

# Periodic Review Report

**FORMER BUFFALO SERVICE CENTER, BURA WEST &  
4 NEW SEVENTH STREET SITES  
(BCP SITE NOS. C915194, C915195, & C915203)**

**BUFFALO, NEW YORK**

July 2014

0235-014-001

Prepared By:



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**PERIODIC REVIEW REPORT**  
for the

**FORMER BUFFALO SERVICE CENTER, BURA WEST PROPERTY &  
4 NEW SEVENTH STREET SITES  
(BCP SITE NOS. C915194, C915195 & C915203)**

**BUFFALO, NEW YORK**

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July 2014

0235-013-001

Prepared for:

**257 W. GENESEE, LLC**

Prepared By:



Benchmark Environmental Engineering & Science, PLLC  
2558 Hamburg Turnpike, Suite 300  
Buffalo, NY 14218  
(716)856-0599

**PERIODIC REVIEW REPORT**

**257 W. Genesee, LLC Sites**

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# PERIODIC REVIEW REPORT

257 W. Genesee, LLC Sites

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## 1.0 INTRODUCTION

Benchmark Environmental Engineering & Science, PLLC (Benchmark) has prepared this Periodic Review Report (PRR) on behalf of 257 W. Genesee, LLC to summarize the post-remedial status of New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site Nos. C915194, C915195, and C915203.

This PRR has been prepared in accordance with NYSDEC's DER-10 *Technical Guidance for Site Investigation and Remediation* (Ref. 1), whereby one PRR is prepared when multiple parcels comprise the redeveloped Site. The NYSDEC's Institutional and Engineering Controls Certification Forms have been prepared for each individual Site (see Appendix A). This PRR and the associated inspections forms have been completed for the June 15, 2013 to June 16, 2014 reporting period.

### 1.1 Background

The 257 W. Genesee, LLC property (Site) encompasses three adjoining BCP Sites. The three parcels include: (1) the Former Buffalo Service Center Site (C915194); (2) the Buffalo Urban Renewal Agency (BURA) West Site (C915195); and (3) the 4 New Seventh Street Site (C915203) (see Figures 1 and 2).

The Former Buffalo Service Center (C915194) and the BURA West (C915195) parcels were the former location of the Buffalo Gas Light Company's (predecessor to National Fuel Gas) Manufactured Gas Plant (MGP), which operated from approximately 1848 to 1948. Site investigations revealed that the century of industrial use on these parcels resulted in contamination of the soil/fill and groundwater with certain petroleum organics and cyanide. The 4 New Seventh Street (C915203) parcel was the location of a former coal storage yard until approximately 1900; a gasoline service station from 1927-1966; and various commercial/industrial operations. Impacts at this parcel were primarily related to former petroleum storage and distribution operations.

The three parcels were remediated concurrently under the NYSDEC BCP for redevelopment as an office building complex (HealthNow). Additional details relative to the history and remedial activities conducted at each of the parcels are discussed in Section 2.0.

## 2.0 SITE OVERVIEW

The Site is comprised of three former industrial/commercial properties located in the City of Buffalo, New York (see Figure 1). The Site is bordered by Fourth Street to the west, West Genessee Street to the south, and Seventh Street to the east; the Waterfront School borders the Site to the north (see Figure 2). A brief description of the three parcels is presented below.

### 2.1 Former Buffalo Service Center & BURA West Properties

The former Buffalo Service Center (BSC) property (BCP Site No. C915194) is an approximately 4.9-acre parcel located at the corner of West Genessee and Seventh Streets. The BURA West property (BCP Site No. C915195) is an approximately 1.7-acre parcel located west of the BSC property along Fourth Street. The BSC and BURA West properties were the location of the former Buffalo Gas Light Company MGP that operated from approximately 1848 to 1948.

Previous environmental site investigations revealed the presence of: volatile organic compounds (VOCs), specifically benzene, toluene, ethylbenzene, and xylene (BTEX); semi-volatile organic compounds (SVOCs), primarily polycyclic aromatic hydrocarbons (PAHs); and cyanide in on-site soil and groundwater.

In June 2005, remedial efforts under the BCP began with the excavation and off-site disposal of approximately 153,000 tons of contaminated soil/fill followed by backfilling the excavation with clean material. Remedial activities at the former BSC and BURA West properties were completed in September 2006. All impacted soil/fill above cleanup levels was removed, and in 2006 the NYSDEC determined that the Site “no longer poses a significant threat to the environment.” Certificates of Completion (COCs) were issued for the two properties in November 2006.

### 2.2 New Seventh Street Property

The 4 New Seventh Street property (BCP Site No. C915203) is comprised of an approximate 1.7-acre parcel located east of the BSC property along Seventh Street. The New Seventh Street parcel was formerly a coal shed and storage yard until approximately 1900.

From 1927-1966, this parcel housed gasoline service stations. Various other commercial/industrial operations have also been located on the property. Environmental site investigations conducted on-site revealed the presence of petroleum-based VOCs and SVOCs in soil/fill and groundwater.

Remedial activities under the BCP began in May 2006 with excavation and off-site disposal of approximately 6,600 tons of contaminated soil/fill followed by backfilling the excavation with clean material. All impacted soil/fill within the property boundaries was removed to meet cleanup levels. A COC was issued for the Site in December 2006.

### 3.0 SITE MANAGEMENT PLAN

A combined Site Management Plan (SMP) was prepared by ESC Engineering of New York, P.C., for the Buffalo Service Center and BURA West properties and approved by the NYSDEC in October 2006. A separate SMP was prepared by Lender Consulting Services (LCS) for the 4 New Seventh Street Site in December 2006. The SMPs include a Groundwater Monitoring Plan, a Soil/Fill Management Plan, and a copy of the Environmental Easements. A brief description of the components of the SMP is presented below.

#### 3.1 Groundwater Monitoring Plan

As a component of the NYSDEC-approved SMPs, post-remedial groundwater monitoring was required for the Site on a quarterly basis for two years following completion of the remedial activities. A total of 10 monitoring wells on and outside of the Site were sampled and analyzed for petroleum-based organic compounds per the SMP requirements, with quarterly groundwater monitoring results forwarded to the NYSDEC following each event. Groundwater monitoring began in August 2007, and the eighth quarterly groundwater monitoring event was completed by WSP Engineering (WSP) in May 2009. Wells MW-03 and MW-09 were slated for sampling under both the ESC SMP for the former BSC and BURA West parcels as well as the LCS SMP for the 4 New Seventh Street parcel; therefore, they were sampled under both programs. As such, duplicate samples were collected from these well locations each quarter. MW-04 exhibited a thin layer of light non-aqueous phase liquid (LNAPL) during the initial monitoring event and was therefore excluded from subsequent sampling due to the likelihood for positive bias from this layer. The LNAPL is believed to be attributable to residual off-site impact west of the property boundary which was addressed through offsite remedial excavation works by other responsible parties (see Section 3.2).

