors or outdoors.
7. Do not use these fans with solid state speed controllers.
8. The electric motor is protected by an internal overheat device to prevent/minimise motor damage. If the motor stops working, immediate inspection should be carried out by suitably qualified persons.
9. Before servicing or cleaning the unit, switch power off at service panel and lock the service disconnecting means to prevent power from being switched on accidentally. When the service disconnecting means cannot be locked, securely fasten a prominent warning device, such as a tag, to the service panel.
10. Do not use in a window.
11. If this unit is to be installed over a tub or shower, it must be marked as appropriate for the application and be connected to a GFCI (Ground Fault Circuit Interrupter) – protected branch circuit.
12. Never place a switch where it can be reached from a tub or shower.
13. CAUTION: For General Ventilating Use Only. Do Not use to Exhaust Hazardous Or Explosive Materials and Vapours.
12. CAUTION: This unit has an unguarded impeller. Do Not Use in Locations Readily Accessible To People or Animals.

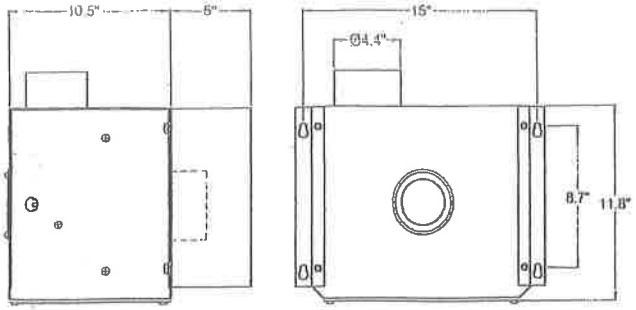
Installation of FRT Force Radon Fans.

The FRT Force Radon Fans can be mounted indoors or outdoors. We recommend that EPA recommendations be used in choosing the fan location. The FRT fans may be mounted directly onto the piping system or fastened to a supporting structure. When mounting directly onto a vertical piping system it is the installers responsibility to make provision to prevent the pipe system sliding into and onto the fan motor and impeller.

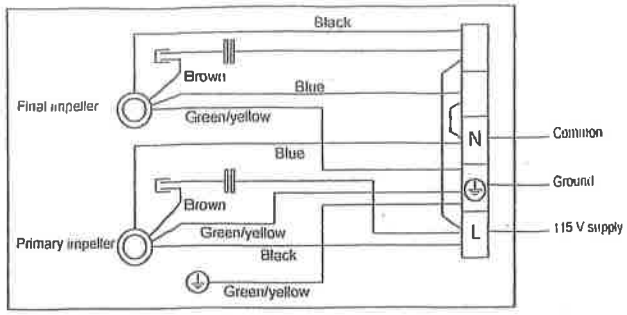
When installing a system with short duct runs terminating close to the fan i.e. within 60"(1.5m) suitable guards should be incorporated. It is the responsibility of the installer to ensure that all aspects of the system are taken into consideration.

Rigid ducting sections should be connected to fan spigots by flexible connectors and clips. The flexible connectors used should be suitable for routine servicing and vibration isolation.

Dimensions



Electrical Connections



Ensure that the mains supply voltage, frequency, number of phases and power rating comply with the details on the unit rating label (situated externally on the plastic casing terminal box cover). All wiring must be in accordance with local and / or national electrical codes as applicable, or the appropriate standard in your country. The fan must be supplied through a double pole isolating switch having a contact separation of not less than 1/8" (3mm). Wiring to the terminal box should be made in liquid tight flexible conduit to facilitate easy maintenance.

Operational Checks.

Check all connections are tight and leak free.

Check the system vacuum pressure with a manometer, ensure that the vacuum pressure is less than the maximum recommended operating pressure.

Check and verify Radon levels by testing to EPA protocol.

Cleaning and Maintenance.

We would recommend that the fan be periodically checked against the listed operational checks to ensure trouble free long lasting operation.

