

May 23, 2011

Mr. Jaspal Walia, P.E.
Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo NY, 14203

Re: May 2011 Post-Remedial Groundwater Monitoring Event
New Seventh Street Site No C915203

Dear Mr. Walia:

On behalf of our client, 257 West Genesee LLC, Benchmark Environmental Engineering & Science, PLLC (Benchmark) has prepared this report to transmit the results of the May 2011 post-remedial groundwater monitoring event at the above referenced Brownfield Cleanup Program (BCP) Site located in Buffalo, NY (see Figure 1).

FIELD SAMPLING PROCEDURE

In accordance with the Department's June 16th, 2010 correspondence, monitoring well BCP-MW-04 was slated for re-sampling in May 2011. Benchmark staff notified the Department of the schedule and performed the fieldwork on May 7, 2011.

Sampling was performed using a non-dedicated disposable polyethylene bailer. As per past monitoring events, BCP-MW-04 was purged to dryness. Groundwater was allowed to recover prior to sampling. Attachment 1 includes the purge and sample field data sheets. The groundwater sample was transferred to laboratory supplied, pre-preserved sample vials and transported, under chain of custody, to Test America, Inc. for analysis of Spill Technologies and Remediation Series (STARS) VOCs per USEPA Method 8260B.

ANALYTICAL RESULTS

Attachment 2 includes a copy of the analytical data package. As indicated, all parameters were reported as non-detectable.

www.benchmarkees.com

2558 Hamburg Turnpike, Suite 300 | Buffalo, NY 14218
phone: (716) 856-0599 | fax: (716) 856-0583

CONCLUSIONS AND RECOMMENDATIONS

Figure 1 presents BCP-MW-04 sample results from previous monitoring events, including the May 2011 results. As shown, ten groundwater monitoring events have been conducted at this location since August 2007. The results have indicated an overall decreasing trend in STARS VOCs, with all events over the past 3 years yielding non-detectable or trace levels of VOCs having total concentrations well below 1 part per million. Based on the data, Benchmark requests the Department's permission to terminate the post-remedial groundwater monitoring program at the New 7th Street Site.

If approved, monitoring well BCP-MW-04 will be decommissioned following the same procedure previously employed at BCP-MW-02, BCP-MW-05 and PZ-10 (i.e., pulling & tremie grouting). At this time MW-3 will remain as part of the monitoring network related to supplemental remedial measures at offsite well MW-9.

Please feel free to contact me with any questions.