The Eighth Quarterly Groundwater Monitoring Report (prepared by WSP) presented trend analyses for wells MW-01, MW-03, BCP-MW-04, BCP-MW-05, and MW-09. Excluding MW-04, the remaining locations exhibited non-detectable or sufficiently low concentrations to preclude the need for trend evaluation. In general, concentrations dropped over the 2-year period at most locations, with notable exception at off-site well MW-09 where the concentration trend analysis showed an increase in the benzene concentration.

Based on the MW-09 results, a Pre-Design Investigation Report and Chemical Oxidation Enhanced Bioremediated Work Plan (July 2009) was prepared by WSP. The Work Plan proposed the injection of Klozer CR® in the vicinity of MW-09. NYSDEC approved the subsequent Work Plan, and the injection was performed in August 2009. Post-injection groundwater monitoring was initiated as part of the Work Plan, including quarterly monitoring for one year at MW-09 and semi-annual monitoring for one year at MW-01 and MW-03. WSP conducted the first round of groundwater monitoring for MW-09, MW-01, and MW-03 in November 2009. The final round of groundwater monitoring was performed in August 2010. A performance monitoring report was prepared by WSP in October 2010. Based on the monitoring data, WSP recommended two additional quarters of data from MW-09, and no further action from monitoring wells MW-01 and MW-03.

Concurrently, BCP-MW-02 was decommissioned with NYSDEC approval in January 2010. Monitoring wells BCP-MW-05 and PZ-10 were decommissioned with NYSDEC approval in June 2010. Due to the results of the quarterly groundwater monitoring previously conducted and ongoing remediation at MW-09, the NYSDEC requested additional sampling of BCP-MW-04. Monitoring well BCP-MW-04 was sampled in May 2011. Since all concentrations were non-detect during the May 2011 monitoring event, the NYSDEC approved termination of monitoring at BCP-MW-04.

Sampling at off-site well MW-09 was performed by WSP in June, September, and November 2011. The November 2011 sampling event followed redevelopment of the well, as reduced yield and inconsistent results in September indicated that the well screen was partially clogged. Redevelopment was unsuccessful and in December 2011 well MW-09 was replaced with a well MW-09R. Well MW-09R was sampled in February 2012, completing the monitoring requirements for the Site.

Groundwater sampling data for MW-09 and other monitoring locations were previously transmitted to the NYSDEC by the responsible parties and summarized with the 2011 and 2012 PRRs.

### **3.2 Soil/Fill Management Plan**

A Soil/Fill Management Plan (SFMP) was included in the NYSDEC-approved SMPs for the Site. The SFMP provides guidelines for the management of soil and fill material

during any future intrusive activities that disturb soil/fill greater than 12 inches below surface-grade. A passive vapor barrier was installed into the foundation slab of the office buildings during construction.

No intrusive activities requiring management of on-site soil or fill material, or the placement of backfill materials occurred during the monitoring period.

### **3.3 Institutional Control Requirements and Compliance**

As detailed in the Environmental Easements filed with the Erie County, New York, several Institutional Controls (ICs) need to be maintained as a requirement of the BCAs for the Site. All three properties encompassing the Site are subject to the same ICs:

- Land-Use Restriction: The controlled property may be used for commercial and/or industrial use;
- Implementation of the SMP including the Groundwater Monitoring Plan, Soil/Fill Management Plan, and Monitoring Plan; and
- Groundwater-Use Restriction: The use of groundwater for potable and non-potable purposes is prohibited.

Benchmark conducted a Site Inspection of the exterior of the property on May 27, 2014. At the time of the Site Inspection, the property was being used as a large office building complex with an elevated parking ramp, surface parking, paved walkways, and landscaped grassy areas. No observable indication of intrusive activities was noted during the Site Inspection. The facility grounds manager confirmed no intrusive activities or soil import occurred during the subject PRR reporting period. The office complex is on municipal water supply, and no observable use of groundwater was noted during the Site Inspection. Appendix B includes completed Institutional and Engineering Controls Certification Forms for the Site. Appendix C presents a photographic log of the Sites during the May 2014 Site Inspection.

#### 4.0 CONCLUSIONS AND RECOMMENDATIONS

Benchmark has made the following conclusions and recommendations for the reporting period June 15, 2013 to June 15, 2014:

- At the time of the Site Inspection (May 27, 2014), the Site was in compliance with both SMPs.

## 5.0 DECLARATION/LIMITATION

Benchmark Environmental Engineering & Science, PLLC personnel conducted the annual site inspections for BCP Site Nos. C915194, C915195, and C915203 in Buffalo, New York in accordance with generally accepted practices. This report complies with the scope of work provided to 257 W. Genesee, LLC by Benchmark Environmental Engineering and Science, PLLC.

This report has been prepared for the exclusive use of 257 W. Genesee, LLC. The contents of this report are limited to information available at the time of the Site Inspection. The findings herein may be relied upon only at the discretion of 257 W. Genesee, LLC. Use of or reliance upon this report or its findings by any other person or entity is prohibited without written permission of Benchmark Environmental Engineering and Science, PLLC.

