Periodic Review Report

73-79 West Huron Street Site
Buffalo, New York
BCP Site No. C915282

May 2021, Revised July 2021 0441-020-001

Prepared For:

Emerson Huron, LLC

Prepared By:

BENCHMARK
ENVIRONMENTAL
ENGINEERING &
SCIENCE, PLLC

2558 Hamburg Turnpike, Buffalo, New York | phone: (716) 856-0635 | fax: (716) 856-0583

PERIODIC REVIEW REPORT

73-79 W. HURON ST. SITE
BCP SITE NO. C915282

73-79 W. HURON ST.
BUFFALO, NEW YORK

May 2021
Revised July 2021

B0441-020-001

Prepared for:

Emerson Huron, LLC

Prepared By:

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

PERIODIC REVIEW REPORT

73-79 W. Huron St. (C915282)

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PERIODIC REVIEW REPORT
73-79 W. Huron St. (C915282)
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1.0 INTRODUCTION

Benchmark Environmental Engineering and Science, PLLC (Benchmark) has prepared this Periodic Review Report (PRR), on behalf of Emerson Huron, LLC to summarize the post-remedial status of New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) 73-79 West Huron Street Site (BCP No. C915282), located in the City of Buffalo, Erie County, New York (hereinafter referred to as the "Site") (see Figure 1).

This PRR has been prepared in accordance with NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation (Ref 1). Appendix A includes the Institutional and Engineering Control (IC/EC) Certification Forms completed based on the Site inspection performed on April 23, 2021.

This PRR and associated certifications have been completed to document post-remedial activities at the Site for the April 28, 2020 to April 28, 2021 PRR reporting period.

1.1 Site Background

The Site is approximately 0.6-acres in size and comprised of three separate parcels identified as 73-79 West Huron Street in the City of Buffalo, Erie County, New York. The three parcels include Erie County Tax Map SBLs #111.37-4-10 (73 West Huron), #111.37-4-11 (77 West Huron), and #111.37-4-17.2 (79 West Huron) (see Figures 1 and 2). The subject site is located in a commercial district in the City of Buffalo and is bound to the north by another paved parking lot, to the south by West Huron Street, and to the east by a vacant building and parking lot. The commercial properties to the west include an auto repair shop (former Sunoco), restaurant, copy and document reproduction center, a sports bar and grill, and two office buildings. The Site is currently improved with a renovated six-story brick building (73 West Huron) and a two-story gymnasium built on piers to accommodate parking below (77 and 79 West Huron) (see Figure 2). Building renovations and the new gymnasium construction activities were completed in March 2020 and the building is currently used as the Emerson School of Hospitality.

The original on-site building was constructed around 1892-94 as a three bay Romanesque-Style commercial building and horse stable with a flat roof by C.W. Miller Livery. The building was constructed with a steel frame used as structural support for the

first floor with a supporting truss to suspend the remaining floors. The building was modified in 1924 with ramps to accommodate motor vehicle parking. The exterior of the building is constructed of brick and large stone blocks and consists of six floors, a roof top mechanical room, and subterranean basement. An automotive fueling station with underground storage tanks (USTs) once operated in the parking lot west of the building; however, on-site excavation confirmed that any associated tanks have since been removed. Historic operations impacted the on-Site soil, soil vapor, and groundwater with petroleum related volatile organic compounds (VOCs).

1.2 Remedial History

Hurondel I, Inc. entered into a Brownfield Cleanup Agreement (BCA), Index#C915282-07-14, with the NYSDEC on September 9, 2014, to investigate and remediate a 0.6-acre property located in the City of Buffalo, Erie County, New York. After acceptance into the BCP Site Investigation/Interim Remedial Measure field activities were primarily conducted by Iyer Environmental Group, PLLC (IEG) in accordance with the NYSDEC-approved SI/IRM Work Plan (Ref. 2) from February 2015 through December 2015 and included: a Geoprobe® investigation (February 2015); a sub-slab soil investigation (February 2015); sub-slab soil vapor, indoor, and outdoor air sampling (March 2015); sump water sampling (April and June 2015); and IRM oversight (March through December 2015). Subsequent to IEG's completion of these field activities, Benchmark was retained by Hurondel to complete the remaining SI Work Plan requirements: well installation (June 2016); wood floor wipe sampling (June 2016); IRM backfill soil material confirmation sampling (June 2016); and a groundwater quality/ hydrogeologic assessment. Benchmark was also tasked with preparing and completing the Site Investigation/Interim Remedial Measures/Alternatives Analysis (SI/IRM/AA) Report (Ref. 3). The final remedial measures included placement of acceptable cover material in areas not otherwise covered by asphalt roadway, pavement, and building foundations as detailed in the Site Management Plan (SMP) (Ref. 4) and Final Engineering Report (FER) (Ref. 5). BCP site activities were performed in accordance with the BCA and the property was remediated to a NYSDEC Part 375 Restricted-Residential Use Track 2 cleanup.

