Haley & Aldrich of New York
200 Town Centre Drive
Suite 2
Rochester, NY 14623-4264

Tel: 585.359.9000
Fax: 585.359.4650
HaleyAldrich.com

HALEY & ALDRICH

1 July 2009
File No. 34858-004

Mr. David Szymanski
New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 9
270 Michigan Avenue
Buffalo, New York 14203-2999

Subject: HydroAir Components, Inc. Site (Formerly Steelfields Area IV)
Brownfield Cleanup Program (BCP) Site #C915204
Site Management Annual Review Report & IC/EC Certifications

Dear Mr. Moore:

On behalf of Hydro-Air Components, Inc. (HydroAir), Haley & Aldrich of New York (Haley & Aldrich) has prepared this Site Management Annual Review Report & Institutional Controls & Engineering Controls (IC/EC) Certification in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan dated November 2007 (SMP).

The annual environmental site inspection was performed by Haley & Aldrich in conjunction with HydroAir personnel on June 17, 2009. The findings of the inspection are documented on the attached forms as provided in the SMP. The need for corrective actions was determined based on observations made by Haley & Aldrich during the environmental site inspection and on verbal reports from HydroAir staff and site contractors. Corrective actions were recommended to HydroAir and summarized on the attached forms along with explanations. Some of those corrective actions have been completed; the rest of the corrective actions are scheduled, except for fencing of the undeveloped portion of the site. HydroAir is requesting that the NYSDEC suspend the requirement from the Soil/Fill Management Plan that the undeveloped areas of the site be fenced in order to allow sufficient time for HydroAir to determine if the posting of the property with no trespassing signs will be a sufficient deterrent to prevent disturbance of the soil cover by off-road vehicles. Fencing the south and east sides of the undeveloped property is cost prohibitive.

Please contact us if you have any questions or require additional information.

Sincerely yours,
HALEY & ALDRICH OF NEW YORK

Glenn M. White
Senior Scientist

Edward L. Hynes
Vice President

Cc: Walter Zurowski, Hydro Air Components, Inc.
Maurice Moore, NYSDEC
Cameron O'Connor, NYSDOH

Attachments:

Attachment 1	New York State Department of Environmental Conservation Site Management Periodic Review Report Notice Institutional and Engineering Control Certification Form
Attachment 2	Environmental Inspection Form Operation, Monitoring, & Maintenance Work Plan
Attachment 3	Annual Operation & Maintenance Active Sub-Slab Depressurization System Certification Checklist
Attachment 4	Corrective Action Certification Operation, Monitoring, & Maintenance Work Plan
Attachment 5	ORC Well Annual Inspection Form

New York State Department of Environmental Conservation
Site Management Periodic Review Report Notice
Institutional and Engineering Control Certification Form

Enclosure 1

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. **C-915204**

Site Name **Hydro-Air Components, Inc.**

Site Address: 100 Rittling Boulevard Zip Code: 14220

City/Town: Buffalo

County: Erie, County

Current Use: Hydro-Air Manufacturing Facility

Intended Use: ~~Commercial /~~ Industrial Redevelopment (See Environmental Easement Section 2B)

Verification of Site Details **Box 2**

	YES	NO
1. Are the Site Details above, correct? (Note change above)	☐	☒
If NO, are changes handwritten above or included on a separate sheet?	☒	
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment since the initial/last certification?	☐	☒
If YES, is documentation or evidence that documentation has been previously submitted included with this certification? N/A	☐	☐
3. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property since the initial/last certification? N/A (This is the initial certification)	☐	
If YES, is documentation or evidence that documentation has been previously submitted included with this certification? N/A	☐	☐
4. Has a change-of-use occurred since the initial/last certification?	☐	X
If YES, is documentation or evidence that documentation has been previously submitted included with this certification? N/A	☐	
5. For non-significant-threat Brownfield Cleanup Program Sites subject to ECL 27-1415.7(c), has any new information revealed that assumptions made in the Qualitative Exposure Assessment for offsite contamination are no longer valid?	☐	☒
If YES, is the new information or evidence that new information has been previously submitted included with this Certification? N/A	☐	
6. For non-significant-threat Brownfield Cleanup Program Sites subject to ECL 27-1415.7(c), are the assumptions in the Qualitative Exposure Assessment still valid (must be certified every five years) ?	☐	☒

SITE NO. ~~V00619-9~~ C915204 **Box 3**

See Environmental Easement Contract/Order No: B9-0716-06-05 dated December 7, 2007

Description of Institutional Control Section 2

	YES	NO
Prohibition of groundwater use	X	
Prohibition of stormwater injection (dry wells)	X	
Prohibition on any use except for industrial use	X	

Description of Engineering Control

	YES	NO
Soil cover system and vegetation		X
Active sub-slab depressurization system	X	
Groundwater monitoring	X	
Insitu treatment of residual contamination using ORC		X
Stormwater conveyance pipes require gasketed joints		X

Box 4

Control Certification Statement

For each Institutional or Engineering control listed above, I certify by checking "Yes" that all of the following statements are true:

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

(d) 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.

(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.

IC/EC CERTIFICATIONS
SITE NO.

Box 5

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 2 & 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 Walter Zorowski at 100 Rittling Blvd,
print name print business address

am certifying as Designated Representative of Owner (Owner or Remedial Party)

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

Signature of Owner or Remedial Party Rendering Certification — Date: 6/29/09

Box 6

QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP) SIGNATURE

I certify that all information and statements in Box 4 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 Glenn White at Haley & Aldrich of New York, 200 Town Centre Dr., Rochester, NY
print name print business address

am certifying as a Qualified Environmental Professional for the Owner

(Owner or Remedial Party) for the Site named in the Site Details Section of this form.

Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification — Stamp (If Required) — Date: 7/1/09

Environmental Inspection Form
Operation, Monitoring, & Maintenance Work Plan

Environmental Inspection Form
Operation, Monitoring, & Maintenance Work Plan

Property Name: HydroAir Components

Client: HydroAir Components

Property Address: 100 Rittling Blvd. City, State: Buffalo, NY Zip Code: 14220

Property ID: 140200132120000100912l Section: 132.12 Block: 1 Lot(s): 9.121

Preparer's Name: Glenn White Date/Time: June 17, 2009

CERTIFICATION

The results of this inspection were discussed with the owner and/or owner's representative. Any corrective actions required have been identified and noted in this report, and a supplemental Corrective Actions Form has been completed. Proper implementation of these corrective actions have been discussed with the owner, agreed upon, and scheduled.

Preparer / Inspector: Glenn White Haley & Aldrich of NY **Date:** June 17, 2009

Signature:

Next Scheduled Inspection (date): June 2010

Final Surface Cover / Vegetation

In accordance with the Soil/Fill Management Plan, vegetative or other (eg. Asphalt, buildings, concrete) surface coverage over the entire redeveloped parcel is required by the developer or owner as a pre-condition of occupancy. The following documents the condition of the above.

1. Final Cover is in Place and in good condition?	☐ yes	☒ no	☐ N/A
2. Evidence of erosion?	☐ yes	☒ no	☐ N/A
3. Cracks visible in pavement?	☐ yes	☒ no	☐ N/A
4. Evidence of distressed vegetation/turf?	☒ yes	☐ no	☐ N/A
5. Evidence of unintended traffic and/or rutting?	☒ yes	☐ no	☐ N/A
6. Evidence of uneven settlement and/or ponding?	☒ yes	☐ no	☐ N/A
7. Damage to any surface coverage?	☐ yes	☒ no	☐ N/A

Cover consists of (mainly): Field grasses, building asphalt parking

The majority of the final cover is in good condition. See attachment to page 1 of 3 for explanation.

If yes to any question above, please provide more information below.

See attachment to page 1 of 3 for explanation.

Final Surface Cover/Vegetation

Explanation Continued:

- Grass coverage in the field west of the building is sparse likely due to excessively dry conditions and quality of top soil, and apparently due to ponding in localized areas.

- Tire ruts were observed in the field west of the building and were reportedly caused by trespassers. Hydro Air suspects that people drive into the field in the evenings and on the weekends to observe deer and turkey.

- Evidence of uneven settlement and ponding was observed in the field west of the building. Ponding has been an ongoing issue on the property since installation of the soil cover during 2007 and ongoing settlement. French drains were installed during May 2008 to address the ponding. Trenches approximately one foot deep were excavated and filled with stone to channel surface water to drainage ditch along the southern property boundary. R. E. Lorenz Construction, Inc. reported that the soil underlying the clean soil cover was not breeched during installation of the drains. The excavated cover soil was spread in a thick layer near the south west corner of the property. This area is scheduled to be regraded, covered with topsoil, and seeded. The areas of ponding observed during this inspection are planned to be filled with clay, covered with topsoil, and seeded this season.

- Monitoring well MW-10 was replaced during May 2008 and one 55-gallon drum of soil cutting from the drilling activity was generated and staged by the soil pile from the French drain installation described above. The drummed soils are to be placed below one foot of cover material during regarding of the soil pile.

Corrective actions to address the issues above have been completed since the inspection, or are scheduled to be completed in the near future. A summary of the corrective actions needed as determined during this inspection is included on the Corrective Action Certification Form.

Environmental Inspection Form
Operation, Monitoring, & Maintenance Work Plan

Property Security & Access

In accordance with the Soil/Fill Management Plan, fencing is required to restrict access in all undeveloped areas and as necessary in redeveloped areas. In addition, all fencing around undeveloped areas will be posted with "No Trespassing" signs.

1. Is access controlled by perimeter fencing?	☐ yes	☒ no	☐ N/A
If not, please note: Site is partially fenced			
2. Is fencing in need of repair?	☒ yes	☐ no	☐ N/A
3. Area access gates in working order?	☐ yes	☐ no	☒ N/A
4. Sufficient signage posted (No Trespassing)?	☐ yes	☒ no	☐ N/A
5. Has there been any noted or reported trespassing?	☒ yes	☐ no	☐ N/A

Please note any irregularities/ changes in site access and security: See attachment to page 2 of 3 for explanation.

Property Use Changes / Site Development

Has the property usage changed, or site been redeveloped since the last inspection?

☐ yes ☐ no ☒ N/A

If so, please list with date: This report documents the first inspection. Property use has not changed since 2006 when HydroAir occupied the building.

Active Sub-Slab Depressurization System (ASD)

Is there an ASD present on-site?

☒ yes ☐ no ☐ N/A

If yes, is it currently operating?

☒ yes ☐ no ☐ N/A

Is the ASD annual inspection checklist completed and enclosed?

☒ yes ☐ no ☐ N/A

Property Security & Access

Explanation Continued:

- The property is fenced on the north and west sides only. There is a small section of fence on the west side in need of repair. The repair is schedule for July 2009.

- Unintended vehicle trespassing in the field west of the building has been documented by HydroAir on several occasions. Hydro Air suspects that people drive into the field in the evenings and on the weekends to observe deer and turkey.

  To completely fence the field would be cost prohibitive and appears unnecessary based on the contaminated soil removal actions performed in the area. Installation of No Trespassing signs was recommended as a first attempt to prevent unintended vehicle access to the field. NYSDEC approval to not fence the undeveloped portions of the site from the south and east is being sought in order to allow time to see if the no trespassing signs will be sufficient to protect the soil cover from disturbance by off-road vehicles.

Corrective actions to address the issues above have been completed since the inspection, or are scheduled to be completed in the near future. A summary of the corrective actions needed as determined during this inspection is included on the Corrective Action Certification Form.