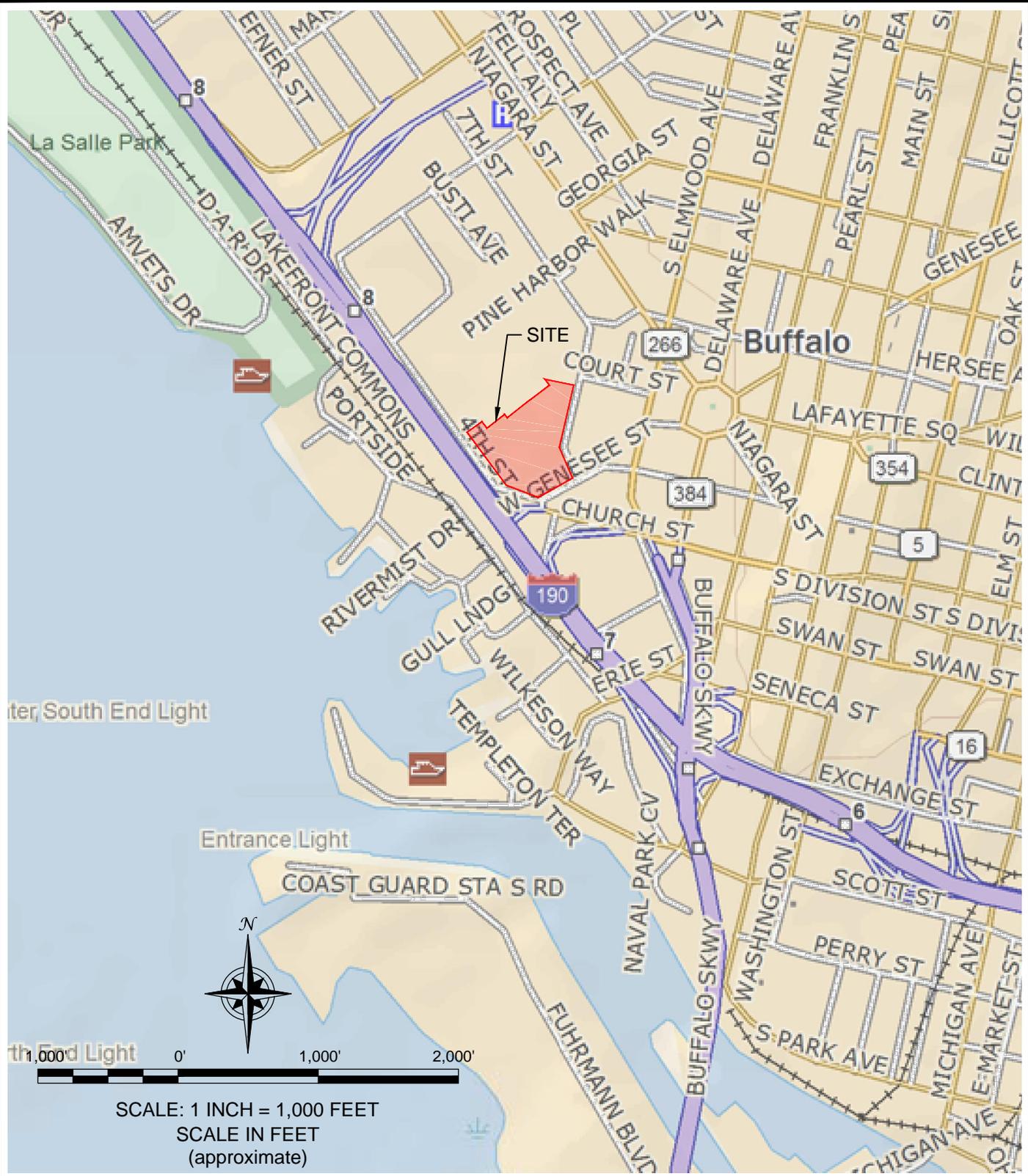
## 6.0 REFERENCES

1. New York State Department of Environmental Conservation. *DER-10; Technical Guidance for Site Investigation and Remediation*. May 2010.
2. *Pre-Design Investigation Report, Buffalo Service Center, Buffalo, NY*, dated February 2004, prepared by The RETEC Group, Inc.
3. *Limited and Focused Subsurface Investigation, Seventh Street Site and Fourth Street Site, Buffalo, New York*, dated February 2005, prepared by LCS, Inc.
4. *Limited and Focused Subsurface Investigation, Seventh Street Site and Fourth Street Site, Buffalo, New York*, dated April 2005, prepared by LCS, Inc.
5. *Remedial Investigation Work Plan for 4 New Seventh Street, Buffalo, New York*, prepared by LCS, Inc. and Benchmark Environmental Engineering & Science, PLLC, January 2006.
6. *Interim Remedial Measures Work Plan for Brownfield Cleanup Program - 4 New Seventh Street, Buffalo, New York*, prepared by LCS, Inc. and Benchmark Environmental Engineering & Science, PLLC, February 2006.
7. *Final Engineering Report for Interim Remedial Measures - 4 New Seventh Street, Buffalo, New York*, prepared by LCS, Inc. and Benchmark Environmental Engineering & Science, PLLC, August 2006
8. *Final Remedial Action Report Brownfield Cleanup Program – Former Buffalo Service Center Site (C915194), Buffalo Urban Renewal Agency West Site (C915195) Buffalo, New York*, prepared by ESC Engineering of New York, P.C., October 2006
9. *Final Site Management Plan – Former Buffalo Service Center Site (C915194), Buffalo Urban Renewal Agency West Site (C915195), Fourth and West Genesee Streets, Buffalo, New York*, prepared by ESC Engineering of New York, P.C., October 2006
10. *Site Management Plan - 4 New Seventh Street, Buffalo, New York*, prepared by LCS, Inc. and Benchmark Environmental Engineering & Science, PLLC, December 2006.

# FIGURES

FIGURE 1

F:\CAD\Benchmark\Cole Real Estate\2013 PRR\Figure 1: Site Location and Vicinity Map.dwg



2558 HAMBURG TURNPIKE  
SUITE 300  
BUFFALO, NY 14218  
(716) 856-0599

### SITE LOCATION AND VICINITY MAP

PERIODIC REVIEW REPORT

FORMER BUFFALO SERVICE CENTER, BURA WEST  
AND NEW SEVENTH STREET SITES  
BUFFALO, NEW YORK

PREPARED FOR

257 WEST GENESSEE STREET, LLC

PROJECT NO.: 0235-013-001

DATE: MAY 2013

DRAFTED BY: JGT



DATE: JUNE 2014  
DRAFTED BY: NTM

**BENCHMARK**  
ENVIRONMENTAL  
ENGINEERING &  
SCIENCE, PLLC

2558 HAMBURG TURNPIKE  
SUITE 300  
BUFFALO, NY 14218  
(716) 858-0599

JOB NO.: 0235-014-001

**SITE PLAN**

PERIODIC REVIEW REPORT  
FORMER BUFFALO SERVICE CENTER, BURA WEST  
AND NEW SEVENTH STREET SITES  
BUFFALO, NEW YORK  
PREPARED FOR  
257 W. GENESEE STREET, LLC

**FIGURE 2**

# APPENDIX A

## INSTITUTIONAL & ENGINEERING CONTROL (IC/EC) CERTIFICATION FORMS



Enclosure 2  
**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Periodic Review Report Notice**  
**Institutional and Engineering Controls Certification Form**



	Site Details	Box 1
<b>Site No.</b> C915194		
<b>Site Name</b> Former Buffalo Service Station		
Site Address: 249 West Genesee Street    Zip Code: 14202		
City/Town: Buffalo		
County: Erie		
Site Acreage: 4.9		
Reporting Period: June 15, 2013 to June 15, 2014		
		YES    NO
1. Is the information above correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>Box 2</b>
		YES    NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are all ICs/ECs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.		
A Corrective Measures Work Plan must be submitted along with this form to address these issues.		
_____ Signature of Owner, Remedial Party or Designated Representative		_____ Date

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

<b>SITE NO. C915194</b>	<b>Box 3</b>
<b>Description of Institutional Controls</b>	
<u>Parcel</u>	<u>Owner</u>
110.60-2-2.1	257 W. Genesee, LLC
	<u>Institutional Control</u>
	Ground Water Use Restriction Soil Management Plan O&M Plan Landuse Restriction Site Management Plan
i) Use of groundwater for potable and non-potable purposes is prohibited.	
ii) Implementation of Operation, Monitoring, and Maintenance Plan and Soil/Fill Management Plan.	

