



**Limited and Focused Subsurface Soil and
Groundwater Investigation Report for the
Property Identified as:**

**Commercial Plaza
3021-3041 Orchard Park Road
Orchard Park, New York**

LCS PROJECT # 13B4431.22

MAY 14, 2014

Buffalo. Rochester. Syracuse. Albany. New York City. Mid Hudson. Pittsburgh.
Johnstown. Allentown. Wilmington. Baltimore. Annapolis. Richmond. Cleveland.

May 14, 2014

Mr. Michael Thomas
Northwest Savings Bank
3150 Sheridan Drive
Amherst, New York 14226

**Re: Limited and Focused Subsurface Soil and Groundwater Investigation
Commercial Plaza
3021-3041 Orchard Park Road
Orchard Park, New York
LCS Project No. 13B4431.22**

Dear Mr. Thomas:

Background

At your request, Lender Consulting Services, Inc. (LCS) performed a limited and focused subsurface soil and groundwater investigation at the property identified as multi-unit retail store, located at 3021-3041 Orchard Park Road, Orchard Park, New York (See Figure 1). The subject property measures approximately 5.44 acres and is occupied by several commercial tenants. The subject property is located in a moderately developed commercial and residential area. The topography of the site is generally level at grade.

This investigation was recommended based on the information gathered by LCS during an All Appropriate Inquiries Phase I Environmental Site Assessment Report for the above-referenced property, dated October 10, 2013. Through that report, the following recognized environmental condition was identified warranting intrusive study at that time.

- According to historic city directories and regulatory listings, the subject property was utilized for dry cleaning from at least 1979 through 2008. The historic dry cleaning tenants were addressed at 3035 and 3039 Orchard Park Road.

Introduction

The purpose of this study was to better assess the environmental quality of on-site soils and groundwater in accessible locations of the subject property due to the environmental concern identified above. Soil samples were collected for stratigraphic characterization and field monitoring. Temporary groundwater monitoring wells (TPMWs) were installed within select test borings where groundwater was encountered. Select soil and groundwater samples were submitted for laboratory analysis to supplement field observations. The temporary wells were removed following sampling.

The following is a summary of the methods and results of the investigation.

Methods of Investigation

Soil

Soil samples were collected on May 7, 2014, with a truck-mounted percussion and hydraulically driven drive system equipped with an approximate 2-inch diameter, approximate 60-inch long macro-core sampler. Soil samples were collected within each borehole continuously from the ground surface to a depth of between approximately 16 and 18.5 feet below the ground surface (ft. bgs). Any downhole equipment was decontaminated with an Alconox and tap water wash and tap water rinse between boreholes. The cutting shoes were decontaminated in a similar manner between collection of each sample.

The physical characteristics of all soil samples were classified using the Unified Soil Classification System (USCS) (Visual-Manual Method). Upon collection, the liner containing the sample was opened slightly at several locations and total volatile organic compound (VOC) concentrations in air within the sample were recorded using a photoionization detector (PID) calibrated in accordance with manufacturer's specifications. (The PID is designed to detect VOCs, such as those associated with petroleum and some solvents.) The results of this screening are included in the attached boring logs. Based on the field observations and/or PID measurements, soils were selected for analysis (see below).

Groundwater

Temporary groundwater monitoring wells TPMW1 through TPMW6 were installed within boreholes BH1, BH3, BH4, BH6 through BH8. Generally, the bottoms of the wells were set to approximately 16 to 18 ft. bgs. Each of the wells was constructed with one-inch diameter PVC screen and riser with a silica filter pack placed around the well screen. A bentonite seal was placed above the sand and the wells were covered with plastic caps, to prevent surface water from entering the wells. Refer to the attached subsurface logs/well construction details for well specific well construction details.

The groundwater samples from the temporary groundwater monitoring wells were collected on May 7, 2014 and May 8, 2014. Prior to sample collection, each well was developed by removing three to five well volumes from the well. New disposable dedicated PVC bailers were used for well development and sample collection activities.

Sample Analysis

Following labeling of the laboratory-supplied sample containers, selected samples were placed on ice. The samples were then submitted, under standard chain-of-custody, to a National Environmental Laboratory Accreditation Council (NELAC) approved laboratory for analysis in accordance with the United States Environmental Protection Agency (USEPA) SW-846 Methods as summarized below. The analytical methods were chosen based on LCS' experience with sites of similar use.

The following table summarizes the specific analytical testing performed and their respective sample locations.

Sample Location	Analytical Testing Performed	Recognized Environmental Condition
Soil		
BH1 (~0.8-4 ft. bgs)	TCL VOCs	Historic on-site dry cleaning operations
BH3 (~6-8 ft. bgs)		
BH4 (~12-14 ft. bgs)		
BH6 (~2-4 ft. bgs)		
BH7 (~0.5-2 ft. bgs)		
BH8 (0.5-2 ft. bgs)		
Groundwater		
TPMW1	TCL VOCs	Historic on-site dry cleaning operations
TPMW2		
TPMW3		
TPMW4		
TPMW5		
TPMW6		

BH = Borehole

TPMW = Temporary groundwater monitoring well
ft. bgs = feet below ground surface

TCL VOCs = Target Compound List volatile organic compounds via USEPA Test Method 8260

Results of Field Investigation

Subsurface Investigation

Nine boreholes (BH1 through BH9) were completed in accessible areas of the subject property proximate to the environmental concerns. (See Figure 2.) A total of 63 soil samples were collected for geologic description. Fill material consisting of asphalt was encountered within all test borings to a depth of approximately 0.5 ft. bgs. Generally, the fill materials were underlain by native soils consisting of varying mixtures of silt, clay, sand, and gravel to the bottom of the test borings. Apparent groundwater was encountered within BH1, and BH3 through BH8 between approximately 5 and 13 ft. bgs. No apparent groundwater was encountered in BH2 and BH9.

PID measurements were above total ambient air background VOC measurements (i.e., 0.0 parts per million, ppm) in 53 of the 63 soil samples collected. These elevated concentrations ranged from 0.1 parts per million (ppm) to 70 ppm (BH8, ~0-2 ft. bgs). Suspect solvent-type odors were detected in the soil samples collected from BH1 (~0-4 ft bgs), BH6 (~0-4 ft bgs), and BH7 (~0-2 ft bgs). No solvent-type staining was observed in the soil samples collected.

Refer to the attached subsurface logs for soil classification for each sample interval, field observations and PID measurements.

Investigation Analytical Results

The soil and groundwater samples collected and analyzed detected the following analytes. The respective concentrations as well as commonly applied regulatory guidance values are also listed for comparison. Analytes not detected are not shown.

SOIL TESTING RESULTS
VOCs by USEPA SW-846 Method 8260

Sample ID	BH1	BH3	BH4	BH6	BH7	BH8	Part 375 (Unrestricted) Soil Cleanup Objectives	Part 375 (Commercial) Soil Cleanup Objectives
Date Sampled	5/07/14	5/07/14	5/07/14	5/07/14	5/07/2014	5/07/14		
Sample Depth	0.8-4 ft. bgs	6-8 ft. bgs	12-14 ft. bgs	2-4 ft. bgs	0.5-2 ft. bgs	0.5-2 ft. bgs		
Units	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg
Acetone	<290	<240	<2.7	53.5	<300	<2.0	50	500,000
Carbon Disulfide	<13	<11	<0.13	0.59 J	<14	0.98 J	NL	NL
Cis-1,2- Dichloroethene	215	183	<0.44	<0.44	<49	<0.32	250	500,000
Benzene	<35	<29	1.8	<0.33	<37	1.0	60	44,000
Trichloroethene	<25	169 J	<0.24	<0.24	<27	<0.17	470	200,000
Toluene	<21	<18	4.5 J	<0.20	<22	2.4 J	700	500,000
Tetrachloroethene	589	450	<0.30	<0.30	<34	<0.22	1,300	150,000
Xylene (total)	<23	<19	4.5	<0.21	<24	3.0	260*	500,000*

µg/kg = micrograms per kilogram
ft. bgs = feet below ground surface
NL = Not Listed
J = Indicates an estimated value

Part 375 Soil Cleanup Objectives = New York State Department of Environmental Conservation 6 NYCRR Part 375 Environmental Remediation Programs, December 14, 2006 (375-6.8, Soil Cleanup Objective Tables)
* = Based on the sum of the Total Xylenes.