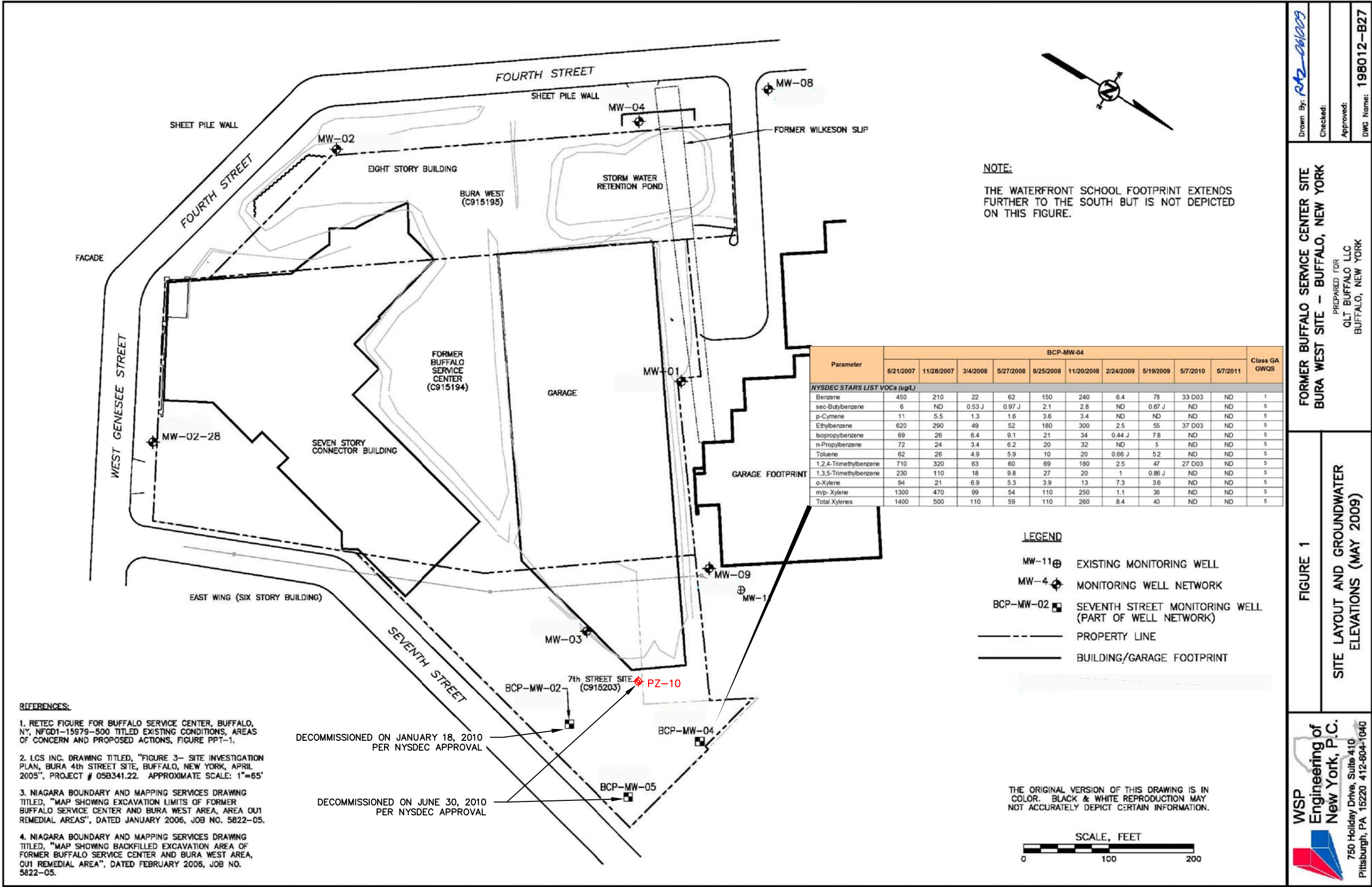
Sincerely,
Benchmark Environmental Engineering & Science, PLLC

A handwritten signature in blue ink, appearing to read "Tom Forbes", is written over the printed name.

Thomas H. Forbes, P.E.
Sr. Project Manager

Att.

- c: G. Adkison (Duke Realty)
- S. Kidwell (Duke Realty)
- C. Slater (Hater Secest)
- D. Szymanski (NYSDEC)



NOTE:
1. DRAWING ADAPTED FROM WSP ENGINEERING OF NEW YORK, P.C., MAY 2009.

ATTACHMENT 1

SAMPLE COLLECTION LOGS

GROUNDWATER FIELD FORM

Project Name: Duke locality
Location: 275 Gerosoe

Date: 5-7-11
Project No.: 0184-001-100 Field Team: PWW

Well No. <u>BCP-MW-04</u>			Diameter (inches): <u>2"</u>			Sample Date / Time: <u>5-7-11 9:45</u>			
Product Depth (ftTOR): <u>—</u>			Water Column (ft): <u>2.3</u>			DTW when sampled: <u>13.28</u>			
DTW (static) (ftTOR): <u>12.28</u>			One Well Volume (gal): <u>37</u>			Purpose: ☐ Development ☐ Sample ☒ Purge & Sample			
Total Depth (ftTOR): <u>14.56</u>			Total Volume Purged (gal):			Purge Method: <u>Bailer</u>			
Time	Water Level (ftTOR)	Acc. Volume (gallons)	pH (units)	Temp. (deg. C)	SC (uS)	Turbidity (NTU)	DO (mg/L)	ORP (mV)	Appearance & Odor
8:42	0 Initial	2.25	6.60	10.1	1972	36.0	3.92	192	clear/light brown / No odor
8:45	1 13.56	4	6.87	9.4	1923	356	4.08	191	Turbid brown / No odor
8:50	2 DRY	5	6.97	9.3	1895	578	4.00	196	"
	3								
	4								
	5								
	6								
	7								
	8								
	9								
	10								
Sample Information:									
9:45	S1 13.28	6	6.91	11.4	1064	328	3.78	132	"
	S2								