	<b>Box 4</b>
<b>Description of Engineering Controls</b>	
None Required	
Not Applicable/No EC's	

**Periodic Review Report (PRR) Certification Statements**

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

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

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

YES NO

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

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

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

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

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

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

YES NO

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

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

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

IC CERTIFICATIONS  
SITE NO. C915194

Box 6

**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

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

I Leigh J. Brown at 2325 E. Camelback Rd. #1100 Phoenix, AZ 85016  
print name print business address

am certifying as Authorized Agent (Owner or Remedial Party)

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

[Signature] June 23, 2014  
Signature of Owner, Remedial Party, or Designated Representative Date  
Rendering Certification

Authorized Agent of COLE RENT ADVISORS, III, LLC  
MANAGER OF COLE HX BUFFALO, NY, LLC SOLE  
MEMBER OF 257 W. GRENSEE, LLC



Enclosure 2  
**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
 Site Management Periodic Review Report Notice  
 Institutional and Engineering Controls Certification Form



	Site Details	Box 1
Site No. C915195		
<b>Site Name Buffalo Urban Renewal Agency West Property</b>		
Site Address: 257 West Genesee Street Zip Code: 14202		
City/Town: Buffalo		
County: Erie		
Site Acreage: 1.7		
Reporting Period: June 15, 2013 to June 15, 2014		
		YES NO
1. Is the information above correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Box 2
		YES NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are all ICs/ECs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.		
A Corrective Measures Work Plan must be submitted along with this form to address these issues.		
_____ Signature of Owner, Remedial Party or Designated Representative		_____ Date

SITE NO. C915195

Box 3

**Description of Institutional Controls**

Parcel

Owner

Institutional Control

110.60-2-2.1

257 W. Genesee, LLC

Ground Water Use Restriction  
Site Management Plan  
O&M Plan  
Landuse Restriction  
Soil Management Plan

- i) Use of groundwater for potable and non-potable purposes is prohibited.
- ii) Implementation of Operation, Monitoring, and Maintenance Plan and Soil/Fill Management Plan.
- iii) Property shall remain as commercial/industrial use only

Box 4

**Description of Engineering Controls**

None Required

Not Applicable/No EC's

**Periodic Review Report (PRR) Certification Statements**

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

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

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

YES NO

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

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

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

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

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

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

YES NO

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

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

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

IC CERTIFICATIONS  
SITE NO. C915195

Box 6

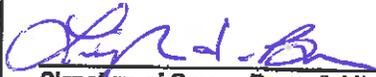
**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

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

I Leigh J. Brown at 235 E. Camelback Rd #1100 Phoenix, AZ 85016  
print name print business address

am certifying as Authorized Agent (Owner or Remedial Party)

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



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

June 23, 2014  
Date

Authorized Agent of Cole REIT Advisors III, LLC  
Manager Cole AM Buffalo NY, LLC sole  
MEMBER OF 257 W. GENESEE, LLC



Enclosure 2  
**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
 Site Management Periodic Review Report Notice  
 Institutional and Engineering Controls Certification Form



	Site Details	Box 1
Site No. C916203		
<b>Site Name 4 New Seventh Street Site</b>		
Site Address: 4 New Seventh Street Site	Zip Code: 14202	
City/Town: Buffalo		
County: Erie		
Site Acreage: 1.7		
Reporting Period: June 15, 2013 to June 15, 2014		
		YES NO
1. Is the information above correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>Box 2</b>
		YES NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are all ICs/ECs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.</b></p> <p><b>A Corrective Measures Work Plan must be submitted along with this form to address these issues.</b></p>		
Signature of Owner, Remedial Party or Designated Representative _____		Date _____

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

<b>SITE NO. C915203</b>	<b>Box 3</b>
<b>Description of Institutional Controls</b>	
<u>Parcel</u> 110.60-2-2.1	<u>Owner</u> 257 W. Genesee, LLC
	<u>Institutional Control</u> Ground Water Use Restriction Soil Management Plan Landuse Restriction Site Management Plan
i) Operation, Monitoring, and Maintenance Plan and Soil/Fill Management Plan ii) Use of groundwater for potable and non-potable purposes is prohibited. iii) unrestricted or residential use is prohibited.	

	<b>Box 4</b>
<b>Description of Engineering Controls</b>	
None Required	
Not Applicable/No EC's	

**Periodic Review Report (PRR) Certification Statements**

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

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

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

YES NO

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

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

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

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

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

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

YES NO

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

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

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

IC CERTIFICATIONS  
SITE NO. C915203

Box 6

**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

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

I, Leigh J. Brown at 2325 E. Canalview Rd #100 Phoenix, AZ 85016  
print name print business address

am certifying as Authorized Agent (Owner or Remedial Party)

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



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

JUNE 23, 2014  
Date

AUTHORIZED AGENT OF COLE BETT ADVISORS LLC  
MANAGER OF COLE HN BUFFALO NY, LLC SOLE  
MEMBER OF 257 W. GENESEE LLC

# APPENDIX B

## SITE PHOTOGRAPHIC LOG (MAY 27, 2014)

<b>Client Name:</b>		<b>Site Location:</b> 257 W Genesee Street, LLC Site Buffalo, NY	<b>Project No.:</b>
<b>Photo No.</b> 1	<b>Date</b> 05/27/14		
<b>Direction Photo Taken:</b> North			
<b>Description:</b> Site Conditions - Visitor Surface Lot (looking north)			

<b>Photo No.</b> 2	<b>Date</b> 05/27/14	
<b>Direction Photo Taken:</b>		
<b>Description:</b> Site Conditions- East Side of Parking Garage		

<b>Client Name:</b>		<b>Site Location:</b> 257 W Genesee Street, LLC Site Buffalo, NY	<b>Project No.:</b>
<b>Photo No.</b> 3	<b>Date</b> 05/27/14		
<b>Direction Photo Taken:</b> South			
<b>Description:</b> Site Conditions- Office Building (looking South from New Seventh Street)			

<b>Photo No.</b> 4	<b>Date</b> 05/27/14		
<b>Direction Photo Taken:</b> Southwest			
<b>Description:</b> Northern Property Boundary (looking Southwest from New Seventh Street)			

<b>Client Name:</b>		<b>Site Location:</b> 257 W Genesee Street, LLC Site Buffalo, NY	<b>Project No.:</b>
<b>Photo No.</b> 5	<b>Date</b> 05/27/14		
<b>Direction Photo Taken:</b> West			
<b>Description:</b> Site Conditions- drive between garage and building complex, looking west			

<b>Photo No.</b> 6	<b>Date</b> 05/27/14	
<b>Direction Photo Taken:</b> South		
<b>Description:</b> Site Conditions- Berm area on 4th Street; looking south		

<b>Client Name:</b>		<b>Site Location:</b> 257 W Genesee Street, LLC Site Buffalo, NY	<b>Project No.:</b>
<b>Photo No.</b> 7	<b>Date</b> 05/27/14		
<b>Direction Photo Taken:</b> East			
<b>Description:</b> Site Conditions - Building Façade; looking east along 257 W. Genesee			

<b>Photo No.</b> 8	<b>Date</b> 05/27/14	
<b>Direction Photo Taken:</b> East		
<b>Description:</b> Site Conditions- looking east at entrance to garage from Fourth Street		

<b>Client Name:</b>		<b>Site Location:</b> 257 W Genesee Street, LLC Site Buffalo, NY	<b>Project No.:</b>
<b>Photo No.</b> 9	<b>Date</b> 05/27/14		
<b>Direction Photo Taken:</b> East -Southeast			
<b>Description:</b> Site Conditions- Detention pond area looking east-southeast.			