GROUNDWATER TESTING RESULTS
VOCs by USEPA SW-846 Method 8260

Sample ID	TPMW1	TPMW2	TPMW3	TPMW4	TPMW5	TPMW6	NYSDEC Groundwater Criteria (Class GA)
Date Sampled	5/07/14	5/07/14	5/08/14	5/08/14	5/08/14	5/08/14	
Units	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
Vinyl chloride	<0.58	2.4 ^a	<0.58	<0.58	<0.58	<0.58	2
Trans-1,2- Dichloroethene	0.77 J	4.3 ^a	<0.51	<0.51	<0.51	<0.51	5
1,1- Dichloroethene	<0.61	0.66 ^a J	<0.61	<0.61	<0.61	<0.61	5
Cis-1,2- Dichloroethene	67.3	165 ^a	<0.84	<0.84	<0.84	<0.84	5
Chloroform	1.7	<0.41	<0.41	<0.41	<0.41	<0.41	7
Trichloroethene	26.9	22.4 ^a	<0.47	<0.47	<0.47	<0.47	5
Tetrachloroethene	71.6	15.0 ^a	<0.59	<0.59	<0.59	<0.59	5
Xylene (total)	0.54 J	<0.36	<0.36	<0.36	<0.36	<0.36	5

µg/L = micrograms per liter
NL = Not Listed

^a = The pH of the sample aliquot for the VOA analysis was >2 at the time of analysis.

J = Indicates an estimated value.

NYSDEC Groundwater Criteria (Class GA) = 6 NYCRR Part 703 (June 1998 and April 2000 Addendum)

█ = Analyte detected above the NYSDEC Groundwater Criteria (Class GA)

Conclusions

The purpose of this study was to assess the recognized environmental condition identified in the October 10, 2013 All Appropriate Inquiries Phase I Environmental Site Assessment Report (specifically, historic on-site dry cleaning operations). Select soil and groundwater samples were collected from the areas of the recognized environmental conditions.

Subsurface Investigation

Field Observations

Based on the field observations, PID measurements were above total ambient air background VOC measurements (i.e., 0.0 parts per million, ppm) in 53 of the 63 soil samples collected. These elevated concentrations ranged from 0.1 parts per million (ppm) to 70 ppm (BH8, ~0-2 ft. bgs). Suspect solvent-type odors were detected in the soil samples collected from BH1 (~0-4 ft bgs), BH6 (~0-4 ft bgs), and BH7 (~0-2 ft bgs). No solvent-type staining was observed in the soil samples collected. In LCS' experience, the PID measurements and field observations suggest the presence of some VOC impact proximate the areas investigated.

Laboratory Test Results

Based on the laboratory results, no analytes were detected at concentrations exceeding commonly applied regulatory criteria in the soil samples collected and submitted for laboratory analysis. However, VOC analytes [trichloroethene (TCE), tetrachloroethene (PCE), and cis-1,2-dichloroethene (1,2-DCE) in TPMW1; and TCE, PCE, 1,2-DCE, and vinyl chloride in TPMW2] were detected at concentrations above the NYSDEC Groundwater Criteria in the groundwater samples collected and submitted for laboratory analysis. No analytes were detected above the appropriate regulatory criteria in TPMW3 through TPMW4.

Recommendations

Further investigation is recommended to delineate the vertical and horizontal extent of the chemical impact, including the area beneath the subject structure. In addition, a vapor intrusion study is recommended to better determine the potential for impacts to indoor air quality. Depending upon the results of the further investigation, remediation and/or installation of a sub-slab depressurization system may be warranted.

The property owner should consult environmental legal counsel relative to reporting obligations to the New York State Department of Environmental Conservation.

Thank you for allowing LCS to service your environmental needs. If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,



Jeffrey M. Rowley
Senior Project Manager

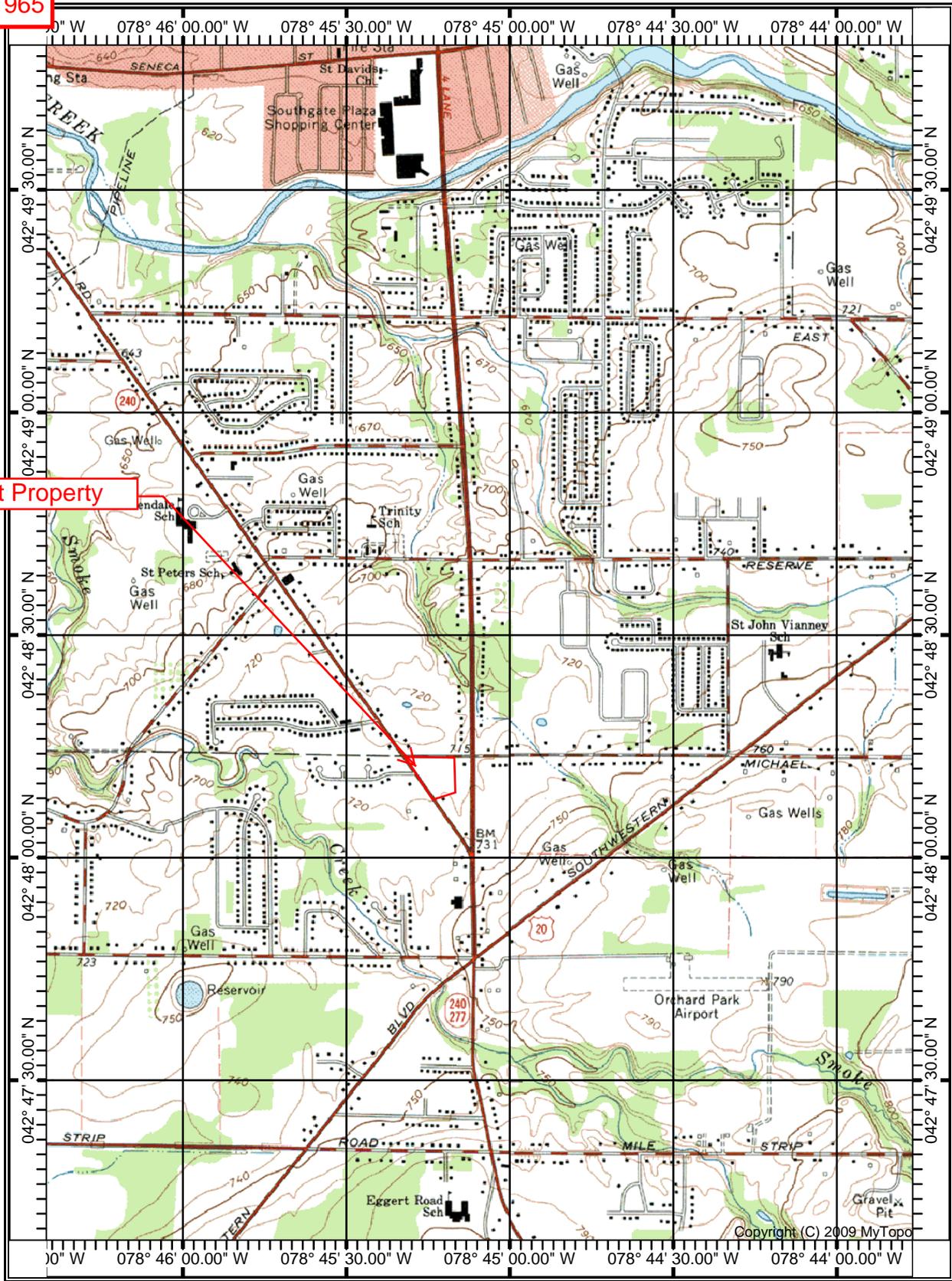
Reviewed by:



Douglas B. Reid
Sr. VP, Environmental Services
General Manager - WNY

SITE LOCATION MAP

Buffalo SE
Dated: 1965



Subject Property

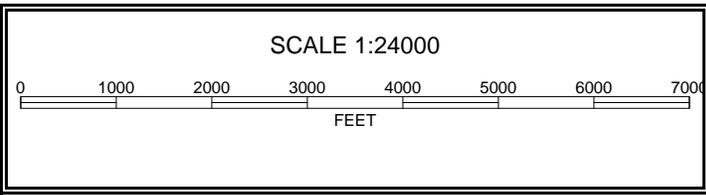


Figure 1: Site Location Map

SUBSURFACE INVESTIGATION MAP



FIGURE 2 - SITE INVESTIGATION PLAN

**3021-3041 ORCHARD PARK ROAD,
ORCHARD PARK, NEW YORK**

Drawn by: DEC

Checked by: JMR

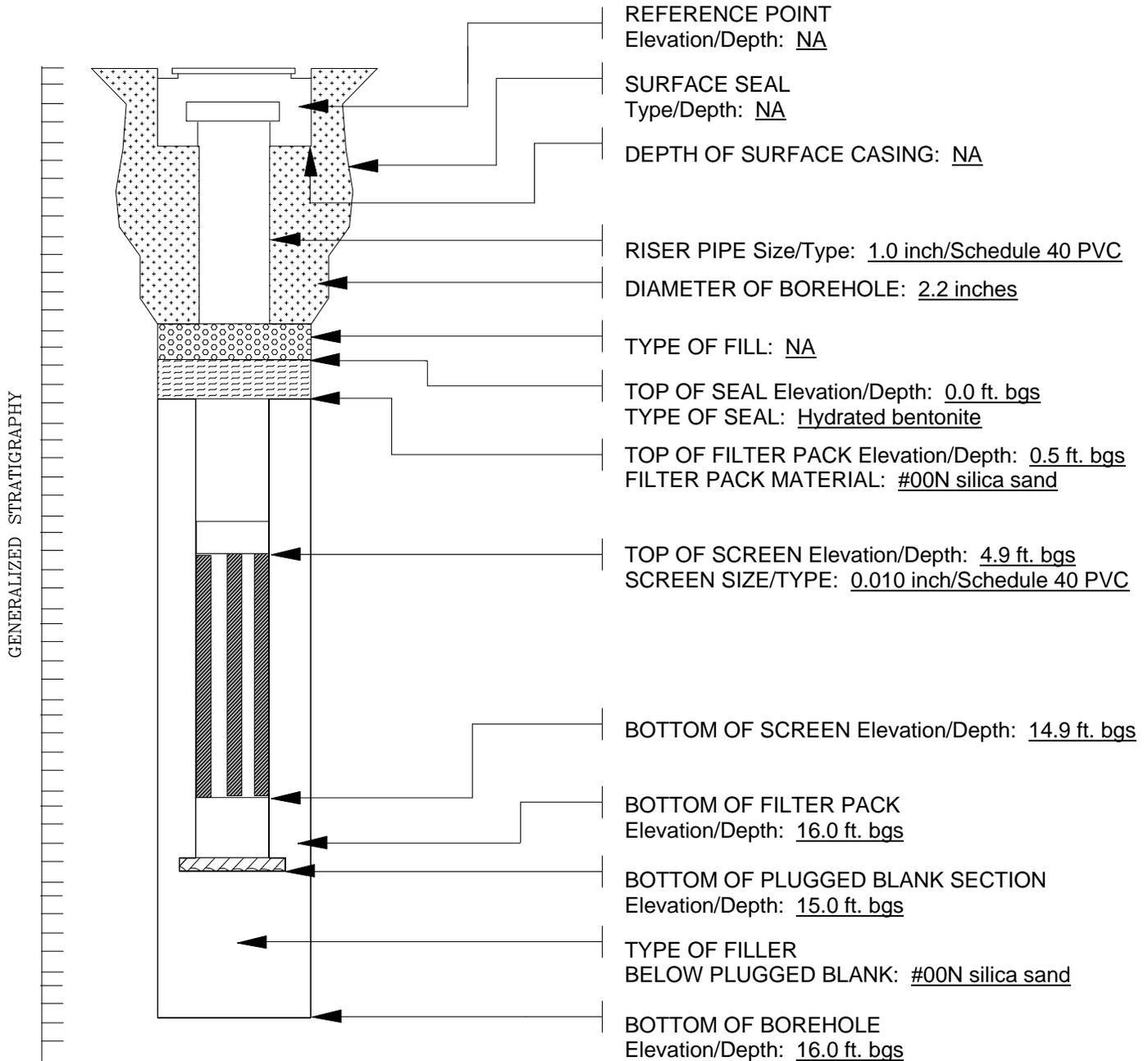


LCS Project # 13B4431.22

SUBSURFACE LOGS

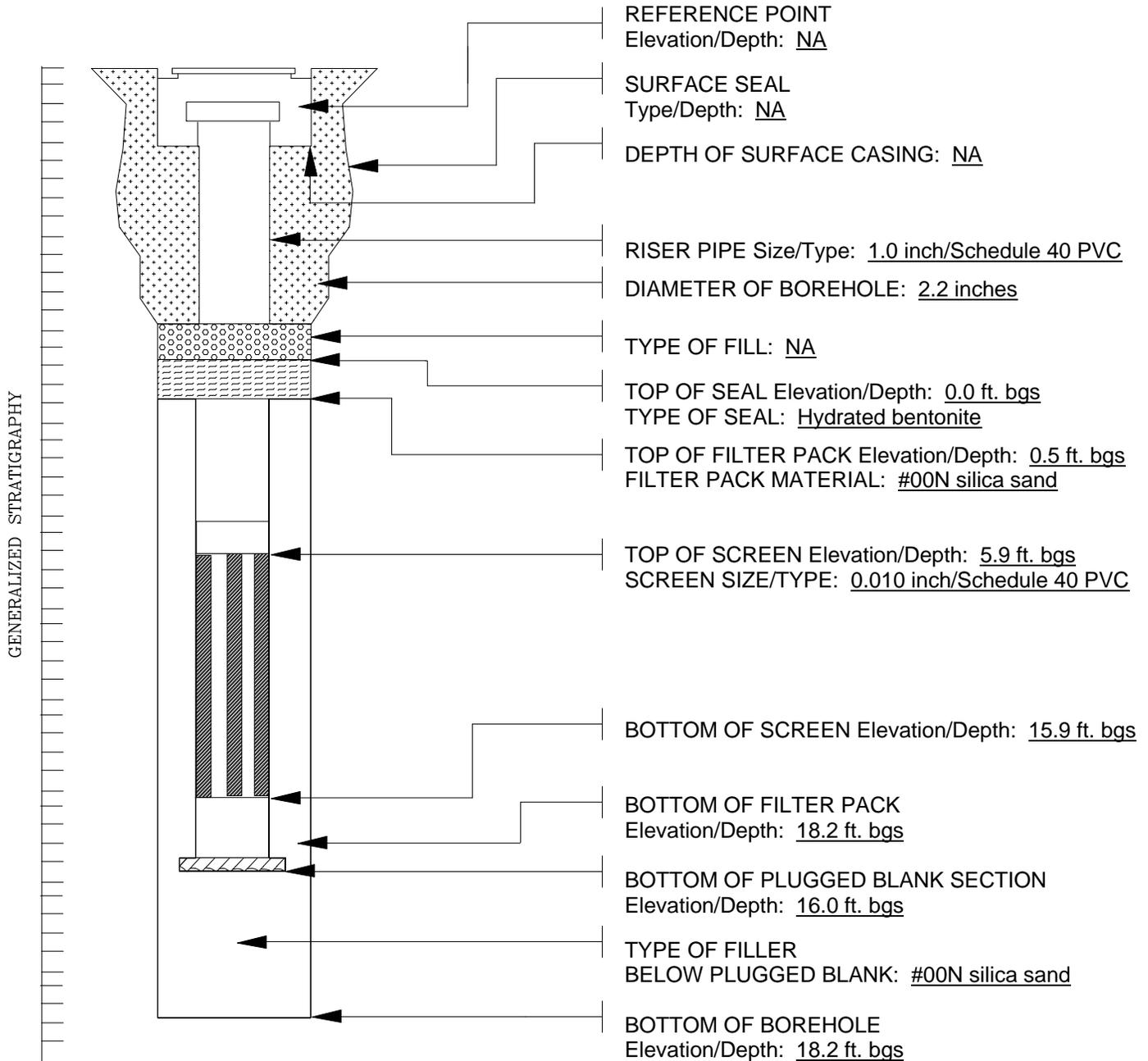