Well No.			Diameter (inches):			Sample Date / Time:			
Product Depth (ftTOR):			Water Column (ft):			DTW when sampled:			
DTW (static) (ftTOR):			One Well Volume (gal):			Purpose: ☐ Development ☐ Sample ☐ Purge & Sample			
Total Depth (ftTOR):			Total Volume Purged (gal):			Purge Method:			
Time	Water Level (ftTOR)	Acc. Volume (gallons)	pH (units)	Temp. (deg. C)	SC (uS)	Turbidity (NTU)	DO (mg/L)	ORP (mV)	Appearance & Odor
	0 Initial								
	1								
	2								
	3								
	4								
	5								
	6								
	7								
	8								
	9								
	10								
Sample Information:									
	S1								
	S2								

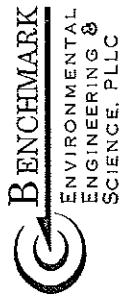
REMARKS: WL for MW-03 is 6.92
BCP-MW-04 - insufficient water for sample readings

Volume Calculation	
Diam.	Vol. (g/ft)
1"	0.041
2"	0.163
4"	0.653
6"	1.469

Stabilization Criteria	
Parameter	Criteria
pH	± 0.1 unit
SC	± 3%
Turbidity	± 10%
DO	± 0.3 mg/L
ORP	± 10 mV

Note: All water level measurements are in feet, distance from top of riser.

PREPARED BY: Paul W. Watz



EQUIPMENT CALIBRATION LOG

PROJECT INFORMATION:

Project Name: 275 Genesee St

Project No.: 0184-001-100

Client: Duke Realty

Date: 5-7-11

Instrument Source: ☒ BM ☐ Rental

METER TYPE	UNITS	TIME	MAKE/MODEL	SERIAL NUMBER	CAL. BY	STANDARD	POST CAL. READING	SETTINGS
☒ pH meter	units	8:15	Myron L Company Ultra Meter 6P	606987 ☐ 6212375 ☒	PWW	4.00 7.00 10.01	4.0 7.0 10.0	4.0 ok 7.0 ok 10.0 ok
☒ Turbidity meter	NTU	8:20	Hach 2100P Turbidimeter	06120C020523 ☒ 07110C026405 ☐	PWW	< 0.4 20 100 800	4 20.6 101 815	2.4 ok 20 ok 100 ok 800 ok
☒ Sp. Cond. meter	uS mS	8:15	Myron L Company Ultra Meter 6P	606987 ☐ 6212375 ☒	PWW	143 mS @ 25 °C	1412	1413 ok
☐ PID	ppm		MinRAE 2000			open air zero		MIBK response factor = 1.0
☒ Dissolved Oxygen	ppm	8:30	HACH Model HQ30d	New	PWW	100% Saturation	100%	100% ok
☐ Particulate meter	mg/m ³					zero air		
☐ Oxygen	%					open air		
☐ Hydrogen sulfide	ppm					open air		
☐ Carbon monoxide	ppm					open air		
☐ LEL	%					open air		
☐ Radiation Meter	uR/H					background area		
☐								

ADDITIONAL REMARKS:

PREPARED BY: [Signature]

DATE: 5-7-11

ATTACHMENT 2

**TEST AMERICA, INC.
SAMPLE DATA SUMMARY PACKAGE
MAY 2011**

ANALYTICAL REPORT

TestAmerica Laboratories, Inc.

TestAmerica Buffalo

10 Hazelwood Drive

Amherst, NY 14228-2298

Tel: (716)691-2600

TestAmerica Job ID: 480-4723-1

Client Project/Site: Benchmark - 257 W. Genesee St. site

For:

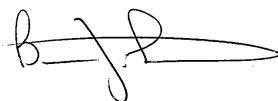
Benchmark Env. Eng. & Science, PLLC

2558 Hamburg Turnpike

Suite 300

Lackawanna, New York 14218

Attn: Tom Forbes



Authorized for release by:

05/16/2011 01:50:24 PM

Brian Fischer

Project Manager II

brian.fischer@testamericainc.com

LINKS

Review your project
results through

TotalAccess

Have a Question?