Emerson Huron, LLC completed redevelopment of the Site as the Emerson School of Hospitality in March 2020.

1.3 Compliance

At the time of the annual Site inspection (April 23, 2021), the Site was fully compliant with the NYSDEC-approved SMP (Ref 4).

1.4 Recommendations

Based on the results of the annual inspection and certification, no modifications are recommended at this time. However, groundwater monitoring will be resumed as discussed in Section 5.0.

2.0 SITE OVERVIEW

Previous environmental investigations completed at the Site identified contamination from past uses of the Site that required remediation. Hurondel I, Inc. entered into the BCP to further investigate and remediate the Site for future redevelopment. The remedial activities were completed in 2015, including:

- Excavation and off-site disposal of 4,458.1 tons of petroleum-impacted soil at the Tonawanda Landfill.
- Treatment and sanitary sewer discharge of approximately 10,000 gallons of groundwater through granular activated carbon (GAC).
- Removal of approximately 150 linear feet (LF) of pipe insulation, 100 square feet (SF) of boiler insulation, and 2,500 SF of floor tiles and transportation off-Site by The Environmental Service Group (NY) Inc. to Waste Management's Chaffee Landfill for disposal.

The remedial program was successful in achieving the remedial objectives for the Site. An Environmental Easement restricting end use of the Site and enforcing adherence to the SMP was filed in November 2017 and approved in December 2017. The Final Engineering Report (FER) was approved in December 2017. Concurrently, a Certificate of Completion (COC) was issued for the Site by the NYSDEC in December 2017.

3.0 REMEDY PERFORMANCE

A post-remedial site inspection involving a walk-over of the Site covered by this PRR was performed on April 23, 2021 to visually observe and document the use of the Site for restricted residential use, confirm absence of Site groundwater use, and verify conformance with other requirements under the SMP. The Site inspection confirmed that the controls are in-place and functioning as intended in accordance with the SMP.

As indicated above, the building redevelopment activities for the Emerson School of Hospitality were completed March 2020. These activities necessitated removal of BUD-approved material and non-impacted soil/fill, ASD system installation and post-installation confirmation testing, import of NYSDEC approved clean stone backfill for construction activities, and post-remedial groundwater monitoring. Benchmark provided field oversight during construction activities and assistance in coordinating and documenting soil/fill disposal and clean stone import.

Appendix A includes the completed IC/EC Certification forms, and Appendix B includes photographs taken during the inspection.

4.0 SITE MANAGEMENT PLAN

A Site-wide SMP was prepared for the Site and approved by the Department in December 2017. Key components of the SMP are described below.

4.1 Institutional and Engineering Control (IC/EC) Plan

Since soil/fill containing constituents above Restricted Residential Soil Cleanup Objectives (SCOs) and residual groundwater impact exists beneath the Site, institutional and engineering controls are required to protect human health and the environment. The IC/EC Plan describes the procedures for the implementation and management of all IC/ECs at the Site.

4.1.1 Institutional Controls

The Site has a series of Institutional Controls (ICs) in the form of site restrictions. Adherence to these ICs is required by the Environmental Easement. Site restrictions that apply to the Controlled Property are:

- The property may only be used for restricted-residential, commercial, and industrial use provided that the long-term Engineering and Institutional Controls included in the SMP are employed;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Erie County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in the SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP;
- Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement;
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries, and any potential impacts that are identified must be monitored or mitigated;
- Indoor air monitoring and soil vapor intrusion evaluation prior to future occupancy of the existing on-site building, preferably when the heating/ventilation systems are operational; and
- Vegetable gardens and farming on the site are prohibited.

4.1.2 Engineering Controls

There are no Engineering Controls (ECs) associated with the Site under the implemented Track 2 cleanup. The Site is either covered with hardscape (asphalt) or the on-site building, with no green space cover.

4.2 Excavation Work Plan

An Excavation Work Plan (EWP) was included in the approved SMP for the Site. The EWP provides guidelines for the management of soil/fill material during any future intrusive actives. Any intrusive work that may disturb remaining contamination during maintenance or redevelopment work on the Site must be performed in compliance with the EWP and must also be conducted in accordance with a site-specific Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) meeting the minimum requirements of the sample HASP and CAMP included with the SMP.