WELL CONSTRUCTION DETAILS

PROJECT/LOCATION:	<u>3021-3041 Orchard Park Rd, Orchard Park, NY</u>	PROJECT No.	<u>14B4431.22</u>
CLIENT:	<u>Northwest Savings Bank</u>	WELL No.	<u>TPMW1</u>
DATE COMPLETED:	<u>5/7/14</u>	SUPERVISED BY:	<u>DEC</u>



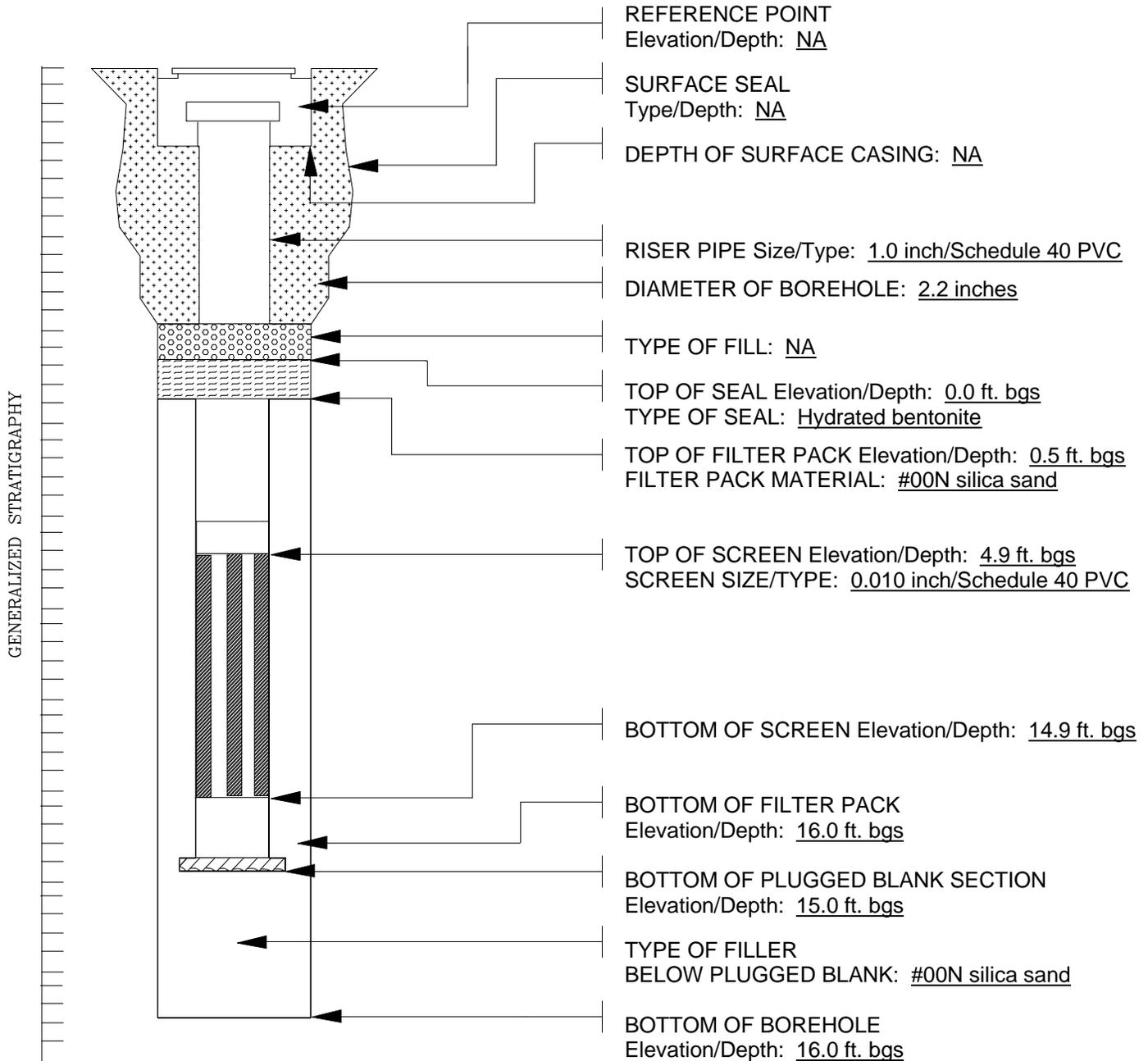
NOTES

PROJECT/LOCATION: 3021-3041 Orchard Park Rd, Orchard Park, NY PROJECT No. 14B4431.22
 CLIENT: Northwest Savings Bank WELL No. TPMW1
 DATE COMPLETED: 5/7/14 SUPERVISED BY: DEC