<b>Photo No.</b> 10	<b>Date</b> 05/27/14		
<b>Direction Photo Taken:</b> South			
<b>Description:</b> Site Conditions- Courtyard area on New Seventh Street looking south			

Table 1  
 Summary of MW-09 and MW-09R  
 Results  
 QLT Buffalo  
 Buffalo, New York (a)

Well I.D.: \_\_\_\_\_ MW-09

Event: \_\_\_\_\_ Quarterly Monitoring  
 Sample Date: 08/20/07 (e) 08/21/07 11/27/07 03/03/08 05/27/08 08/25/08 11/20/08 12/18/2008 (f) 02/24/09 05/19/09

Parameters	NSYDEC Standards (c)	Quarterly Monitoring									
		<u>08/20/07 (e)</u>	<u>08/21/07</u>	<u>11/27/07</u>	<u>03/03/08</u>	<u>05/27/08</u>	<u>08/25/08</u>	<u>11/20/08</u>	<u>12/18/2008 (f)</u>	<u>02/24/09</u>	<u>05/19/09</u>
<b>Volatile Organic Compounds (µg/l)</b>											
Acetone	50	-	-	-	-	-	-	-	-	-	-
Benzene	1	<b>4,000 D (d)</b>	<b>980</b>	<b>1,700</b>	<b>3,300</b>	<b>12,000</b>	<b>7,600</b>	<b>3,600</b>	<b>670</b>	<b>13,000</b>	<b>10,000</b>
2-Butanone	50	-	-	-	-	-	-	-	-	-	-
Ethylbenzene	5	<b>6</b>	1.3	10 U	20 U	40 U	100 U	50 U	0.73 J	<b>12 J</b>	<b>8.2 J</b>
Toluene	5	2	0.74 J	10 U	20 U	40 U	100 U	50 U	1 U	4.7 J	20 U
Total Xylenes	5	120 U	300 U	150 U	<b>12 J</b>	40 U	30 U	60 U	3 U	120 U	<b>96 J</b>
<b>Field Parameters</b>											
Temperature (°C)	-	-	-	-	-	-	-	-	-	-	-
Specific Conductance (mS/cm)	-	-	-	-	-	-	-	-	-	-	-
Dissolved Oxygen (mg/l)	-	-	-	-	-	-	-	-	-	-	-
pH (s.u.)	-	-	-	-	-	-	-	-	-	-	-
ORP (mV)	-	-	-	-	-	-	-	-	-	-	-
Turbidity (NTUs)	-	-	-	-	-	-	-	-	-	-	-
Purge Volume (gal)	-	-	-	-	-	-	-	-	-	-	-

Boxed value greater than the NYSDEC standards

**Table 1**  
**Summary of MW-09 and MW-09R Results**  
**QLT Buffalo**  
**Buffalo, New York**

Well I.D.:		MW-09									
Event:		Performance Monitoring									
Sample Date:		Baseline	(Post-Injection)								
Sample Date:		06/26/09	11/24/09 (b)	11/24/09 (b)	02/18/10 (b)	02/18/10 (b)	05/19/10 (b)	05/19/10 (b)	08/17/10 (b)	08/17/10 (b)	06/03/11 (b)
Parameters	NSYDEC Standards (c)										
<b>Volatile Organic Compounds (µg/l)</b>											
Acetone	50	-	-	-	63	62	35	35	31	33	14
Benzene	1	-	2,200 D	2,000 D	1,500	1,800	2,400 D08	2,000 D08	730 D08	720 D08	420
2-Butanone	50	-	-	-	7.8	7.6	5.4	5	5 J	5.6 J	1.7 J
Ethylbenzene	5	-	4.2 D	3.9 JD	3.8	4	4.9	3.6	3.1	2.7	0.77 J
Toluene	5	-	4 U	4 U	0.92 J	0.98 J	0.6 J	0.57 J	1 U	1 U	1 U
Total Xylenes	5	-	3.7 JD	3.2 JD	6.1	6.2	2.7	1.4 J	3	2.3	2 U
<b>Field Parameters</b>											
Temperature (°C)	-	22.04	11.75	-	3.94	-	17.24	-	17.7	-	15.95
Specific Conductance (mS/cm)	-	1.74	11.7	-	9.31	-	5.64	-	5.98	-	4.63
Dissolved Oxygen (mg/l)	-	0.28	9.39	-	37.43	-	38.17	-	23.99	-	26.32
pH (s.u.)	-	6.89	13.40	-	13.67	-	12.96	-	12.67	-	10.54
ORP (mV)	-	-96	-25	-	-24	-	-58	-	30	-	64
Turbidity (NTUs)	-	9.6	69 (c)	-	136	-	18.2	-	87.1	-	39.2
Purge Volume (gal)	-	2	1	-	1	-	0.8	-	1	-	0.6

**Boxed value greater than the NYSDEC standards**

Table 1

**Summary of MW-09 and MW-09R Results  
QLT Buffalo  
Buffalo, New York**

Parameters	NSYDEC Standards (c)	MW-09					MW-09R			
		Performance Monitoring					Performance Monitoring			
		(Post-Injection)					(Post-Injection)			
Sample Date:	06/03/11 (b)	09/06/11 (b)	09/06/11 (b)	11/06/11 (b)	11/06/11 (b)	2/8/2012 (b)	2/8/2012 (b)	2/14/2013 (g)	2/19/2014 (g)	
<b>Volatile Organic Compounds (µg/l)</b>										
Acetone	50	13	25	28	-	-	250 U	250 U	800 U	-
Benzene	1	<b>430</b>	<b>1,400</b>	<b>970</b>	<b>2,100</b>	<b>2,100</b>	<b>6,100</b>	<b>5,000</b>	<b>6,800</b>	<b>4,000</b>
2-Butanone	50	1.7 J	3.5 J	3.9 J	-	-	250 U	250 U	800 UF	-
Ethylbenzene	5	0.79 J	1.4	1.4	2.1	2.2	<b>110</b>	<b>72</b>	<b>150</b>	80 U
Toluene	5	1 U	1 U	1 U	1 U	1 U	25 U	25 U	80 U	80 U
Total Xylenes	5	2 U	2 U	2 U	0.88 J	0.95 J	<b>37 J</b>	<b>31 J</b>	160 U	160 U
<b>Field Parameters</b>										
Temperature (°C)	-	-	15.46	-	8.32	-	5.4	-	4.98	7.03
Specific Conductance (mS/cm)	-	-	4.38	-	4.35	-	3.25	-	3.79	3.31
Dissolved Oxygen (mg/l)	-	-	35.27	-	25.34	-	1.05	-	13.78	9.32
pH (s.u.)	-	-	10.06	-	11.79	-	7.07	-	6.92	7.47
ORP (mV)	-	-	32	-	103	-	36	-	-81	-86
Turbidity (NTUs)	-	-	18.9	-	15.2	-	49.2	-	105	-
Purge Volume (gal)	-	-	0.2	-	0.1	-	1.2	-	6.54	8.84