Environmental Inspection Form
Operation, Monitoring, & Maintenance Work Plan

ORC Well Monitoring and Maintenance

Is there ORC mitigation present on-site?

☒ yes ☐ no ☐ N/A

Are the wells currently intact and operational?

☒ yes ☐ no ☐ N/A

Has regular maintenance and monitoring been documented and enclosed or referenced?

☒ yes ☐ no ☐ N/A

Long-Term Ground Water Monitoring

Is there a plan in place and currently being followed?

☒ yes ☐ no ☐ N/A

Are the wells currently intact and operational?

☒ yes ☐ no ☐ N/A

When was the most recent sampling event report and submittal? Date: May 2009 (report on June 200 sampling)

When is the next projected sampling event? Date: June 2009

New Information

Has any new information been brought to the owner/engineer's attention regarding any and/or all engineering and institutional controls and their operation and effectiveness?

☒ yes ☐ no ☐ N/A

Comments: See attachment to page 3 of 3 for explanation.

This space for Notes and Comments

Please include the following Attachments:

1. Site Sketch (Attached)
2. Photographs (Attached)

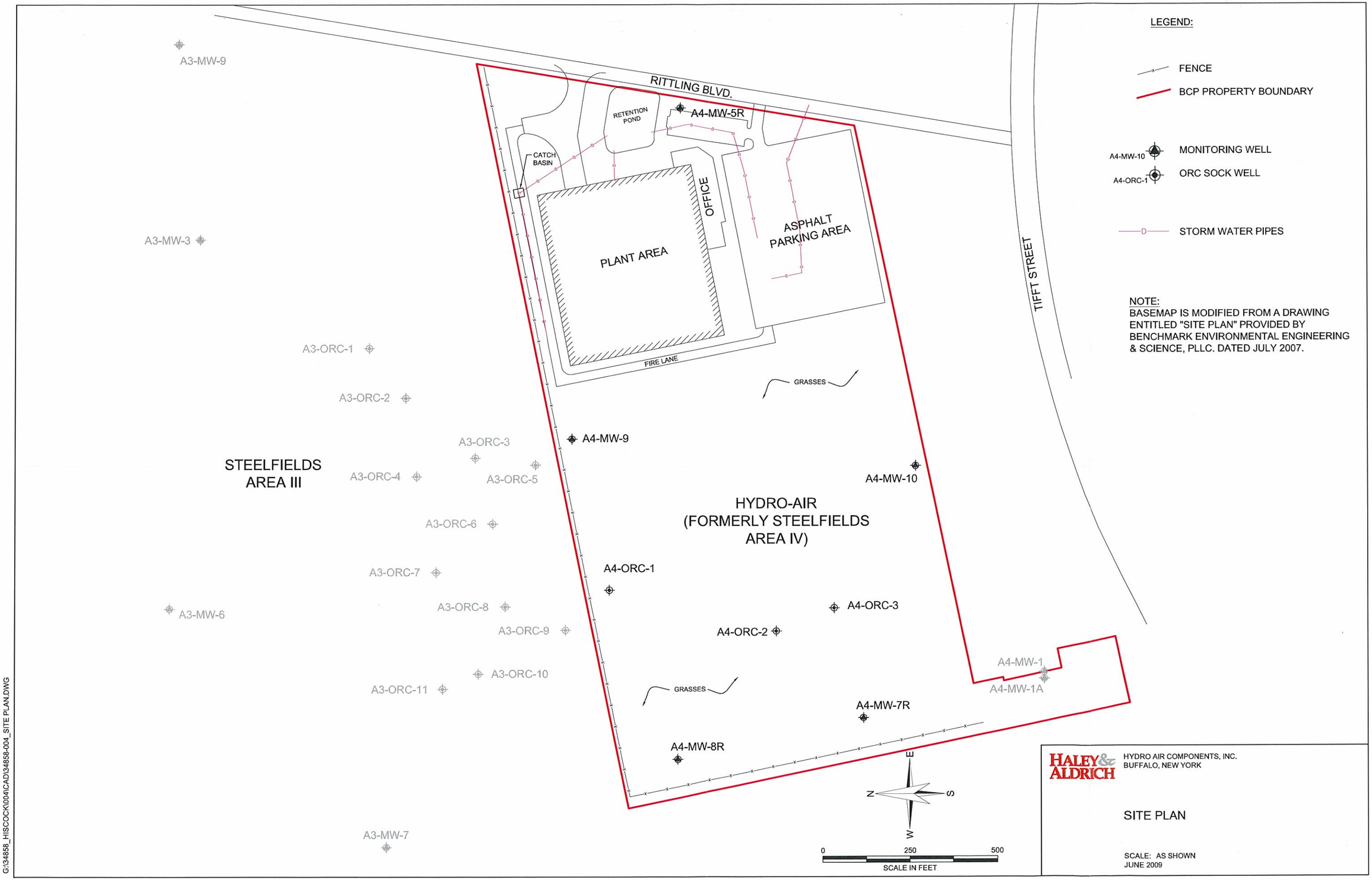
New Information

Explanation Continued:

- HydroAir reported that, before the stormwater conveyance pipes were installed along the north side of the building, stormwater used to pond near the building corner and limited emergency vehicle access to the fire lane on the north side of the building. The municipality required HydroAir to remediate the ponding to provide emergency vehicle access. Groundwater has been observed entering that stormwater conveyance system at a catch basin near the northeast corner of the building through a hole in the wall of the structure. The water was tested and found to have an elevated pH. R.E. Lorenz Construction, Inc., the company that installed the stormwater conveyance pipe and catch basin described above was contacted, and it reported that during construction, slag was encountered, which is the likely cause of the high pH.

  The catch basin is scheduled for repair during dry weather anticipated during July 2009 along with the installation of trench collars or equivalent around the stormwater conveyance pipes to prevent groundwater migration in the pipe bedding. See the Corrective Action Certification Form.