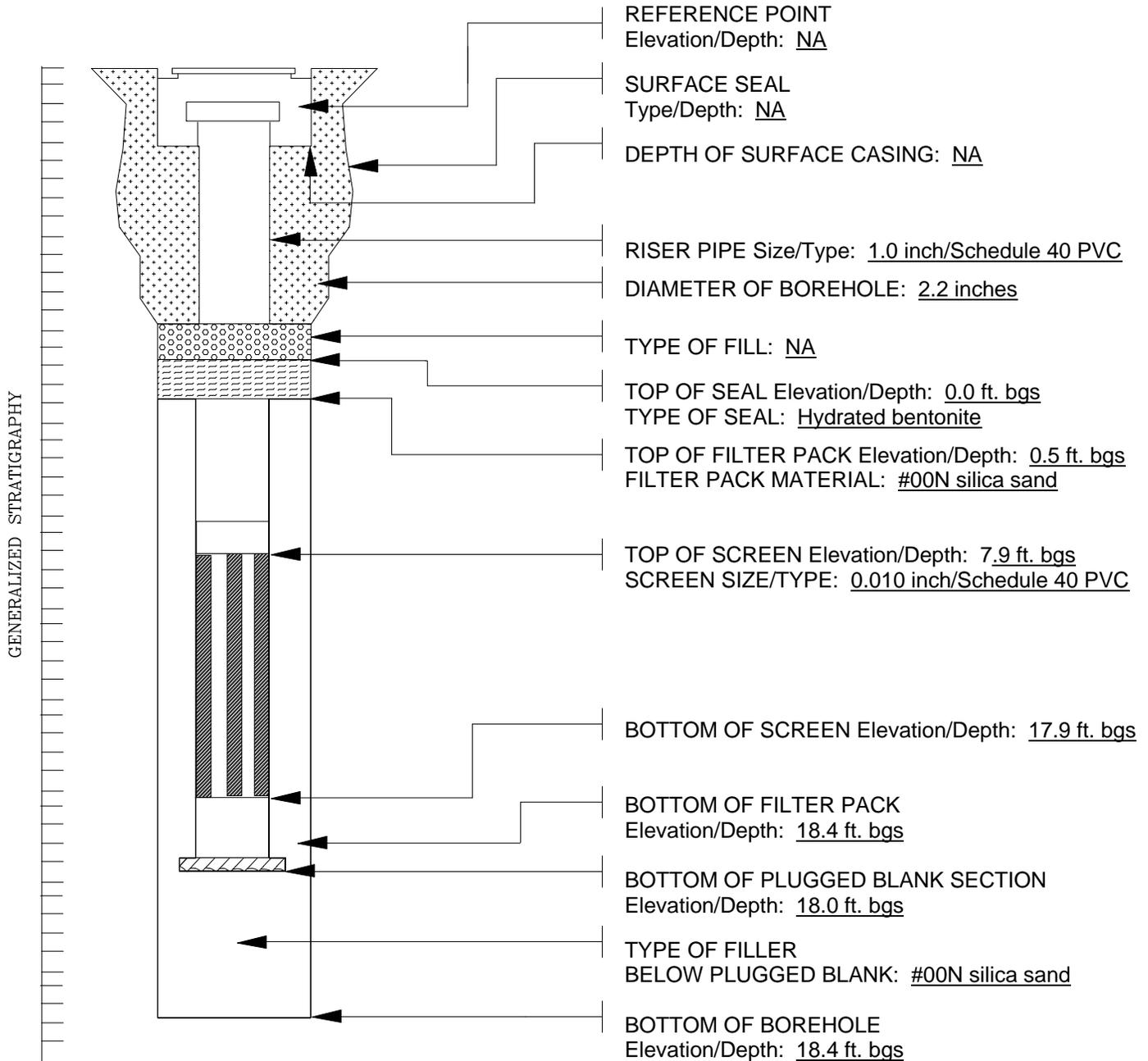
NOTES

PROJECT/LOCATION:	3021-3041 Orchard Park Rd, Orchard Park, NY	PROJECT No.	14B4431.22
CLIENT:	Northwest Savings Bank	WELL No.	TPMW2
DATE COMPLETED:	5/7/14	SUPERVISED BY:	DEC



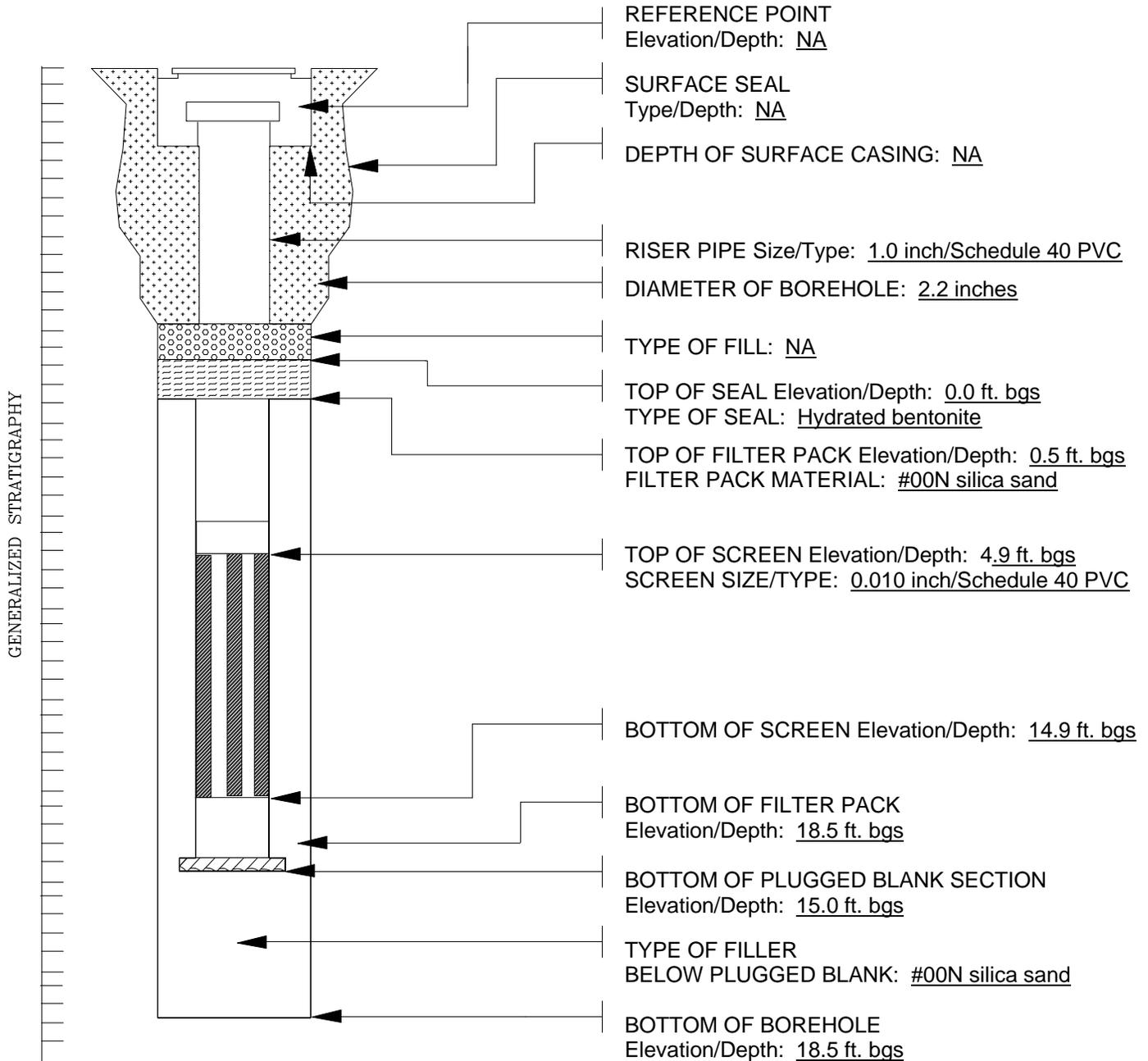
NOTES

PROJECT/LOCATION:	3021-3041 Orchard Park Rd, Orchard Park, NY	PROJECT No.	14B4431.22
CLIENT:	Northwest Savings Bank	WELL No.	TPMW3
DATE COMPLETED:	5/7/14	SUPERVISED BY:	DEC