Visit us at:

www.testamericainc.com

Results relate only to the items tested and the sample(s) as received by the laboratory. The test results in this report meet all 2003 NELAC requirements for accredited parameters, exceptions are noted in this report. Pursuant to NELAC, 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.

Table of Contents

Cover Page 1

Table of Contents 2

Definitions 3

Case Narrative 4

Detection Summary 5

Client Sample Results 6

Surrogate Summary 7

QC Sample Results 8

QC Association 9

Chronicle 10

Certification Summary 11

Method Summary 12

Sample Summary 13

Chain of Custody 14

Sample Receipt Checklist 15



Qualifier Definition/Glossary

Client: Benchmark Env. Eng. & Science, PLLC
Project/Site: Benchmark - 257 W. Genesee St. site

TestAmerica Job ID: 480-4723-1

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.
EPA	United States Environmental Protection Agency
ND	Not Detected above the reporting level.
MDL	Method Detection Limit
RL	Reporting Limit
RE, RE1 (etc.)	Indicates a Re-extraction or Reanalysis of the sample.
%R	Percent Recovery
RPD	Relative Percent Difference, a measure of the relative difference between two points.

Case Narrative

Client: Benchmark Env. Eng. & Science, PLLC
Project/Site: Benchmark - 257 W. Genesee St. site

TestAmerica Job ID: 480-4723-1

Job ID: 480-4723-1

Laboratory: TestAmerica Buffalo

Narrative

Job Narrative
480-4723-1

Comments

No additional comments.

Receipt

All samples were received in good condition within temperature requirements.

GC/MS VOA

No analytical or quality issues were noted.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

Detection Summary

Client: Benchmark Env. Eng. & Science, PLLC
Project/Site: Benchmark - 257 W. Genesee St. site

TestAmerica Job ID: 480-4723-1

Client Sample ID: BCP-MW-04

Lab Sample ID: 480-4723-1

No Detections.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

Analytical Data

Client: Benchmark Env. Eng. & Science, PLLC
Project/Site: Benchmark - 257 W. Genesee St. site

TestAmerica Job ID: 480-4723-1

Client Sample ID: BCP-MW-04

Lab Sample ID: 480-4723-1

Date Collected: 05/07/11 09:45

Matrix: Water

Date Received: 05/09/11 12:15

Method: 8260B - Volatile Organic Compounds (GC/MS)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
1,2,4-Trimethylbenzene	ND		1.0	0.75	ug/L			05/14/11 16:10	1
1,3,5-Trimethylbenzene	ND		1.0	0.77	ug/L			05/14/11 16:10	1
Benzene	ND		1.0	0.41	ug/L			05/14/11 16:10	1
Ethylbenzene	ND		1.0	0.74	ug/L			05/14/11 16:10	1
Isopropylbenzene	ND		1.0	0.79	ug/L			05/14/11 16:10	1
Methyl tert-butyl ether	ND		1.0	0.16	ug/L			05/14/11 16:10	1
m-Xylene & p-Xylene	ND		2.0	0.66	ug/L			05/14/11 16:10	1
n-Butylbenzene	ND		1.0	0.64	ug/L			05/14/11 16:10	1
N-Propylbenzene	ND		1.0	0.69	ug/L			05/14/11 16:10	1
o-Xylene	ND		1.0	0.76	ug/L			05/14/11 16:10	1
p-Cymene	ND		1.0	0.31	ug/L			05/14/11 16:10	1
sec-Butylbenzene	ND		1.0	0.75	ug/L			05/14/11 16:10	1
tert-Butylbenzene	ND		1.0	0.81	ug/L			05/14/11 16:10	1
Toluene	ND		1.0	0.51	ug/L			05/14/11 16:10	1
Xylenes, Total	ND		2.0	0.66	ug/L			05/14/11 16:10	1

Surrogate	% Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	108		66 - 137		05/14/11 16:10	1
4-Bromofluorobenzene (Surr)	106		73 - 120		05/14/11 16:10	1
Toluene-d8 (Surr)	111		71 - 126		05/14/11 16:10	1

Surrogate Summary

Client: Benchmark Env. Eng. & Science, PLLC
Project/Site: Benchmark - 257 W. Genesee St. site

TestAmerica Job ID: 480-4723-1

Method: 8260B - Volatile Organic Compounds (GC/MS)