No intrusive activities were completed during the reporting period (April 28, 2020 to April 28, 2021).

4.3 Active Subslab Depressurization (ASD) System

The NYSDEC-approved Site Management Plan (SMP – Ref. 4) required that measures to address subslab vapor concerns be undertaken if a vadose zone developed beneath the basement floor slab. Prior to renovation work the groundwater table was in contact with the basement floor. However, the renovation work involved cracking the original basement floor to mitigate settlement and installing an overlying layer of stone and a new slab above the former floor, creating a vadose zone.

Accordingly, an active sub-slab depressurization (ASD) system was designed and approved by the NYSDEC for implementation in the existing building. The ASD system was installed concurrently with interior building renovations over a one-year period, from March 2019 through March 2020 in accordance with the May 2018 Work Plan for Active Subslab Depressurization System Installation (Ref. 6) and the NYSDEC-approved January 2019 design drawings and specifications.

The ASD system is comprised of six extraction legs constructed with 4-inch diameter subslab perforated PVC pipe and solid risers located within interior partition walls. The risers are and connected to the above-grade extraction system comprised of vertical piping vent stacks manifolded to one of two exhaust fans. Six vacuum monitoring points were installed through the slab and two magnehelic gauges were installed on the manifold risers in the basement to measure the instantaneous negative pressure produced by the in-line fans. The system began operation in February 2020 and has operated continuously since that time.

On March 18, 2020, post-installation confirmatory testing was performed by Benchmark personnel. Magnehelic gauge readings and vacuum port measurements indicated that the ASD system was operating properly. During the vapor assessment, performed on February 3, 2021 (see below), Benchmark verified that the ASD system fans were operating properly, as indicated by the readings on the magnehelic gauges.

Figure 3 illustrates magnehelic gauge locations and readings collected February 3, 2021. Appendix B provides photos of the February 3, 2021 annual magnehelic gauge pressure readings.

4.4 Vapor Assessment

In accordance with the May 2020 Periodic Review Report (revised June 2020), approved by the New York State Department of Environmental Conservation (NYSDEC) on June 30, 2020, indoor air and outdoor air samples were collected in February of 2021 to satisfy Site Management Plan (SMP) requirements for evaluating efficacity of the ASD system installed in the existing building.

The vapor assessment sampling was performed February 3, 2021. At that time, the basement of the building was in partial use by teaching staff; all student classes were on upper floors. The existing ASD and heating systems were active, and doors and windows were closed as typical for winter weather conditions. A report summarizing the sampling event was submitted to the Department under separate cover, dated March 23, 2021 (Ref. 7). Figure 3 shows the vapor assessment sample locations. At this time, no further ASD evaluation work is anticipated for the existing building as indicated in the NYSDEC and NYSDOH acceptance letter dated March 29, 2021.

4.5 Annual Inspection and Certification Program

The Annual Inspection and Certification Program outlines requirements for certifying and attesting that the IC/ECs employed on the Sites are unchanged from the original design and/or previous certification. The Annual Certification includes a site inspection and completion of the NYSDEC's IC/EC Certification Form. The Site inspection is intended to verify that the IC/ECs:

- Are in place and effective.
- Are performing as designed.
- That nothing has occurred that would impair the ability of the controls to protect the public health and environment.
- That nothing has occurred that would constitute a violation or failure to comply with any operation and maintenance plan for such controls.
- Access is available to the Site to evaluate continued maintenance of such controls.

Formal inspection of the Site was conducted by Mr. Thomas Forbes, P.E. of Benchmark on April 23, 2021. Mr. Forbes meets the requirements of a Qualified Environmental Professional (QEP) per 6NYCRR Part 375.12. At the time of the inspection,

the Site was fully compliant with the NYSDEC-approved SMP. No observable indication of intrusive activities was noted during the Site inspection, nor was any observable use of groundwater noted during the Site inspection.

Appendix A includes the completed Site Management Periodic Review Report Notice – Institutional and Engineering Controls Certification Form. Appendix B includes photographic log of the Site inspection.

4.6 Operation, Monitoring and Maintenance Plan

An addendum to the December 2017 SMP was prepared in concert with the PRR and will be submitted under separate cover to the NYSDEC. The SMP addendum describes the functional ASD system and includes procedures for routine monitoring of the ASD manometers by school maintenance staff, who will perform the monitoring in concert with routine HVAC system checks.