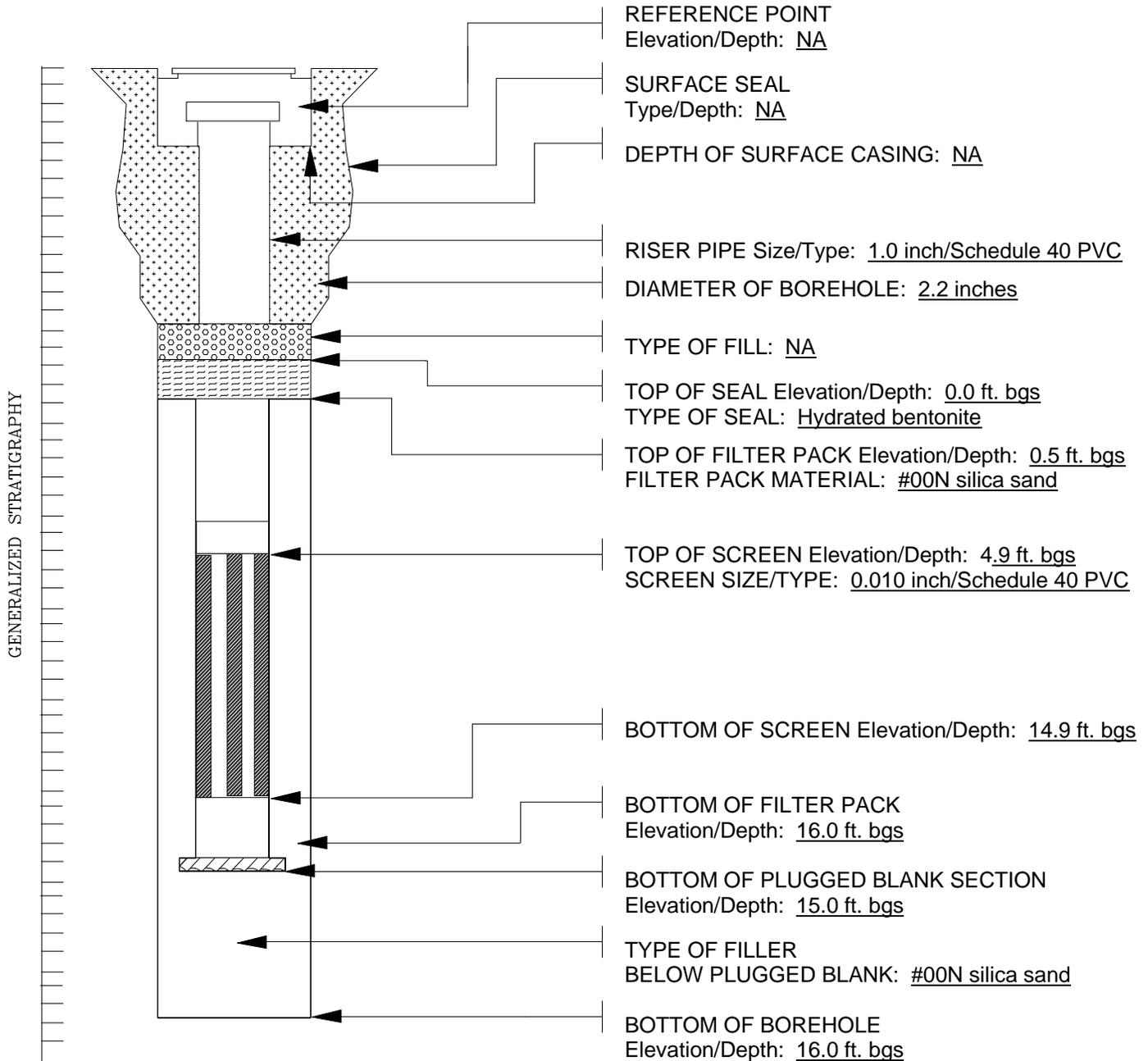
NOTES

PROJECT/LOCATION: 3021-3041 Orchard Park Rd, Orchard Park, NY PROJECT No. 14B4431.22
 CLIENT: Northwest Savings Bank WELL No. TPMW4
 DATE COMPLETED: 5/7/14 SUPERVISED BY: DEC



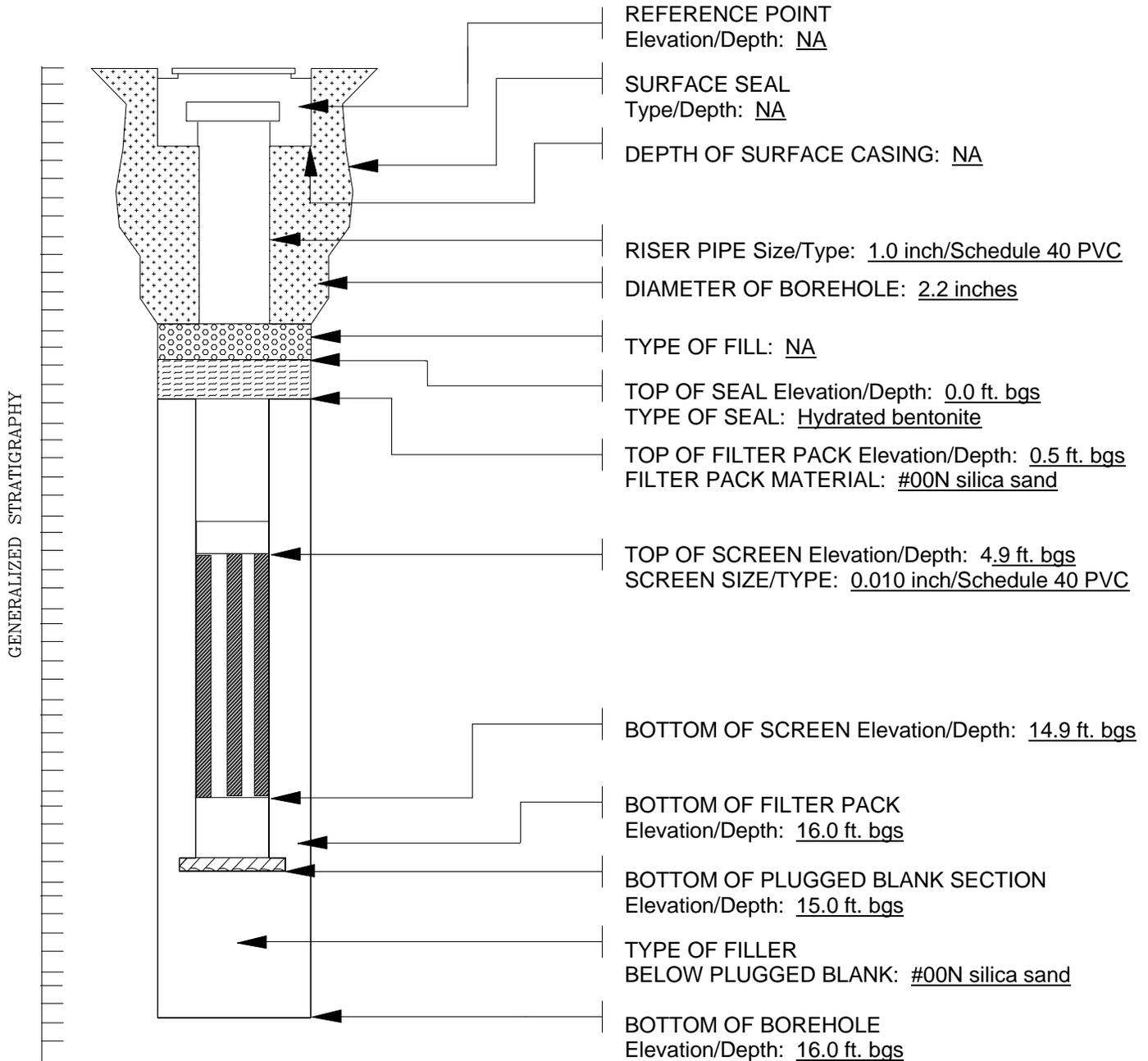
NOTES

PROJECT/LOCATION: 3021-3041 Orchard Park Rd, Orchard Park, NY PROJECT No. 14B4431.22
 CLIENT: Northwest Savings Bank WELL No. TPMW5
 DATE COMPLETED: 5/7/14 SUPERVISED BY: DEC



NOTES

PROJECT/LOCATION: 3021-3041 Orchard Park Rd, Orchard Park, NY PROJECT No. 14B4431.22
 CLIENT: Northwest Savings Bank WELL No. TPMW6
 DATE COMPLETED: 5/7/14 SUPERVISED BY: DEC



NOTES

ANALYTICAL RESULTS

Technical Report for

Lender Consulting Services, Inc.

Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY

13B4431.22

Accutest Job Number: MC30395

Sampling Date: 05/07/14

Report to:

Lender Consulting Services, Inc.