- As a result of ORC well monitoring and maintenance in accordance with the NYSDEC-approved Site Management Plan dated November 2007; low pH conditions in each of the ORC treatment wells have been documented during each monitoring event completed to date. The low pH conditions are likely inhibiting the effectiveness of the ORC.



HALEY & ALDRICH

HYDRO AIR COMPONENTS, INC.
BUFFALO, NEW YORK

SITE PLAN

SCALE: AS SHOWN
JUNE 2009

G:\34858_HISCOCK\004\CAD\34858-004_SITE PLAN.DWG

February 2009

February 2009

Haley & Aldrich, Inc.

February 2009

February 2009

Haley & Aldrich, Inc.

February 2009

May 2009

Halev & Aldrich. Inc.

May 2009

May 2009

Halev & Aldrich. Inc.

May 2009

Annual Inspection (17 June 2009)

Halev & Aldrich, Inc.

Annual Inspection (17 June 2009)

Annual Inspection (17 June 2009)

Halev & Aldrich, Inc.

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Haley & Aldrich, Inc.

Annual Inspection (17 June 2009)

Annual Inspection (17 June 2009)

Annual Operation & Maintenance
Active Sub-Slab Depressurization System
Certification Checklist

BENCHMARK
ENVIRONMENTAL
ENGINEERING &
SCIENCE, PLLC

Annual Operation & Maintenance
Active Sub-Slab Depressurization System
Certification Checklist

Project Name: HydroAir Components

Project Location: Buffalo, NY

Client: HydroAir Components

Preparer's Name: Glenn White

Date/Time: June 17, 2009

Notes:

System Information

Has monthly system inspection been completed regularly?	☒ yes	☐ no
Are last 11 inspection logs attached for the past 12 months?	☐ yes	☒ no

Monthly system inspection has been completed regularly since January 2009.
Inspection logs for the months January - June 2009 are attached.

What is the current Vacuum reading? See Logs

System Updates, Maintenance, Part Replacement

The exhaust fans "NE corner #3" and SE corner #2 were not functioning upon inspection on January 16, 2009. The fans were repaired by HydroAir and have been functioning properly during subsequent monthly inspections.

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Annual Operation & Maintenance
Active Sub-Slab Depressurization System
Certification Checklist

Change in Occupancy / Use of Space:

Please indicate general use of floor space? Manufacturing & Storage

Has this general use changed in the past year? ☐ yes ☒ no

If yes, please explain:

Building Renovations:

Have any building renovations taken place in the last month? ☐ yes ☒ no

If yes, please provide more information below, and sketch any basement floor plan modifications on the floor plan sketch below.

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? ☐ yes ☒ no

If so, please list with date:

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Annual Operation & Maintenance
Active Sub-Slab Depressurization System
Certification Checklist

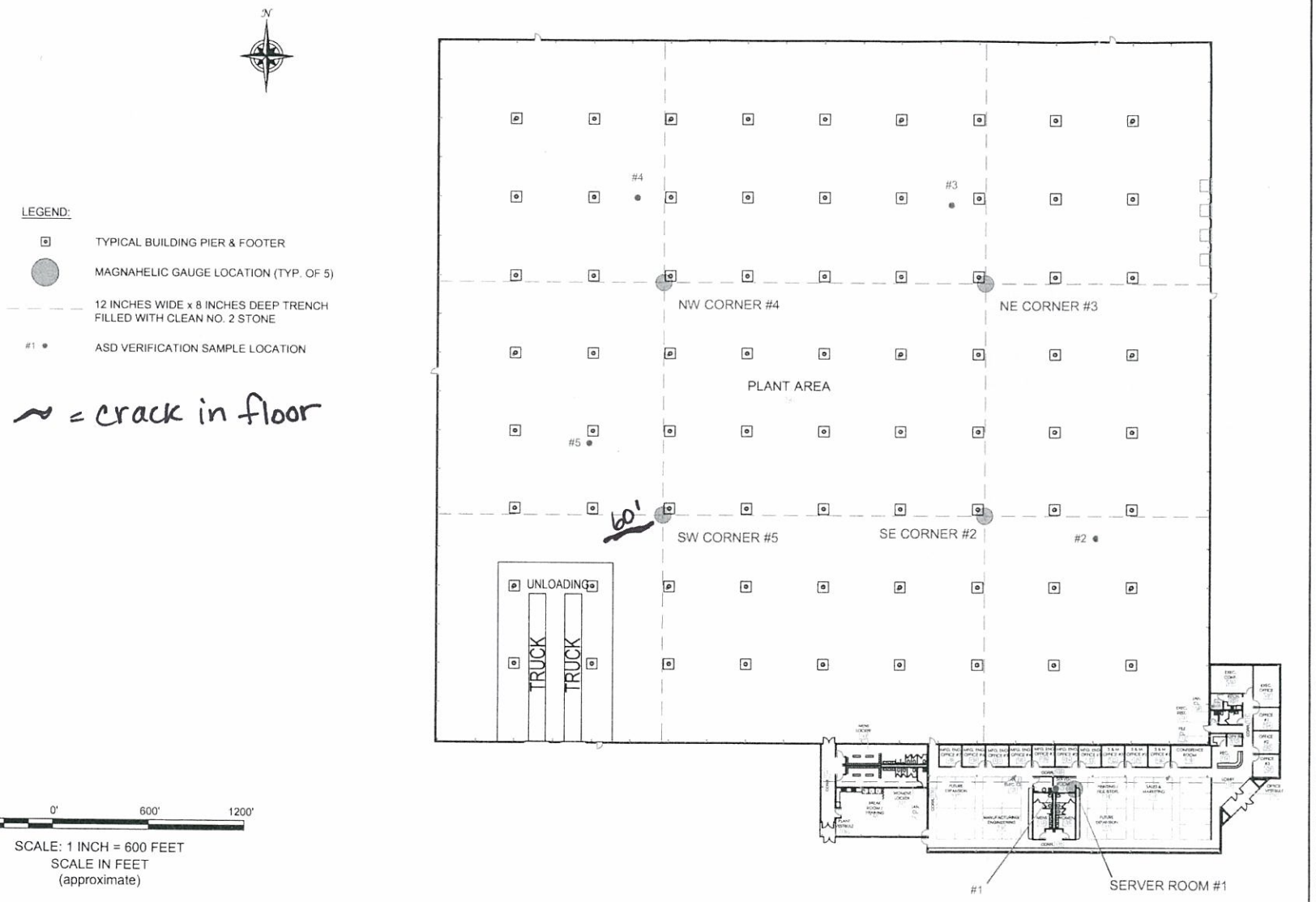
Floor Plan Sketch:

Draw a plan view sketch of the basement of the building. Indicate Sub-Slab Depressurization system location. Please also note and include, any alterations to the system, locations of visible cracks and/or repairs needed, and changes or alterations to the usage of this space.

SEE ATTACHED FIGURE

* Note that building is slab-on-grade construction

F:\CAD\Benchmark\Hydro Air\Active Subslab Depressurization System\Figure 1 - ASD System & Post Installation Sample Locations.dwg



DATE: JULY 2007
DRAFTED BY: BCH

BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC
728 EXCHANGE STREET
SUITE 824
BUFFALO, NEW YORK 14210
(716) 856-0599

JOB NO.: 0107-002-300

ASD SYSTEM & POST-INSTALLATION SAMPLE LOCATIONS

HYDRO-AIR SITE
BUFFALO, NEW YORK

PREPARED FOR
HYDRO-AIR COMPONENTS, INC.

FIGURE 1

Monthly Operation & Maintenance Log
Active Sub-slab Depressurization System

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Monthly Operation & Maintenance Log
Active Sub-Slab Depressurization System

Project Name: Hydro-Air | Project No.:

Project Location: 100 Rittling Blvd | Client:

Preparer's Name: Thomas B Sellards. | Date/Time: 6/15/09 9AM

Notes:

Monthly Operating Status:

System(s) currently running? ☑ yes ☐ no

Has the system been off-line in the past month? ☐ yes ☑ no

If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading? -1.22

Visual Inspection:

Any piping disconnected?	☐ yes	☑ no
Any cracks visible in piping?	☐ yes	☑ no
Any new cracks visible in slab floor?	☐ yes	☑ no
Magnehelic guage reading 0?	☐ yes	☑ no

If yes to any question above, please provide more information below.

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Monthly Operation & Maintenance Log
Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? MANUFACTURING

Has this general use changed in the past month? ☐ yes ☑ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? ☐ yes ☑ no

If so, please list with date:

#1 Sever Room Office

#2 S.E. Corner Cell 500/800

#3 N.E Corner Warehouse

#4 N.W. Corner Cell 200

#5 S.W.Corner Cell 100

Magnehelic Readings

Date	#1 Server Room	#2 S.E. Corner	#3 N.E. Corner	#4 N.W. Corner	#5 S.W. Corner
01/15/09	0.40	0.00	0.00	0.25	0.50
01/16/09	0.45	Fan Repaired	fan Repaired	0.30	0.55
01/16/09	0.55	0.56	0.43	0.35	0.55
02/04/09	0.55	0.55	0.38	0.38	0.55
02/13/09	0.55	0.62	0.55	0.40	0.60
03/02/09	0.60	0.70	0.55	0.55	0.65
03/18/09	0.65	0.70	0.75	0.62	0.75
04/02/09	0.65	0.85	0.80	0.75	0.75
04/17/09	0.75	0.90	0.95	0.75	0.90
05/01/09	0.75	1.05	0.95	0.95	1.10
05/19/09	0.90	1.15	1.05	1.05	1.40
06/01/09	0.11	1.25	1.10	1.10	1.55
06/15/09	1.05	1.25	1.10	1.15	1.55
6/19/09	1.05	1.10	1.30	1.20	1.60

1.22

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Monthly Operation & Maintenance Log
Active Sub-Slab Depressurization System

Project Name: Hydro-Air | Project No.:

Project Location: 100 Rittling Blvd | Client:

Preparer's Name: Thomas B. Schaus. | Date/Time: 5/19/09 9 AM

Notes:

Monthly Operating Status:

System(s) currently running? ☑ yes ☐ no

Has the system been off-line in the past month? ☐ yes ☑ no

If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading? -1.11

Visual Inspection:

Any piping disconnected?	☐ yes	☑ no
Any cracks visible in piping?	☐ yes	☑ no
Any new cracks visible in slab floor?	☐ yes	☑ no
Magnehelic guage reading 0?	☐ yes	☑ no

If yes to any question above, please provide more information below.

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Monthly Operation & Maintenance Log
Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? MANUFACTURING

Has this general use changed in the past month? ☐ yes ☑ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? ☐ yes ☑ no

If so, please list with date:

#1 Sever Room Office

#2 S.E. Corner Cell 500/800

#3 N.E Corner Warehouse

#4 N.W. Corner Cell 200

#5 S.W.Corner Cell 100

Magnehelic Readings

Date	#1 Server Room	#2 S.E. Corner	#3 N.E. Corner	#4 N.W. Corner	#5 S.W. Corner
01/15/09	0.40	0.00	0.00	0.25	0.50
01/16/09	0.45	Fan Repaired	fan Repaired	0.30	0.55
01/16/09	0.55	0.56	0.43	0.35	0.55
02/04/09	0.55	0.55	0.38	0.38	0.55
02/13/09	0.55	0.62	0.55	0.40	0.60
03/02/09	0.60	0.70	0.55	0.55	0.65
03/18/09	0.65	0.70	0.75	0.62	0.75
04/02/09	0.65	0.85	0.80	0.75	0.75
04/17/09	0.75	0.90	0.95	0.75	0.90
05/01/09	0.75	1.05	0.95	0.95	1.10
05/19/09	0.90	1.15	1.05	1.05	1.40
06/01/09	0.11	1.25	1.10	1.10	1.55
06/15/09	1.05	1.25	1.10	1.15	1.55
6/19/09	1.05	1.10	1.30	1.20	1.60