Matrix: Water

Prep Type: Total/NA

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)		
		12DCE (66-137)	BFB (73-120)	TOL (71-126)
480-4723-1	BCP-MW-04	108	106	111
LCS 480-16160/4	LCS 480-16160/4	106	108	111
MB 480-16160/5	MB 480-16160/5	106	109	112

Surrogate Legend

12DCE = 1,2-Dichloroethane-d4 (Surr)

BFB = 4-Bromofluorobenzene (Surr)

TOL = Toluene-d8 (Surr)

Quality Control Data

Client: Benchmark Env. Eng. & Science, PLLC
Project/Site: Benchmark - 257 W. Genesee St. site

TestAmerica Job ID: 480-4723-1

Method: 8260B - Volatile Organic Compounds (GC/MS)

Lab Sample ID: MB 480-16160/5

Matrix: Water

Analysis Batch: 16160

Client Sample ID: MB 480-16160/5

Prep Type: Total/NA

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
1,2,4-Trimethylbenzene	ND		1.0	0.75	ug/L			05/14/11 11:34	1
1,3,5-Trimethylbenzene	ND		1.0	0.77	ug/L			05/14/11 11:34	1
Benzene	ND		1.0	0.41	ug/L			05/14/11 11:34	1
Ethylbenzene	ND		1.0	0.74	ug/L			05/14/11 11:34	1
Isopropylbenzene	ND		1.0	0.79	ug/L			05/14/11 11:34	1
Methyl tert-butyl ether	ND		1.0	0.16	ug/L			05/14/11 11:34	1
m-Xylene & p-Xylene	ND		2.0	0.66	ug/L			05/14/11 11:34	1
n-Butylbenzene	ND		1.0	0.64	ug/L			05/14/11 11:34	1
N-Propylbenzene	ND		1.0	0.69	ug/L			05/14/11 11:34	1
o-Xylene	ND		1.0	0.76	ug/L			05/14/11 11:34	1
p-Cymene	ND		1.0	0.31	ug/L			05/14/11 11:34	1
sec-Butylbenzene	ND		1.0	0.75	ug/L			05/14/11 11:34	1
tert-Butylbenzene	ND		1.0	0.81	ug/L			05/14/11 11:34	1
Toluene	ND		1.0	0.51	ug/L			05/14/11 11:34	1
Xylenes, Total	ND		2.0	0.66	ug/L			05/14/11 11:34	1

Surrogate	MB % Recovery	MB Qualifier	Limits	Prepared	Analyzed	Dil Fac
1,2-Dichloroethane-d4 (Surr)	106		66 - 137		05/14/11 11:34	1
4-Bromofluorobenzene (Surr)	109		73 - 120		05/14/11 11:34	1
Toluene-d8 (Surr)	112		71 - 126		05/14/11 11:34	1

Lab Sample ID: LCS 480-16160/4

Matrix: Water

Analysis Batch: 16160

Client Sample ID: LCS 480-16160/4

Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	% Rec	% Rec. Limits
1,2,4-Trimethylbenzene	25.0	21.3		ug/L		85	76 - 121
Benzene	25.0	20.6		ug/L		82	71 - 124
Ethylbenzene	25.0	22.4		ug/L		90	77 - 123
Methyl tert-butyl ether	25.0	21.4		ug/L		86	64 - 127
m-Xylene & p-Xylene	50.0	45.3		ug/L		91	76 - 122
o-Xylene	25.0	22.5		ug/L		90	76 - 122
Toluene	25.0	21.8		ug/L		87	70 - 122

Surrogate	LCS % Recovery	LCS Qualifier	Limits
1,2-Dichloroethane-d4 (Surr)	106		66 - 137
4-Bromofluorobenzene (Surr)	108		73 - 120
Toluene-d8 (Surr)	111		71 - 126

QC Association Summary

Client: Benchmark Env. Eng. & Science, PLLC
Project/Site: Benchmark - 257 W. Genesee St. site

TestAmerica Job ID: 480-4723-1

GC/MS VOA

Analysis Batch: 16160

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
LCS 480-16160/4	LCS 480-16160/4	Total/NA	Water	8260B	
MB 480-16160/5	MB 480-16160/5	Total/NA	Water	8260B	
480-4723-1	BCP-MW-04	Total/NA	Water	8260B	