5.0 GROUNDWATER MONITORING

Per the SMP, two years of groundwater monitoring were completed at the Site at monitoring wells HMW-1, HMW-2, HMW-3, HMW-4, HMW-5, HMW-6, and MW-10 and groundwater beneath the basement floor slab was sampled at groundwater sump GSW-1. Groundwater monitoring was not performed during the subject reporting period, as Benchmark believed the monitoring obligation was satisfied. However, the Department will require continued annual groundwater monitoring until approval to discontinue sampling is granted. A round of monitoring will be completed in July 2021.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Conclusions for this reporting period and recommendations for the next reporting period are as follows:

- At the time of the Site inspection, the Site was in compliance with the SMP.
- An annual round of groundwater sampling will be performed in July of 2021.

7.0 DECLARATION/LIMITATION

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

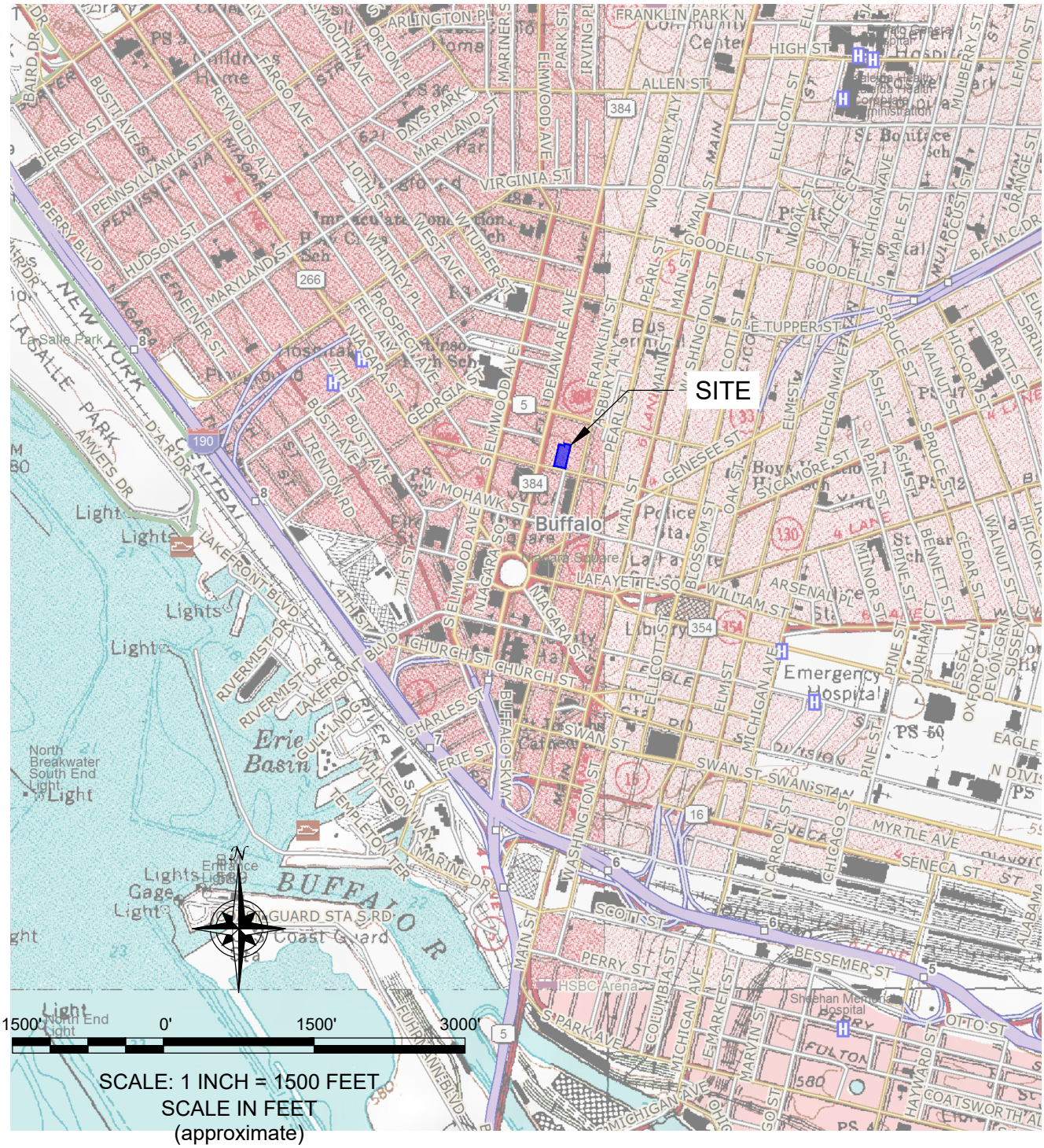
8.0 REFERENCES

1. New York State Department of Environmental Conservation. *DER-10/ Technical Guidance for Site Investigation and Remediation.* May 3, 2013.
2. Iyer Environmental Group, PLLC (IEG). *Site Investigation/Interim Remedial Measure (SI/IRM) Work Plan, 73-79 West Huron Street Site, Buffalo, New York. BCP Site #C915282*. June 2015.
3. Benchmark Environmental Engineering & Science, PLLC (Benchmark). *Final Site Investigation/Interim Remedial Measures/Alternatives Analysis Report, 75-77 West Huron Street Property, Buffalo, New York*. May 2017.
4. Benchmark Environmental Engineering & Science, PLLC (Benchmark). *Site Management Plan for 73-79 West Huron Street Site*. November 2017.
5. Benchmark Environmental Engineering & Science, PLLC (Benchmark). *Final Engineering Report for 73-79 West Huron Street Site*. November 2017.
6. Benchmark Environmental Engineering & Science, PLLC (Benchmark). *Work Plan for Active Subslab Depressurization System (ASD) Installation for 73-79 West Huron Street Site.* May 2018.
7. Benchmark Environmental Engineering & Science, PLLC (Benchmark). *Post-Remedial Vapor Assessment Report.* March 2021.

FIGURES

F:\CAD\Benchmark\Emerson Huron, LLC\PRR\2021\Figure 1; Site Location & Vicinity Map.dwg

FIGURE 1



BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC

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

PROJECT NO.: 0441-020-001

DATE: MAY 2021

DRAFTED BY: CCB

SITE LOCATION & VICINITY MAP

PERIODIC REVIEW REPORT

73-79 WEST HURON STREET SITE
BCP SITE NO. C915282
BUFFALO, NEW YORK

PREPARED FOR

EMERSON HURON, LLC

DISCLAIMER:
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F:\CAD\Benchmark\Emerson Huron, LLC\PRR\2021\Figure 2; Site Plan.dwg