**Boxed value greater than the NYSDEC standards**

a/ I.D. = identification; NYSDEC = New York State Department of Environmental Conservation;

µg/l = micrograms per liter; mg/l = milligrams per liter; °C = degrees Celcius;

mS/cm = microSiemens per centimeter; s.u. = standard units; mV = millivolts;

NTU = nephelometric turbidity units; gal = gallons; ‰ = part per thousand;

δ<sup>13</sup>C = delta carbon-13; ND = not detected; '-' = standard not developed or constituent not analyzed.

b/ Sample and duplicate.

c/ NYSDEC Ambient Water Quality Standards and Guidance Values. Technical and Operational Guidance Series (1.1.1). June 1998 and as updated.

d/ Data Qualifiers:

U = constituent not detected at reported detection limit

J = estimated concentration

B = analyte detected in associated method blank

D, D08 = result from diluted aliquot

H = sample was analyzed after hold time

F = matrix spike or matrix spike duplicate exceeds control limits

e/ Results from sample collected by the NYSDEC.

f/ Supplemental Investigation

g/ Samples collected with a bailer.

Table 2  
 Summary of MW-03  
 Historical Results  
 QLT Buffalo  
 Buffalo, New York (a)

Well I.D.: \_\_\_\_\_ MW-03

Event: \_\_\_\_\_ Quarterly Monitoring  
 Sample Date: 08/21/07 11/28/07 (b) 11/28/07 (b) 03/03/08 (b) 03/03/08 (b) 05/27/08 (b) 05/27/08 (b) 08/25/08 (b) 08/25/08 (b) 11/20/08

<u>Parameters</u>	<u>NSYDEC Values (c)</u>										
<b>Volatile Organic Compounds (µg/l)</b>											
Acetone	50	-	-	-	-	-	-	-	-	-	-
Benzene	1	21	1,800	1,800 J	520	490	48	42	1,600	1,800	1,500
2-Butanone	50	-	-	-	-	-	-	-	-	-	-
Ethylbenzene	5	13	960	980 J	250	230	26	22	920	1,000	870
Toluene	5	0.67 J	100	110	20	19 J	1 U	1 U	72	73	53
Total Xylenes	5	8.5	850	870	190	170	7.7	6.9	650	710	530
<b>Field Parameters</b>											
Temperature (°C)	-	-	-	-	-	-	-	-	-	-	-
Specific Conductance (mS/cm)	-	-	-	-	-	-	-	-	-	-	-
Dissolved Oxygen (mg/l)	-	-	-	-	-	-	-	-	-	-	-
pH (s.u.)	-	-	-	-	-	-	-	-	-	-	-
ORP (mV)	-	-	-	-	-	-	-	-	-	-	-
Turbidity (NTUs)	-	-	-	-	-	-	-	-	-	-	-
Purge Volume (gal)	-	-	-	-	-	-	-	-	-	-	-

**Boxed value greater than the NYSDEC values**

**Table 2**  
**Summary of MW-03**  
**Historical Results**  
**QLT Buffalo**  
**Buffalo, New York**

Parameters	NSYDEC Values (c)	Well I.D.:									
		Supplemental				Performance Monitoring (Post-Injection)					
		Investigation		Quarterly Monitoring							
Event:	12/17/08 (b)	12/17/08 (b)	02/24/09	05/19/09	11/24/09	05/19/10	2/14/2013 (b,g)	2/14/2013 (b,g)	2/19/2014 (b,g)	2/19/2014 (b,g)	
<b>Volatile Organic Compounds (µg/l)</b>											
Acetone	50	-	-	-	-	-	50 U	10 U	-	-	
Benzene	1	610	600	420	220	1,300 D	26	260	250	330	310
2-Butanone	50	-	-	-	-	-	50 U	10 UF	-	-	
Ethylbenzene	5	340	330	240	44	620 D	1.2	40	36	45	43
Toluene	5	22	22	1.6	1.9	35 D	1 U	5 U	1 U	5 U	2.4 J
Total Xylenes	5	200 J	190	17	5.5	370 D	2 U	10 U	2.5	3.8 J	3.2 J
<b>Field Parameters</b>											
Temperature (°C)	-	-	-	-	-	13.61	18.41	11.47	-	10.01	-
Specific Conductance (mS/cm)	-	-	-	-	-	3.61	2.32	2.61	-	2.46	-
Dissolved Oxygen (mg/l)	-	-	-	-	-	2.64	0	7.91	-	8.38	-
pH (s.u.)	-	-	-	-	-	6.90	7.22	6.84	-	7.39	-
ORP (mV)	-	-	-	-	-	-21	-134	-82	-	-116	-
Turbidity (NTUs)	-	-	-	-	-	5.9	5.21	55.4	-	-	-
Purge Volume (gal)	-	-	-	-	-	2	0.6	5.28	-	6.96	-

**Boxed value greater than the NYSDEC values**

- a/ I.D. = identification; NYSDEC = New York State Department of Environmental Conservation; µg/l = micrograms per liter; ND = not detected; '-' indicates standard not developed or constituent not analyzed.
- b/ Sample and duplicate.
- c/ NYSDEC Ambient Water Quality Standards and Guidance Values. Technical and Operational Guidance Series (1.1.1). June 1998 and as updated.
- d/ Data Qualifiers:  
 U = constituent not detected at reported detection limit  
 J = estimated concentration  
 B = analyte detected in associated method blank  
 D, D08 = result from diluted aliquot  
 F = matrix spike or matrix spike duplicate exceeds control limits
- e/ Results from sample collected by the NYSDEC.
- f/ Samples collected during the February 14, 2013 sampling event were collected with a bailer.
- g/ Samples collected with a bailer.

# TestAmerica

THE LEADER IN ENVIRONMENTAL TESTING

## ANALYTICAL REPORT

TestAmerica Laboratories, Inc.