Lab Chronicle

Client: Benchmark Env. Eng. & Science, PLLC
Project/Site: Benchmark - 257 W. Genesee St. site

TestAmerica Job ID: 480-4723-1

Client Sample ID: BCP-MW-04

Date Collected: 05/07/11 09:45

Date Received: 05/09/11 12:15

Lab Sample ID: 480-4723-1

Matrix: Water

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared Or Analyzed	Analyst	Lab
Total/NA	Analysis	8260B		1	16160	05/14/11 16:10	ND	TAL BUF

Laboratory References:

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

Certification Summary

Client: Benchmark Env. Eng. & Science, PLLC
Project/Site: Benchmark - 257 W. Genesee St. site

TestAmerica Job ID: 480-4723-1

Laboratory	Authority	Program	EPA Region	Certification ID
TestAmerica Buffalo		USDA		P330-08-00242
TestAmerica Buffalo	Arkansas	State Program	6	88-0686
TestAmerica Buffalo	California	NELAC	9	1169CA
TestAmerica Buffalo	Connecticut	State Program	1	PH-0568
TestAmerica Buffalo	Florida	NELAC	4	E87672
TestAmerica Buffalo	Georgia	Georgia EPD	4	N/A
TestAmerica Buffalo	Georgia	State Program	4	956
TestAmerica Buffalo	Illinois	NELAC	5	100325 / 200003
TestAmerica Buffalo	Iowa	State Program	7	374
TestAmerica Buffalo	Kansas	NELAC	7	E-10187
TestAmerica Buffalo	Kentucky	Kentucky UST	4	30
TestAmerica Buffalo	Kentucky	State Program	4	90029
TestAmerica Buffalo	Louisiana	NELAC	6	02031
TestAmerica Buffalo	Maine	State Program	1	NY0044
TestAmerica Buffalo	Maryland	State Program	3	294
TestAmerica Buffalo	Massachusetts	State Program	1	M-NY044
TestAmerica Buffalo	Michigan	State Program	5	9937
TestAmerica Buffalo	Minnesota	NELAC	5	036-999-337
TestAmerica Buffalo	New Hampshire	NELAC	1	68-00281
TestAmerica Buffalo	New Hampshire	NELAC	1	2337
TestAmerica Buffalo	New Jersey	NELAC	2	NY455
TestAmerica Buffalo	New York	NELAC	2	10026
TestAmerica Buffalo	North Dakota	State Program	8	R-176
TestAmerica Buffalo	Oklahoma	State Program	6	9421
TestAmerica Buffalo	Oregon	NELAC	10	NY200003
TestAmerica Buffalo	Pennsylvania	NELAC	3	68-00281
TestAmerica Buffalo	Tennessee	State Program	4	TN02970
TestAmerica Buffalo	Texas	NELAC	6	T104704412-08-TX
TestAmerica Buffalo	Virginia	State Program	3	278
TestAmerica Buffalo	Washington	State Program	10	C1677
TestAmerica Buffalo	West Virginia	West Virginia DEP	3	252
TestAmerica Buffalo	Wisconsin	State Program	5	998310390

Accreditation may not be offered or required for all methods and analytes reported in this package. Please contact your project manager for the laboratory's current list of certified methods and analytes.

Method Summary

Client: Benchmark Env. Eng. & Science, PLLC
Project/Site: Benchmark - 257 W. Genesee St. site

TestAmerica Job ID: 480-4723-1

Method	Method Description	Protocol	Laboratory
8260B	Volatile Organic Compounds (GC/MS)	SW846	TAL BUF

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

Sample Summary

Client: Benchmark Env. Eng. & Science, PLLC
Project/Site: Benchmark - 257 W. Genesee St. site

TestAmerica Job ID: 480-4723-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
480-4723-1	BCP-MW-04	Water	05/07/11 09:45	05/09/11 12:15

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

Login Sample Receipt Checklist

Client: Benchmark Env. Eng. & Science, PLLC

Job Number: 480-4723-1

Login Number: 4723

List Source: TestAmerica Buffalo

List Number: 1

Creator: Wienke, Robert

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.	False	
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	