FIVE (5) YEAR WARRANTY

Conditions of Warranty

Festa Radon Technologies Co. ("FRT") warrants that the 'FRT FORCE', ("the Products") shall be free from defects in material and workmanship for a period of (5) years from the date of purchase by the customer. If within the applicable warranty period the Products prove to be defective by reason of faulty workmanship or materials, FRT will undertake to have the defective Product (or any part thereof) replaced at no cost to the customer subject to the following conditions:

1. The Product has been purchased and used solely in accordance with all Environmental Protection Agency ("EPA") standard practices and state and local codes of practice.
2. The Product is returned promptly on being found defective, together with this warranty and proof of date of installation at the customers risk and expense to Festa Radon Technologies Co. ("FRT") from whom the Product was purchased. All enquiry's must be through FRT.
3. This warranty shall not apply to any Product failure or defect due to any cause beyond the reasonable control of FRT including; damage caused through fire, flood, explosion, accident, misuse, wear and tear, neglect, incorrect adjustment or repair, damage caused through installation, adaptation, modification or use in an improper manner or inconsistent with the technical and/or safety standards required where the Product is used, or to damage occurring during transit to or from the customer.
4. If at any time during the Warranty Period any part or parts of the Product are replaced with a part or parts not supplied or approved by FRT, or the Product has been dismantled or repaired by any person not authorized by FRT, FRT shall have the right to terminate this warranty in whole or in part immediately without further notice.
5. FRT's decision on all matters relating to complaints and Products defects and failure (alleged or actual) shall be final. Any Product or defective part, which has been replaced, shall be FRT's.
6. AMG will offer to customers a Warranty of a full Five Years, from date of purchase, in accordance with the terms listed above.

Festa Radon Technologies Co. 47A Progress Avenue, Cranberry Twp., PA 16066
Tel. Toll Free 1(800) 806-7866 or (724) 772-9060 Fax 1(724) 772-9062

APPENDIX 10 - REMEDIAL SYSTEM OPTIMIZATION TABLE OF CONTENTS

REMEDIAL SYSTEM OPTIMIZATION FOR CLINTON NORTH DEVELOPMENT

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APPENDIX 11 - REQUEST TO IMPORT/REUSE FILL MATERIAL FORM

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Request to Import/Reuse Fill or Soil

This form is based on the information required by DER-10, Section 5.4(e). Use of this form is not a substitute for reading the applicable Technical Guidance document.

SECTION 1 – SITE BACKGROUND

The allowable site use is: Choose an item

Have Ecological Resources been identified? Choose an item

Is this soil originating from the site? Choose an item

How many cubic yards of soil will be imported/reused? Choose an item

If greater than 1000 cubic yards will be imported, enter volume to be imported:

SECTION 2 – MATERIAL OTHER THAN SOIL

Is the material to be imported gravel, rock or stone? Choose an item

Does it contain less than 10%, by weight, material that would pass a size 80 sieve? Choose an item

Is this virgin material from a permitted mine or quarry? Choose an item

Is this material recycled concrete or brick from a DEC registered processing facility? Choose an item

SECTION 3 - SAMPLING

Provide a brief description of the number and type of samples collected in the space below:

Example Text: 5 discrete samples were collected and analyzed for VOCs. 2 composite samples were collected and analyzed for SVOCs, Inorganics & PCBs/Pesticides.

If the material meets requirements of DER-10 section 5.5 (other material), no chemical testing needed.

SECTION 3 CONT'D - SAMPLING

Provide a brief written summary of the sampling results or attach evaluation tables (compare to DER-10, Appendix 5):

Example Text: Arsenic was detected up to 17 ppm in 1 (of 5) samples; the allowable level is 16 ppm.

If Ecological Resources have been identified use the "If Ecological Resources are Present" column in Appendix 5.

SECTION 4 – SOURCE OF FILL

Name of person providing fill and relationship to the source:

Location where fill was obtained:

Identification of any state or local approvals as a fill source:

If no approvals are available, provide a brief history of the use of the property that is the fill source:

Provide a list of supporting documentation included with this request:

The information provided on this form is accurate and complete.

_____ _____

Signature Date

_____

Print Name

_____

Firm

Revised August 2014