DATE: MAY 2021
DRAFTED BY: CCB

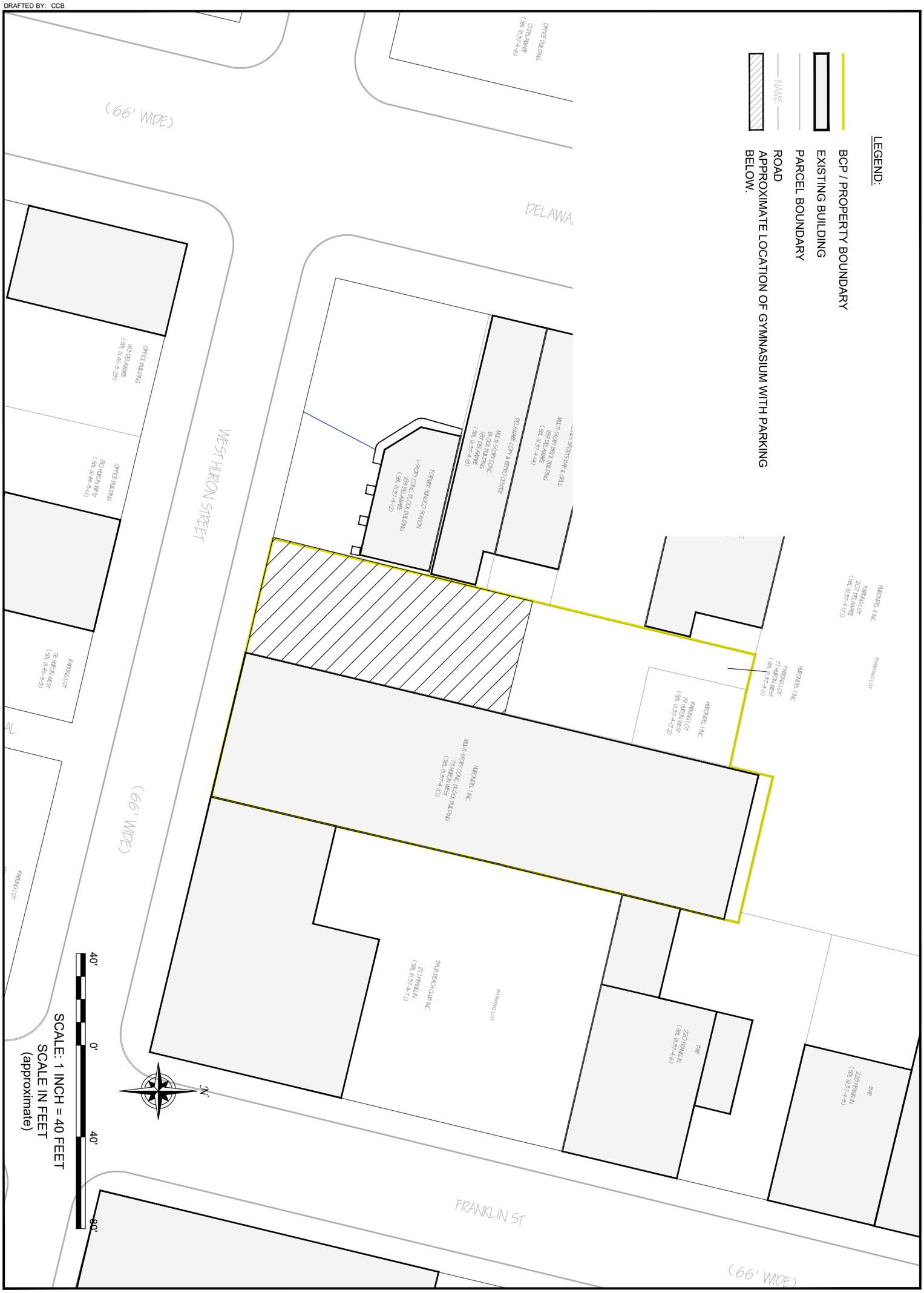

FIGURE 2

SITE PLAN

PERIODIC REVIEW REPORT

73-79 WEST HURON STREET SITE
BCP SITE NO. C915282
BUFFALO, NEW YORK

PREPARED FOR

EMERSON HURON, LLC

BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC
2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0599

JOB NO.: 0441-020-001

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F:\CAD\Benchmark\Emerson Huron, LLC\PRR\2021\Figure 3; ASD and Vapor Assessment Locations.dwg

LEGEND:

- BCP / PROPERTY BOUNDARY
- EXISTING BUILDING
- BASEMENT FLOOR PLAN
- APPROXIMATE LOCATION OF NEWLY CONSTRUC WITH PARKING BELOW
- PARCEL BOUNDARY
- NAME — ROAD
- MAG-1 (0.93) — MAGNEHELIC PRESSURE GAUGE LOCATION (PRESSURE READING IN INCHES OF WATER)
- IA-1 — INDOOR AIR SAMPLE LOCATION
- OA-1 — OUT DOOR AIR SAMPLE LOCATION
- 4-INCH PERFORATED ASD PIPING

N

30' 0' 30' 60'

SCALE: 1 INCH = 30 FEET
SCALE IN FEET
(approximate)

DATE: MAY 2021
DRAFTED BY: CCB

2558 HAMBURG TURNPIKE
SUITE 300
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BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC

JOB NO.: 0441-020-001

ASD SYSTEM AND VAPOR ASSESSMENT LOCATIONS

PERIODIC REVIEW REPORT

73-79 WEST HURON STREET SITE
BCP SITE NO. C915282
BUFFALO, NEW YORK

PREPARED FOR
EMERSON HURON, LLC

FIGURE 3

DISCLAIMER:
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APPENDIX A

INSTITUTIONAL & ENGINEERING CONTROLS 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**

Site No. C915282

Site Name 73-79 W. Huron St.

Site Address: 73-79 W. Huron St. Zip Code: 14202
City/Town: Buffalo
County: Erie
Site Acreage: 0.609

Reporting Period: April 28, 2020 to April 28, 2021

	YES	NO
1. Is the information above correct?	☑	☐
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?	☐	☑
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☑
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☑
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?	☐	☑

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	☑	☐
7. Are all ICs in place and functioning as designed?	☑	☐

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

Box 2A

	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☑

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)	☑	☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C915282 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
111.37-4-10	Emerson Huron, LLC	Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan Ground Water Use Restriction

- Prohibition against use of groundwater without treatment
- Provision for SVI evaluation of occupied buildings on site
- Annual monitoring of groundwater
- Compliance with excavation plan

111.37-4-11	Emerson Huron, LLC	IC/EC Plan Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan

- Site use is limited to Restricted Residential, Commercial and Industrial uses as described in 6 NYCRR Part 375;
- Prohibition against use of groundwater without treatment;
- Provision for SVI evaluation of occupied buildings on site;
- Annual monitoring of groundwater;
- Compliance with excavation plan and
- Monitoring to assess the performance and effectiveness of the remedy.