– 1.11

BENCHMARK
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SCIENCE, PLLC

Monthly Operation & Maintenance Log
Active Sub-Slab Depressurization System

Project Name: Hydro-Air | Project No.:

Project Location: 100 Rittling Blvd | Client:

Preparer's Name: Thomas B Sellers. | Date/Time: 4/17/09 9AM

Notes:

Monthly Operating Status:

System(s) currently running? ☑ yes ☐ no

Has the system been off-line in the past month? ☐ yes ☑ no

If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading? -.85

Visual Inspection:

Any piping disconnected?	☐ yes	☑ no
Any cracks visible in piping?	☐ yes	☑ no
Any new cracks visible in slab floor?	☐ yes	☑ no
Magnehelic guage reading 0?	☐ yes	☑ no

If yes to any question above, please provide more information below.

BENCHMARK
ENVIRONMENTAL
ENGINEERING &
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Monthly Operation & Maintenance Log
Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? MANUFACTURING.

Has this general use changed in the past month? ☐ yes ☑ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? ☐ yes ☑ no

If so, please list with date:

#1 Sever Room Office

#2 S.E. Corner Cell 500/800

#3 N.E Corner Warehouse

#4 N.W. Corner Cell 200

#5 S.W.Corner Cell 100

Magnehelic Readings

Date	#1 Server Room	#2 S.E. Corner	#3 N.E. Corner	#4 N.W. Corner	#5 S.W. Corner
01/15/09	0.40	0.00	0.00	0.25	0.50
01/16/09	0.45	Fan Repaired	fan Repaired	0.30	0.55
01/16/09	0.55	0.56	0.43	0.35	0.55
02/04/09	0.55	0.55	0.38	0.38	0.55
02/13/09	0.55	0.62	0.55	0.40	0.60
03/02/09	0.60	0.70	0.55	0.55	0.65
03/18/09	0.65	0.70	0.75	0.62	0.75
04/02/09	0.65	0.85	0.80	0.75	0.75
04/17/09	0.75	0.90	0.95	0.75	0.90
05/01/09	0.75	1.05	0.95	0.95	1.10
05/19/09	0.90	1.15	1.05	1.05	1.40
06/01/09	0.11	1.25	1.10	1.10	1.55
06/15/09	1.05	1.25	1.10	1.15	1.55
6/19/09	1.05	1.10	1.30	1.20	1.60

.85

BENCHMARK
ENVIRONMENTAL
ENGINEERING &
SCIENCE, PLLC

Monthly Operation & Maintenance Log
Active Sub-Slab Depressurization System

Project Name: Hydro-AIR Project No.:

Project Location: 100 RITTLING Blvd Client:

Preparer's Name: THOMAS B SCHAUS. Date/Time: 3/18/09 9AM

Notes:

Monthly Operating Status:

System(s) currently running? ☑ yes ☐ no

Has the system been off-line in the past month? ☐ yes ☑ no

If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading? -.69

Visual Inspection:

Any piping disconnected?	☐ yes	☑ no
Any cracks visible in piping?	☐ yes	☑ no
Any new cracks visible in slab floor?	☐ yes	☑ no
Magnehelic guage reading 0?	☐ yes	☑ no

If yes to any question above, please provide more information below.

BENCHMARK
ENVIRONMENTAL
ENGINEERING &
SCIENCE, PLLC

Monthly Operation & Maintenance Log
Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? MANUFACTURING.

Has this general use changed in the past month? ☐ yes ☑ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? ☐ yes ☑ no

If so, please list with date:

#1 Sever Room Office

#2 S.E. Corner Cell 500/800

#3 N.E Corner Warehouse

#4 N.W. Corner Cell 200

#5 S.W.Corner Cell 100

Magnehelic Readings

Date	#1 Server Room	#2 S.E. Corner	#3 N.E. Corner	#4 N.W. Corner	#5 S.W. Corner
01/15/09	0.40	0.00	0.00	0.25	0.50
01/16/09	0.45	Fan Repaired	fan Repaired	0.30	0.55
01/16/09	0.55	0.56	0.43	0.35	0.55
02/04/09	0.55	0.55	0.38	0.38	0.55
02/13/09	0.55	0.62	0.55	0.40	0.60
03/02/09	0.60	0.70	0.55	0.55	0.65
03/18/09	0.65	0.70	0.75	0.62	0.75
04/02/09	0.65	0.85	0.80	0.75	0.75
04/17/09	0.75	0.90	0.95	0.75	0.90
05/01/09	0.75	1.05	0.95	0.95	1.10
05/19/09	0.90	1.15	1.05	1.05	1.40
06/01/09	0.11	1.25	1.10	1.10	1.55
06/15/09	1.05	1.25	1.10	1.15	1.55
6/19/09	1.05	1.10	1.30	1.20	1.60

BENCHMARK
ENVIRONMENTAL
ENGINEERING &
SCIENCE, PLLC

Monthly Operation & Maintenance Log
Active Sub-Slab Depressurization System

Project Name: Hydro AIR | Project No.:

Project Location: 100 Rittling Blvd. | Client:

Preparer's Name: Thomas Bostaws. | Date/Time: 2/13/09 9 AM

Notes:

Monthly Operating Status:

System(s) currently running? ☑ yes ☐ no

Has the system been off-line in the past month? ☐ yes ☑ no

If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

What is the current Vacuum reading? -.54

Visual Inspection:

Any piping disconnected?	☐ yes	☑ no
Any cracks visible in piping?	☐ yes	☑ no
Any new cracks visible in slab floor?	☐ yes	☑ no
Magnehelic guage reading 0?	☐ yes	☑ no

If yes to any question above, please provide more information below.