TestAmerica Buffalo

10 Hazelwood Drive

Amherst, NY 14228-2298

Tel: (716)691-2600

TestAmerica Job ID: 480-54905-1

Client Project/Site: Buffalo Service Center

For:

WSP Environment & Energy

750 Holiday Drive

Suite 410

Pittsburgh, Pennsylvania 15220

Attn: Mr. Brett Marion



Authorized for release by:

2/21/2014 11:52:33 AM

Lisa Shaffer, Project Manager II

(716)504-9816

[lisa.shaffer@testamericainc.com](mailto:lisa.shaffer@testamericainc.com)

Designee for

Candace Fox, Manager of Project Management

(716)504-9844

[candace.fox@testamericainc.com](mailto:candace.fox@testamericainc.com)

### LINKS

Review your project  
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[www.testamericainc.com](http://www.testamericainc.com)

*The test results in this report meet all 2003 NELAC and 2009 TNI requirements for accredited parameters, exceptions are noted in this report. This report may not be reproduced except in full, and with written approval from the laboratory. For questions please contact the Project Manager at the e-mail address or telephone number listed on this page.*

*This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.*

*Results relate only to the items tested and the sample(s) as received by the laboratory.*

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# Sample Summary

Client: WSP Environment & Energy  
Project/Site: Buffalo Service Center

TestAmerica Job ID: 480-54905-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
480-54905-1	MW-03	Water	02/19/14 11:32	02/19/14 16:00
480-54905-2	MW-09R	Water	02/19/14 14:00	02/19/14 16:00
480-54905-3	MW-100	Water	02/19/14 14:22	02/19/14 16:00
480-54905-4	TB021914	Water	02/19/14 00:00	02/19/14 16:00

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## Definitions/Glossary

Client: WSP Environment & Energy  
Project/Site: Buffalo Service Center

TestAmerica Job ID: 480-54905-1

### Qualifiers

#### GC/MS VOA

Qualifier	Qualifier Description
J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.

### Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
♠	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CNF	Contains no Free Liquid
DER	Duplicate error ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision level concentration
MDA	Minimum detectable activity
EDL	Estimated Detection Limit
MDC	Minimum detectable concentration
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
NC	Not Calculated
ND	Not detected at the reporting limit (or MDL or EDL if shown)
PQL	Practical Quantitation Limit
QC	Quality Control
RER	Relative error ratio
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)

# Case Narrative

Client: WSP Environment & Energy  
Project/Site: Buffalo Service Center

TestAmerica Job ID: 480-54905-1

---

**Job ID: 480-54905-1**

---

**Laboratory: TestAmerica Buffalo**

---

**Narrative**

**Job Narrative**  
**480-54905-1**

**Comments**

No additional comments.

**Receipt**

The samples were received on 2/19/2014 4:00 PM; the samples arrived in good condition, properly preserved and, where required, on ice. The temperature of the cooler at receipt was 3.2° C.

**GC/MS VOA**

Method(s) 8260C: The following sample(s) was diluted to bring the concentration of target analytes within the calibration range: MW-03 (480-54905-1), MW-09R (480-54905-2), MW-100 (480-54905-3). Elevated reporting limits (RLs) are provided.

No other analytical or quality issues were noted.

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# Detection Summary

Client: WSP Environment & Energy  
Project/Site: Buffalo Service Center

TestAmerica Job ID: 480-54905-1

## Client Sample ID: MW-03

Lab Sample ID: 480-54905-1

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Benzene	330		5.0	2.1	ug/L	5		8260C	Total/NA
Ethylbenzene	45		5.0	3.7	ug/L	5		8260C	Total/NA
Xylenes, Total	3.8	J	10	3.3	ug/L	5		8260C	Total/NA

## Client Sample ID: MW-09R

Lab Sample ID: 480-54905-2

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Benzene	4000		80	33	ug/L	80		8260C	Total/NA

## Client Sample ID: MW-100

Lab Sample ID: 480-54905-3

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Benzene	310		4.0	1.6	ug/L	4		8260C	Total/NA
Ethylbenzene	43		4.0	3.0	ug/L	4		8260C	Total/NA
Toluene	2.4	J	4.0	2.0	ug/L	4		8260C	Total/NA
Xylenes, Total	3.2	J	8.0	2.6	ug/L	4		8260C	Total/NA

## Client Sample ID: TB021914

Lab Sample ID: 480-54905-4

No Detections.

This Detection Summary does not include radiochemical test results.

TestAmerica Buffalo

# Client Sample Results

Client: WSP Environment & Energy  
Project/Site: Buffalo Service Center

TestAmerica Job ID: 480-54905-1

**Client Sample ID: MW-03**

**Lab Sample ID: 480-54905-1**

Date Collected: 02/19/14 11:32

Matrix: Water

Date Received: 02/19/14 16:00

**Method: 8260C - Volatile Organic Compounds by GC/MS**

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	330		5.0	2.1	ug/L			02/20/14 06:10	5
Ethylbenzene	45		5.0	3.7	ug/L			02/20/14 06:10	5
Toluene	ND		5.0	2.6	ug/L			02/20/14 06:10	5
Xylenes, Total	3.8	J	10	3.3	ug/L			02/20/14 06:10	5

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	98		66 - 137		02/20/14 06:10	5
4-Bromofluorobenzene (Surr)	98		73 - 120		02/20/14 06:10	5
Toluene-d8 (Surr)	94		71 - 126		02/20/14 06:10	5

**Client Sample ID: MW-09R**

**Lab Sample ID: 480-54905-2**

Date Collected: 02/19/14 14:00

Matrix: Water

Date Received: 02/19/14 16:00

**Method: 8260C - Volatile Organic Compounds by GC/MS**

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	4000		80	33	ug/L			02/20/14 06:35	80
Ethylbenzene	ND		80	59	ug/L			02/20/14 06:35	80
Toluene	ND		80	41	ug/L			02/20/14 06:35	80
Xylenes, Total	ND		160	53	ug/L			02/20/14 06:35	80

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	102		66 - 137		02/20/14 06:35	80
4-Bromofluorobenzene (Surr)	96		73 - 120		02/20/14 06:35	80
Toluene-d8 (Surr)	96		71 - 126		02/20/14 06:35	80

**Client Sample ID: MW-100**

**Lab Sample ID: 480-54905-3**

Date Collected: 02/19/14 14:22

Matrix: Water

Date Received: 02/19/14 16:00

**Method: 8260C - Volatile Organic Compounds by GC/MS**

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	310		4.0	1.6	ug/L			02/20/14 07:00	4
Ethylbenzene	43		4.0	3.0	ug/L			02/20/14 07:00	4
Toluene	2.4	J	4.0	2.0	ug/L			02/20/14 07:00	4
Xylenes, Total	3.2	J	8.0	2.6	ug/L			02/20/14 07:00	4

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	98		66 - 137		02/20/14 07:00	4
4-Bromofluorobenzene (Surr)	100		73 - 120		02/20/14 07:00	4
Toluene-d8 (Surr)	96		71 - 126		02/20/14 07:00	4

**Client Sample ID: TB021914**

**Lab Sample ID: 480-54905-4**

Date Collected: 02/19/14 00:00

Matrix: Water

Date Received: 02/19/14 16:00

**Method: 8260C - Volatile Organic Compounds by GC/MS**

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	ND		1.0	0.41	ug/L			02/20/14 07:25	1
Ethylbenzene	ND		1.0	0.74	ug/L			02/20/14 07:25	1
Toluene	ND		1.0	0.51	ug/L			02/20/14 07:25	1