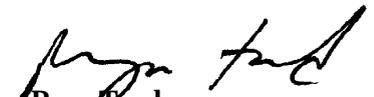
mpopek@lenderconsulting.com

ATTN: Maggie Popek

Total number of pages in report: 26



Test results contained within this data package meet the requirements of the National Environmental Laboratory Accreditation Program and/or state specific certification programs as applicable.



Reza Fand
Lab Director

Client Service contact: Frank DAgostino 508-481-6200

Certifications: MA (M-MA136,SW846 NELAC) CT (PH-0109) NH (250210) RI (00071) ME (MA00136) FL (E87579) NY (11791) NJ (MA926) PA (6801121) ND (R-188) CO MN (11546AA) NC (653) IL (002337) WI (399080220) DoD ELAP (L-A-B L2235)

This report shall not be reproduced, except in its entirety, without the written approval of Accutest Laboratories. Test results relate only to samples analyzed.

Table of Contents

-1-

Section 1: Sample Summary	3
Section 2: Summary of Hits	4
Section 3: Sample Results	6
3.1: MC30395-1: BH01 0.8-4	7
3.2: MC30395-2: BH03 6-8	9
3.3: MC30395-3: BH04 12-14	11
3.4: MC30395-4: BH06 2-4	13
3.5: MC30395-5: BH07 0.5-2	15
3.6: MC30395-6: BH08 0.5-2	17
3.7: MC30395-7: TPMW01	19
3.8: MC30395-8: TPMW02	21
Section 4: Misc. Forms	23
4.1: Chain of Custody	24



Sample Summary

Lender Consulting Services, Inc.

Job No: MC30395

Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY
 Project No: 13B4431.22

Sample Number	Collected		Received	Matrix		Client Sample ID
	Date	Time By		Code	Type	
MC30395-1	05/07/14	09:30 JMR	05/08/14	SO	Soil	BH01 0.8-4
MC30395-2	05/07/14	12:00 JMR	05/08/14	SO	Soil	BH03 6-8
MC30395-3	05/07/14	13:00 JMR	05/08/14	SO	Soil	BH04 12-14
MC30395-4	05/07/14	14:00 JMR	05/08/14	SO	Soil	BH06 2-4
MC30395-5	05/07/14	14:30 JMR	05/08/14	SO	Soil	BH07 0.5-2
MC30395-6	05/07/14	15:00 JMR	05/08/14	SO	Soil	BH08 0.5-2
MC30395-7	05/07/14	10:55 JMR	05/08/14	AQ	Ground Water	TPMW01
MC30395-8	05/07/14	12:40 JMR	05/08/14	AQ	Ground Water	TPMW02

Soil samples reported on a dry weight basis unless otherwise indicated on result page.

Summary of Hits

Job Number: MC30395
Account: Lender Consulting Services, Inc.
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY
Collected: 05/07/14

Lab Sample ID	Client Sample ID	Result/ Qual	RL	MDL	Units	Method
MC30395-1		BH01 0.8-4				
cis-1,2-Dichloroethene		215	210	47	ug/kg	SW846 8260C
Tetrachloroethene		589	210	32	ug/kg	SW846 8260C
MC30395-2		BH03 6-8				
cis-1,2-Dichloroethene		183	170	39	ug/kg	SW846 8260C
Tetrachloroethene		450	170	27	ug/kg	SW846 8260C
Trichloroethene		169 J	170	21	ug/kg	SW846 8260C
MC30395-3		BH04 12-14				
Benzene		1.8	0.48	0.33	ug/kg	SW846 8260C
Toluene		4.5 J	4.8	0.20	ug/kg	SW846 8260C
Xylene (total)		4.5	1.9	0.21	ug/kg	SW846 8260C
MC30395-4		BH06 2-4				
Acetone		53.5	9.7	2.7	ug/kg	SW846 8260C
Carbon disulfide		0.59 J	4.9	0.13	ug/kg	SW846 8260C
MC30395-5		BH07 0.5-2				
No hits reported in this sample.						
MC30395-6		BH08 0.5-2				
Benzene		1.0	0.35	0.24	ug/kg	SW846 8260C
Carbon disulfide		0.98 J	3.5	0.092	ug/kg	SW846 8260C
Toluene		2.4 J	3.5	0.14	ug/kg	SW846 8260C
Xylene (total)		3.0	1.4	0.15	ug/kg	SW846 8260C
MC30395-7		TPMW01				
Chloroform		1.7	1.0	0.41	ug/l	SW846 8260C
cis-1,2-Dichloroethene		67.3	1.0	0.84	ug/l	SW846 8260C
trans-1,2-Dichloroethene		0.77 J	1.0	0.51	ug/l	SW846 8260C
Tetrachloroethene		71.6	1.0	0.59	ug/l	SW846 8260C
Trichloroethene		26.9	1.0	0.47	ug/l	SW846 8260C
Xylene (total)		0.54 J	1.0	0.36	ug/l	SW846 8260C
MC30395-8		TPMW02				
1,1-Dichloroethene ^a		0.66 J	1.0	0.61	ug/l	SW846 8260C

Summary of Hits

Job Number: MC30395

Account: Lender Consulting Services, Inc.

Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY

Collected: 05/07/14

Lab Sample ID	Client Sample ID	Result/ Qual	RL	MDL	Units	Method
cis-1,2-Dichloroethene ^a		165	1.0	0.84	ug/l	SW846 8260C
trans-1,2-Dichloroethene ^a		4.3	1.0	0.51	ug/l	SW846 8260C
Tetrachloroethene ^a		15.0	1.0	0.59	ug/l	SW846 8260C
Trichloroethene ^a		22.4	1.0	0.47	ug/l	SW846 8260C
Vinyl chloride ^a		2.4	1.0	0.58	ug/l	SW846 8260C

(a) The pH of the sample aliquot for VOA analysis was > 2 at time of analysis.

Sample Results

Report of Analysis

Report of Analysis

Client Sample ID: BH01 0.8-4		
Lab Sample ID: MC30395-1		Date Sampled: 05/07/14
Matrix: SO - Soil		Date Received: 05/08/14
Method: SW846 8260C		Percent Solids: 73.8
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	G137448.D	1	05/09/14	GK	n/a	n/a	MSG5257
Run #2							

Run #1	Initial Weight	Final Volume	Methanol Aliquot
Run #1	7.95 g	10.0 ml	100 ul
Run #2			

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	1000	290	ug/kg	
71-43-2	Benzene	ND	51	35	ug/kg	
75-27-4	Bromodichloromethane	ND	210	22	ug/kg	
75-25-2	Bromoform	ND	210	37	ug/kg	
74-83-9	Bromomethane	ND	210	62	ug/kg	
78-93-3	2-Butanone (MEK)	ND	1000	320	ug/kg	
75-15-0	Carbon disulfide	ND	510	13	ug/kg	
56-23-5	Carbon tetrachloride	ND	210	23	ug/kg	
108-90-7	Chlorobenzene	ND	210	16	ug/kg	
75-00-3	Chloroethane	ND	510	78	ug/kg	
67-66-3	Chloroform	ND	210	17	ug/kg	
74-87-3	Chloromethane	ND	510	58	ug/kg	
124-48-1	Dibromochloromethane	ND	210	33	ug/kg	
75-34-3	1,1-Dichloroethane	ND	210	27	ug/kg	
107-06-2	1,2-Dichloroethane	ND	210	33	ug/kg	
75-35-4	1,1-Dichloroethene	ND	210	43	ug/kg	
156-59-2	cis-1,2-Dichloroethene	215	210	47	ug/kg	
156-60-5	trans-1,2-Dichloroethene	ND	210	43	ug/kg	
78-87-5	1,2-Dichloropropane	ND	210	43	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	210	23	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	210	27	ug/kg	
100-41-4	Ethylbenzene	ND	210	71	ug/kg	
591-78-6	2-Hexanone	ND	1000	78	ug/kg	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	510	56	ug/kg	
75-09-2	Methylene chloride	ND	210	55	ug/kg	
100-42-5	Styrene	ND	510	18	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	210	40	ug/kg	
127-18-4	Tetrachloroethene	589	210	32	ug/kg	
108-88-3	Toluene	ND	510	21	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	210	22	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	210	59	ug/kg	
79-01-6	Trichloroethene	ND	210	25	ug/kg	