BENCHMARK
ENVIRONMENTAL
ENGINEERING &
SCIENCE, PLLC

Monthly Operation & Maintenance Log
Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? MANUFACTURING

Has this general use changed in the past month? ☐ yes ☑ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? ☐ yes ☑ no

If so, please list with date:

#1 Sever Room Office

#2 S.E. Corner Cell 500/800

#3 N.E Corner Warehouse

#4 N.W. Corner Cell 200

#5 S.W.Corner Cell 100

Magnehelic Readings

Date	#1 Server Room	#2 S.E. Corner	#3 N.E. Corner	#4 N.W. Corner	#5 S.W. Corner
01/15/09	0.40	0.00	0.00	0.25	0.50
01/16/09	0.45	Fan Repaired	fan Repaired	0.30	0.55
01/16/09	0.55	0.56	0.43	0.35	0.55
02/04/09	0.55	0.55	0.38	0.38	0.55
02/13/09	0.55	0.62	0.55	0.40	0.60
03/02/09	0.60	0.70	0.55	0.55	0.65
03/18/09	0.65	0.70	0.75	0.62	0.75
04/02/09	0.65	0.85	0.80	0.75	0.75
04/17/09	0.75	0.90	0.95	0.75	0.90
05/01/09	0.75	1.05	0.95	0.95	1.10
05/19/09	0.90	1.15	1.05	1.05	1.40
06/01/09	0.11	1.25	1.10	1.10	1.55
06/15/09	1.05	1.25	1.10	1.15	1.55
6/19/09	1.05	1.10	1.30	1.20	1.60

7.54

BENCHMARK
ENVIRONMENTAL
ENGINEERING &
SCIENCE, PLLC

Monthly Operation & Maintenance Log
Active Sub-Slab Depressurization System

Project Name: Hydro AIR Project No.:

Project Location: 700 Rittling Blvd Client:

Preparer's Name: THOMAS B SCNAUS Date/Time: 1/16/09 9AM.

Notes:

Monthly Operating Status:

System(s) currently running? ☑ yes ☐ no

Has the system been off-line in the past month? ☑ yes ☐ no

If yes, please list the dates and brief description why (i.e. maintenance, part replacement, etc.):

REPAIRED EXHUST FAN ON #2 S.E. CORNER AND ON #3 N.E. CORNER.

What is the current Vacuum reading? -0.48

Visual Inspection:

Any piping disconnected?	☐ yes	☑ no
Any cracks visible in piping?	☐ yes	☑ no
Any new cracks visible in slab floor?	☐ yes	☑ no
Magnehelic guage reading 0?	☐ yes	☑ no

If yes to any question above, please provide more information below.

BENCHMARK
ENVIRONMENTAL
ENGINEERING &
SCIENCE, PLLC

Monthly Operation & Maintenance Log
Active Sub-Slab Depressurization System

Change in Occupancy / Use of Space:

Please indicate general use of floor space? MANUFACTURING.

Has this general use changed in the past month? ☐ yes ☑ no

If yes, please explain:

System Modifications:

Have any modifications been made to the Sub-Slab Depressurization System? ☐ yes ☑ no

If so, please list with date:

#1 Sever Room Office

#2 S.E. Corner Cell 500/800

#3 N.E Corner Warehouse

#4 N.W. Corner Cell 200

#5 S.W.Corner Cell 100

Magnehelic Readings

Date	#1 Server Room	#2 S.E. Corner	#3 N.E. Corner	#4 N.W. Corner	#5 S.W. Corner
01/15/09	0.40	0.00	0.00	0.25	0.50
01/16/09	0.45	Fan Repaired	fan Repaired	0.30	0.55
01/16/09	0.55	0.56	0.43	0.35	0.55
02/04/09	0.55	0.55	0.38	0.38	0.55
02/13/09	0.55	0.62	0.55	0.40	0.60
03/02/09	0.60	0.70	0.55	0.55	0.65
03/18/09	0.65	0.70	0.75	0.62	0.75
04/02/09	0.65	0.85	0.80	0.75	0.75
04/17/09	0.75	0.90	0.95	0.75	0.90
05/01/09	0.75	1.05	0.95	0.95	1.10
05/19/09	0.90	1.15	1.05	1.05	1.40
06/01/09	0.11	1.25	1.10	1.10	1.55
06/15/09	1.05	1.25	1.10	1.15	1.55
6/19/09	1.05	1.10	1.30	1.20	1.60

> .48

Corrective Action Certification
Operation, Monitoring, & Maintenance Work Plan

Corrective Action Certification
Operation, Monitoring, & Maintenance Work Plan

Property Name: HydroAir Components

Client: HydroAir Components

Property Address: 100 Rittling Blvd. City, State: Buffalo, NY Zip Code: 14220

Property ID: 140200132120000100912l Section: 132.12 Block: 1 Lot(s): 9.121

Preparer's Name: Glenn White Date/Time: June 17, 2009

Issue Addressed

The environmental Inspection of the above property determined the need for corrective action. This form has been completed to document the required corrective action and it's implementation.

Description of site Issue identified during Environmental Inspection (include sketch & photographs):

See attachment to page 1 of 1 for explanation.

Corrective Action Taken

Date Completed: June 2009

Describe Action Taken (include sketch & photographs):

See attachment to page 1 of 1 for explanation.

Certification of Implementation

The signatory hereby certifies that the corrective action as described in this form has been completed in accordance with all relevant requirements of the Soil/Fill Management Plan and other applicable documents.