111.37-4-17.2	Emerson Huron, LLC	Monitoring Plan Landuse Restriction Site Management Plan IC/EC Plan Ground Water Use Restriction Soil Management Plan

- Site use is limited to Restricted Residential, Commercial and Industrial uses as described in 6 NYCRR Part 375;
- Prohibition against use of groundwater without treatment;
- Provision for SVI evaluation of occupied buildings on site;
- Annual monitoring of groundwater;
- Compliance with excavation plan and
- Monitoring to assess the performance and effectiveness of the remedy.

Box 4

Description of Engineering Controls

None Required

Not Applicable/No EC's

Box 5

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 Engineering Control 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 compete.

YES	NO
☑	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The 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. C915282

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 James Mahoney (print name) at Emerson Huron, LLC (print business address),

am certifying as Owner's Representative (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

5/21/21
Date

IC/EC CERTIFICATIONS

Box 7

Professional Engineer Signature

I certify that all information in Boxes 4 and 5 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 Thomas H. Forbes, P.E. at Benchmark Environmental Engineering & Science, PLLC 2558 Hamburg Turnpike, Buffalo, NY 14218.

print name — print business address

am certifying as a Professional Engineer for the Owner

(Owner or Remedial Party)

Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification

5-17-2021

Date

APPENDIX B

SITE PHOTO LOG

BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Emerson Huron, LLC	73-79 W. Huron Street Site (C915282)	B0441-021-001

Photo No.	Date
1	02/03/21

Direction Photo Taken:
Interior

Description:
Vapor Assessment ASD System Monitoring:
Magnehelic Guage Pressure Reading MAG-1 (0.93 inches of water)

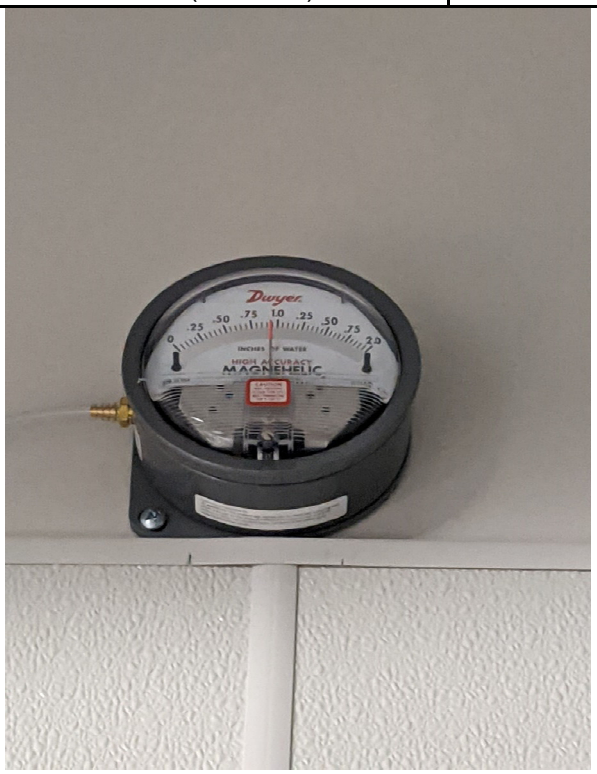


Photo No.	Date
2	02/03/21

Direction Photo Taken:
Interior

Description:
Vapor Assessment ASD System Monitoring:
Magnehelic Guage Pressure Reading MAG-2 (1.37 inches of water)

Prepared By: CCB

BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Emerson Huron, LLC	73-79 W. Huron Street Site (C915282)	B0441-021-001

Photo No.	Date
3	04/23/21

Direction Photo Taken:
South

Description:
Annual Site Inspection:
Exterior Elevated Gymnasium Addition.

Photo No.	Date
4	04/23/21

Direction Photo Taken:
Interior

Description:
Annual Site Inspection:
Sealed sumps in south side of basement.