TestAmerica Buffalo

# Client Sample Results

Client: WSP Environment & Energy  
 Project/Site: Buffalo Service Center

TestAmerica Job ID: 480-54905-1

**Client Sample ID: TB021914**

**Lab Sample ID: 480-54905-4**

**Date Collected: 02/19/14 00:00**

**Matrix: Water**

**Date Received: 02/19/14 16:00**

**Method: 8260C - Volatile Organic Compounds by GC/MS (Continued)**

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Xylenes, Total	ND		2.0	0.66	ug/L			02/20/14 07:25	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	99		66 - 137		02/20/14 07:25	1
4-Bromofluorobenzene (Surr)	95		73 - 120		02/20/14 07:25	1
Toluene-d8 (Surr)	92		71 - 126		02/20/14 07:25	1



# QC Sample Results

Client: WSP Environment & Energy  
Project/Site: Buffalo Service Center

TestAmerica Job ID: 480-54905-1

## Method: 8260C - Volatile Organic Compounds by GC/MS

**Lab Sample ID: MB 480-166714/7**

**Matrix: Water**

**Analysis Batch: 166714**

**Client Sample ID: Method Blank**

**Prep Type: Total/NA**

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Benzene	ND		1.0	0.41	ug/L			02/20/14 00:53	1
Ethylbenzene	ND		1.0	0.74	ug/L			02/20/14 00:53	1
Toluene	ND		1.0	0.51	ug/L			02/20/14 00:53	1
Xylenes, Total	ND		2.0	0.66	ug/L			02/20/14 00:53	1

Surrogate	MB %Recovery	MB Qualifier	Limits	Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	99		66 - 137		02/20/14 00:53	1
4-Bromofluorobenzene (Surr)	99		73 - 120		02/20/14 00:53	1
Toluene-d8 (Surr)	98		71 - 126		02/20/14 00:53	1

**Lab Sample ID: LCS 480-166714/4**

**Matrix: Water**

**Analysis Batch: 166714**

**Client Sample ID: Lab Control Sample**

**Prep Type: Total/NA**

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
Benzene	25.0	25.2		ug/L		101	71 - 124
Ethylbenzene	25.0	26.1		ug/L		104	77 - 123
Toluene	25.0	24.3		ug/L		97	80 - 122

Surrogate	LCS %Recovery	LCS Qualifier	Limits
1,2-Dichloroethane-d4 (Surr)	108		66 - 137
4-Bromofluorobenzene (Surr)	104		73 - 120
Toluene-d8 (Surr)	99		71 - 126

**Lab Sample ID: LCSD 480-166714/5**

**Matrix: Water**

**Analysis Batch: 166714**

**Client Sample ID: Lab Control Sample Dup**

**Prep Type: Total/NA**

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec. Limits	RPD	Limit
Benzene	25.0	23.8		ug/L		95	71 - 124	6	13
Ethylbenzene	25.0	25.5		ug/L		102	77 - 123	2	15
Toluene	25.0	24.1		ug/L		96	80 - 122	1	15

Surrogate	LCSD %Recovery	LCSD Qualifier	Limits
1,2-Dichloroethane-d4 (Surr)	109		66 - 137
4-Bromofluorobenzene (Surr)	104		73 - 120
Toluene-d8 (Surr)	99		71 - 126

TestAmerica Buffalo

# QC Association Summary

Client: WSP Environment & Energy  
Project/Site: Buffalo Service Center

TestAmerica Job ID: 480-54905-1

## GC/MS VOA

### Analysis Batch: 166714

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
480-54905-1	MW-03	Total/NA	Water	8260C	
480-54905-2	MW-09R	Total/NA	Water	8260C	
480-54905-3	MW-100	Total/NA	Water	8260C	
480-54905-4	TB021914	Total/NA	Water	8260C	
LCS 480-166714/4	Lab Control Sample	Total/NA	Water	8260C	
LCSD 480-166714/5	Lab Control Sample Dup	Total/NA	Water	8260C	
MB 480-166714/7	Method Blank	Total/NA	Water	8260C	

# Lab Chronicle

Client: WSP Environment & Energy  
Project/Site: Buffalo Service Center

TestAmerica Job ID: 480-54905-1

**Client Sample ID: MW-03**

Date Collected: 02/19/14 11:32

Date Received: 02/19/14 16:00

**Lab Sample ID: 480-54905-1**

Matrix: Water

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	8260C		5	166714	02/20/14 06:10	LCH	TAL BUF

**Client Sample ID: MW-09R**

Date Collected: 02/19/14 14:00

Date Received: 02/19/14 16:00

**Lab Sample ID: 480-54905-2**

Matrix: Water

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	8260C		80	166714	02/20/14 06:35	LCH	TAL BUF

**Client Sample ID: MW-100**

Date Collected: 02/19/14 14:22

Date Received: 02/19/14 16:00

**Lab Sample ID: 480-54905-3**

Matrix: Water

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	8260C		4	166714	02/20/14 07:00	LCH	TAL BUF

**Client Sample ID: TB021914**

Date Collected: 02/19/14 00:00

Date Received: 02/19/14 16:00

**Lab Sample ID: 480-54905-4**

Matrix: Water

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	8260C		1	166714	02/20/14 07:25	LCH	TAL BUF

**Laboratory References:**

TAL BUF = TestAmerica Buffalo, 10 Hazelwood Drive, Amherst, NY 14228-2298, TEL (716)691-2600

# Certification Summary

Client: WSP Environment & Energy  
Project/Site: Buffalo Service Center

TestAmerica Job ID: 480-54905-1

## Laboratory: TestAmerica Buffalo

The certifications listed below are applicable to this report.

Authority	Program	EPA Region	Certification ID	Expiration Date
New York	NELAP	2	10026	03-31-14

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14

# Method Summary

Client: WSP Environment & Energy  
Project/Site: Buffalo Service Center

TestAmerica Job ID: 480-54905-1

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Method	Method Description	Protocol	Laboratory
8260C	Volatile Organic Compounds by GC/MS	SW846	TAL BUF

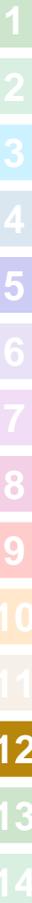
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**Protocol References:**

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

**Laboratory References:**

TAL BUF = TestAmerica Buffalo, 10 Hazelwood Drive, Amherst, NY 14228-2298, TEL (716)691-2600





## Login Sample Receipt Checklist

Client: WSP Environment & Energy

Job Number: 480-54905-1

**Login Number: 54905**

**List Source: TestAmerica Buffalo**

**List Number: 1**

**Creator: Janish, Carl M**

Question	Answer	Comment
Radioactivity either was not measured or, if measured, is at or below background	True	
The cooler's custody seal, if present, is intact.	True	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the sample IDs on the containers and the COC.	True	
Samples are received within Holding Time.	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
VOA sample vials do not have headspace or bubble is <6mm (1/4") in diameter.	True	
If necessary, staff have been informed of any short hold time or quick TAT needs	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Sampling Company provided.	True	wsp
Samples received within 48 hours of sampling.	True	
Samples requiring field filtration have been filtered in the field.	N/A	
Chlorine Residual checked.	N/A	