Preparer / Inspector: Glenn White (Haley & Aldrich of NY) **Date:** July 1, 2009

Signature: Glenn White

Please verify inclusion of the following Attachments:

1. Site Sketch (See Attachment 2)
2. Photographs (Attached)

Issues Addressed Continued:

Areas of the field west of the building require the following:

- Where grass coverage is sparse – spread topsoil, reseed, and water (if possible).
- Where evidence of ponding is present – fill the areas with sub-soil, cover with topsoil, and reseed.
- The remaining soil pile from French drain installation requires regrading, cover with topsoil, and seeding.

Stormwater conveyance system to the north of the building requires:

- The stormwater catch basin near the northeast corner of the building requires repair to prevent groundwater infiltration.
- Trench collars or equivalent should be installed around the stormwater conveyance pipes on the north side of the building to prevent groundwater migration in the pipe bedding.

HydroAir intends to engage R.E. Lorenz to complete the scope of work recommended above during summer 2009.

Corrective Action Taken:

The following actions have been taken since the facility inspection on June 17, 2009:

- Tire ruts in the field west of the building have been rolled and reseeded on June 22, 2009. The area is being watered.
- No Trespassing signs have been installed every 150 feet where there is no fence in the field west of the building as a first step to prevent unintended vehicle access.
- The crack in the concrete floor slab in the southwest corner of the manufacturing floor was sealed with polyurethane concrete patch on June 27, 2009.
- Investigation of elevated pH in the stormwater pond is ongoing.

"No Trespassing" signs

"No Trespassing" signs

Halev & Aldrich, Inc.

"No Trespassing" signs

"No Trespassing" signs

Halev & Aldrich, Inc.

"No Trespassing" signs

Rolled and re-seeded vehicle ruts.

Watering of new grass seed.

Halev & Aldrich, Inc.

ORC Well Annual Inspection Form

ORC WELL ANNUAL INSPECTION FORM
Active ORC monitoring wells

Project Name: Hydro Air | Project No.:

Project Location: Buffalo NY | Client:

Preparer's Name: Rick Little | Date/Time: 6-26-09 1200

	A4 - ORC - 1		A4 - ORC - 2		A4 - ORC - 3	
sampling dates:	6-26-09					
Field groundwater quality measurements						
Water Level	4.22					
Bottom Depth	6.78					
pH	5.00					
Temperature	17.0					
DO	1.55					
ORP	330					
Alkalinity			DARK	AMber		

Refer to Figure 1 for well locations

Well integrity

Cement seal	☐ good	☐ poor	If poor please note well.	Buried
Pro - casing condition	☒ good	☐ poor	If poor please note any damage.	
Lock condition	☒ good	☐ poor	If poor please note well.	Cut *replaced by Hydro Air
Working J - plug	☒ yes	☐ no	If no please note well.	

ORC Sock's

Have any Socks been replaced ☐ yes ☒ no

If replaced on what date and why.

Are socks fully submerged in well screens. ☒ yes ☐ no

If no explain why. 3.69

Are all ORC wells begin sampled and maintained according to the site management plan

☒ yes ☐ no

If no please state why.

Initial: RL Date: 6-26-09

*bz 6/29/09

ORC WELL ANNUAL INSPECTION FORM
Active ORC monitoring wells

Project Name: Hydro Air | Project No.:

Project Location: Buffalo NY | Client:

Preparer's Name: Paul Lathe | Date/Time: 6-26-09 1105

	A4 - ORC - 1		A4 - ORC - 2		A4 - ORC - 3	
sampling dates:			6-26-09			
Field groundwater quality measurements						
Water Level			2.75			
Bottom Depth			11.58			
pH			4.31			
Temperature			16.1			
DO			1.00			
ORP			466			
Alkalinity			Indeterminate due to sample chromatic study			
Refer to Figure 1 for well locations			Dark Amber Color			

Well Integrity

Cement seal	☐ good	☐ poor	If poor please note well.	Seal Buried If There
Pro - casing condition	☒ good	☐ poor	If poor please note any damage.	
Lock condition	☒ good	☐ poor	If poor please note well.	Lock cut *replaced by Hydro-Air
Working J - plug	☒ yes	☐ no	If no please note well.	

ORC Sock's

Have any Socks been replaced ☐ yes ☒ no

If replaced on what date and why. ~~2-31~~ PJC

Are socks fully submerged in well screens. ☒ yes ☐ no

If no explain why. 2.31

Are all ORC wells begin sampled and maintained according to the site management plan

☒ yes ☐ no

If no please state why.

Initial: PL

Date: 6-26-09

*BZ 6/29/09

ORC WELL ANNUAL INSPECTION FORM
Active ORC monitoring wells

Project Name: Hydro - Air GW | Project No.:

Project Location: Buffalo, NY | Client:

Preparer's Name: Dan Colquhoun | Date/Time: 6-25-09 / 1255

	A4 - ORC - 1		A4 - ORC - 2		A4 - ORC - 3	
sampling dates:					6-25-09	
Field groundwater quality measurements						
Water Level					5.16	
Bottom Depth					10.48	
pH					5.39	
Temperature					19.72	
DO					0.47	
ORP					134	
Alkalinity					153	

Refer to Figure 1 for well locations

Well integrity

Cement seal	☒ good	☐ poor	If poor please note well.	
Pro - casing condition	☒ good	☐ poor	If poor please note any damage.	
Lock condition	☒ good	☐ poor	If poor please note well.	Lock has been cut. *replaced by Hydro-Air
Working J - plug	☒ yes	☐ no	If no please note well.	

ORC Sock's

Have any Socks been replaced ☐ yes ☒ no

If replaced on what date and why.

Are socks fully submerged in well screens. ☒ yes ☐ no

If no explain why. 3.74

Are all ORC wells begin sampled and maintained according to the site management plan

☒ yes ☐ no

If no please state why.

Initial: DC

Date: 6-25-09

*BZ 6/29/09