Prepared By: CCB

BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Emerson Huron, LLC	73-79 W. Huron Street Site (C915282)	B0441-021-001

Photo No.	Date
5	04/23/21

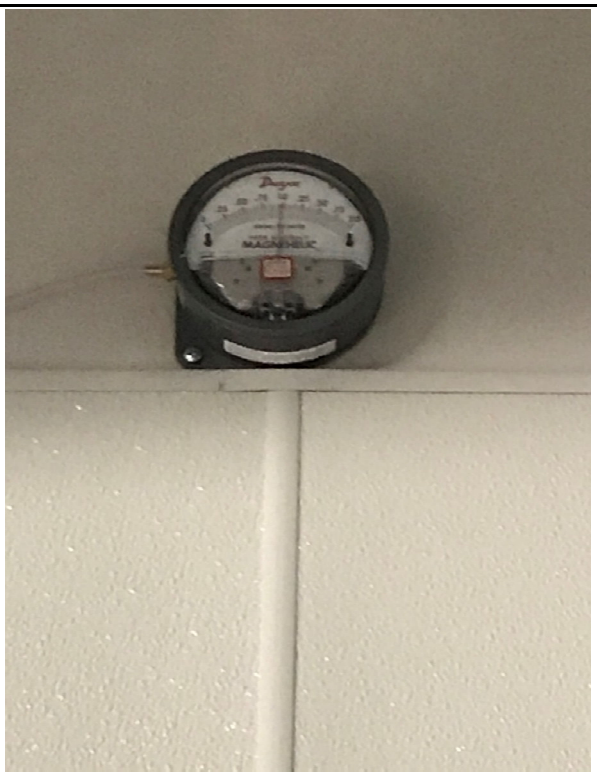
Direction Photo Taken:
Interior

Description:
Annual Site Inspection:
Magnehelic Guage Pressure Reading (MAG-2; 1.27 inches of water)

Photo No.	Date
6	04/23/21

Direction Photo Taken:
Interior

Description:
Annual Site Inspection:
Magnehelic Guage Pressure Reading (MAG-1; 1.0 inches of water)



Prepared By: CCB

BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Emerson Huron, LLC	73-79 W. Huron Street Site (C915282)	B0441-021-001

Photo No.	Date
7	04/23/21

Direction Photo Taken:
Interior

Description:
Annual Site Inspection:
Sealed sumps on northwest side of basement.

Photo No.	Date
8	04/23/21

Direction Photo Taken:
Interior

Description:
Annual Site Inspection:
Sealed sumps on northeast side of basement.

Prepared By: CCB

BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Emerson Huron, LLC	73-79 W. Huron Street Site (C915282)	B0441-021-001

Photo No.	Date
9	04/23/21

Direction Photo Taken:
West/Northwest

Description:
Annual Site Inspection:
South side of existing building exterior.

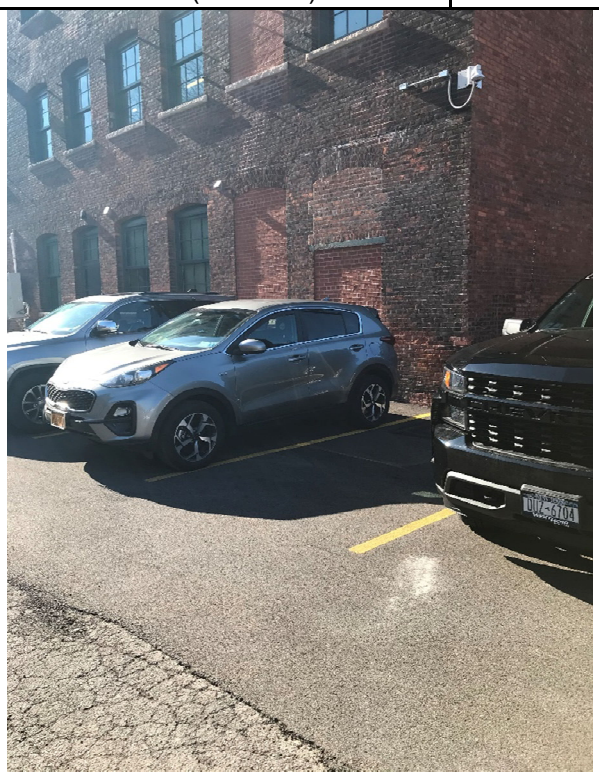


Photo No.	Date
10	04/23/21

Direction Photo Taken:
North

Description:
Annual Site Inspection:
Exterior elevated gymnasium addition.

Prepared By: CCB

BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Emerson Huron, LLC	73-79 W. Huron Street Site (C915282)	B0441-021-001

Photo No.	Date
11	04/23/21

Direction Photo Taken:
East/Northeast

Description:
Annual Site Inspection:
Exterior elevated gymnasium addition façade on West Huron Street.

Photo No.	Date
12	04/23/21

Direction Photo Taken:
East/Northeast

Description:
Annual Site Inspection:
Sidewalk along West Huron Street.

Prepared By: CCB