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: BH01 0.8-4	
Lab Sample ID: MC30395-1	Date Sampled: 05/07/14
Matrix: SO - Soil	Date Received: 05/08/14
Method: SW846 8260C	Percent Solids: 73.8
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY	

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
75-01-4	Vinyl chloride	ND	210	94	ug/kg	
1330-20-7	Xylene (total)	ND	210	23	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	116%		70-130%
2037-26-5	Toluene-D8	121%		70-130%
460-00-4	4-Bromofluorobenzene	114%		70-130%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	BH03 6-8	Date Sampled:	05/07/14
Lab Sample ID:	MC30395-2	Date Received:	05/08/14
Matrix:	SO - Soil	Percent Solids:	81.7
Method:	SW846 8260C		
Project:	Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	G137439.D	1	05/09/14	GK	n/a	n/a	MSG5257
Run #2							

Run #1	Initial Weight	Final Volume	Methanol Aliquot
Run #1	8.25 g	10.0 ml	100 ul
Run #2			

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	850	240	ug/kg	
71-43-2	Benzene	ND	43	29	ug/kg	
75-27-4	Bromodichloromethane	ND	170	18	ug/kg	
75-25-2	Bromoform	ND	170	30	ug/kg	
74-83-9	Bromomethane	ND	170	51	ug/kg	
78-93-3	2-Butanone (MEK)	ND	850	260	ug/kg	
75-15-0	Carbon disulfide	ND	430	11	ug/kg	
56-23-5	Carbon tetrachloride	ND	170	19	ug/kg	
108-90-7	Chlorobenzene	ND	170	13	ug/kg	
75-00-3	Chloroethane	ND	430	65	ug/kg	
67-66-3	Chloroform	ND	170	14	ug/kg	
74-87-3	Chloromethane	ND	430	48	ug/kg	
124-48-1	Dibromochloromethane	ND	170	28	ug/kg	
75-34-3	1,1-Dichloroethane	ND	170	23	ug/kg	
107-06-2	1,2-Dichloroethane	ND	170	27	ug/kg	
75-35-4	1,1-Dichloroethene	ND	170	35	ug/kg	
156-59-2	cis-1,2-Dichloroethene	183	170	39	ug/kg	
156-60-5	trans-1,2-Dichloroethene	ND	170	36	ug/kg	
78-87-5	1,2-Dichloropropane	ND	170	36	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	170	19	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	170	22	ug/kg	
100-41-4	Ethylbenzene	ND	170	59	ug/kg	
591-78-6	2-Hexanone	ND	850	65	ug/kg	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	430	46	ug/kg	
75-09-2	Methylene chloride	ND	170	45	ug/kg	
100-42-5	Styrene	ND	430	15	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	170	34	ug/kg	
127-18-4	Tetrachloroethene	450	170	27	ug/kg	
108-88-3	Toluene	ND	430	18	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	170	19	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	170	49	ug/kg	
79-01-6	Trichloroethene	169	170	21	ug/kg	J

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: BH03 6-8		Date Sampled: 05/07/14
Lab Sample ID: MC30395-2		Date Received: 05/08/14
Matrix: SO - Soil		Percent Solids: 81.7
Method: SW846 8260C		
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
75-01-4	Vinyl chloride	ND	170	78	ug/kg	
1330-20-7	Xylene (total)	ND	170	19	ug/kg	
CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits		
1868-53-7	Dibromofluoromethane	115%		70-130%		
2037-26-5	Toluene-D8	119%		70-130%		
460-00-4	4-Bromofluorobenzene	109%		70-130%		

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	BH04 12-14	Date Sampled:	05/07/14
Lab Sample ID:	MC30395-3	Date Received:	05/08/14
Matrix:	SO - Soil	Percent Solids:	90.8
Method:	SW846 8260C		
Project:	Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	M65203.D	1	05/09/14	KD	n/a	n/a	MSM2295
Run #2							

Run #1	Initial Weight	Final Volume
Run #1	5.69 g	5.0 ml
Run #2		

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	9.7	2.7	ug/kg	
71-43-2	Benzene	1.8	0.48	0.33	ug/kg	
75-27-4	Bromodichloromethane	ND	1.9	0.20	ug/kg	
75-25-2	Bromoform	ND	1.9	0.34	ug/kg	
74-83-9	Bromomethane	ND	1.9	0.58	ug/kg	
78-93-3	2-Butanone (MEK)	ND	9.7	3.0	ug/kg	
75-15-0	Carbon disulfide	ND	4.8	0.13	ug/kg	
56-23-5	Carbon tetrachloride	ND	1.9	0.21	ug/kg	
108-90-7	Chlorobenzene	ND	1.9	0.15	ug/kg	
75-00-3	Chloroethane	ND	4.8	0.73	ug/kg	
67-66-3	Chloroform	ND	1.9	0.16	ug/kg	
74-87-3	Chloromethane	ND	4.8	0.55	ug/kg	
124-48-1	Dibromochloromethane	ND	1.9	0.31	ug/kg	
75-34-3	1,1-Dichloroethane	ND	1.9	0.26	ug/kg	
107-06-2	1,2-Dichloroethane	ND	1.9	0.31	ug/kg	
75-35-4	1,1-Dichloroethene	ND	1.9	0.40	ug/kg	
156-59-2	cis-1,2-Dichloroethene	ND	1.9	0.44	ug/kg	
156-60-5	trans-1,2-Dichloroethene	ND	1.9	0.40	ug/kg	
78-87-5	1,2-Dichloropropane	ND	1.9	0.41	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	1.9	0.22	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	1.9	0.25	ug/kg	
100-41-4	Ethylbenzene	ND	1.9	0.67	ug/kg	
591-78-6	2-Hexanone	ND	9.7	0.73	ug/kg	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	4.8	0.52	ug/kg	
75-09-2	Methylene chloride	ND	1.9	0.51	ug/kg	
100-42-5	Styrene	ND	4.8	0.16	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	1.9	0.38	ug/kg	
127-18-4	Tetrachloroethene	ND	1.9	0.30	ug/kg	
108-88-3	Toluene	4.5	4.8	0.20	ug/kg	J
71-55-6	1,1,1-Trichloroethane	ND	1.9	0.21	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	1.9	0.55	ug/kg	
79-01-6	Trichloroethene	ND	1.9	0.24	ug/kg	

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: BH04 12-14	
Lab Sample ID: MC30395-3	Date Sampled: 05/07/14
Matrix: SO - Soil	Date Received: 05/08/14
Method: SW846 8260C	Percent Solids: 90.8
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY	

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
75-01-4	Vinyl chloride	ND	1.9	0.88	ug/kg	
1330-20-7	Xylene (total)	4.5	1.9	0.21	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	103%		70-130%
2037-26-5	Toluene-D8	90%		70-130%
460-00-4	4-Bromofluorobenzene	88%		70-130%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	BH06 2-4	Date Sampled:	05/07/14
Lab Sample ID:	MC30395-4	Date Received:	05/08/14
Matrix:	SO - Soil	Percent Solids:	85.4
Method:	SW846 8260C		
Project:	Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	M65204.D	1	05/09/14	KD	n/a	n/a	MSM2295
Run #2							

Run #1	Initial Weight	Final Volume
Run #1	6.02 g	5.0 ml
Run #2		

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	53.5	9.7	2.7	ug/kg	
71-43-2	Benzene	ND	0.49	0.33	ug/kg	
75-27-4	Bromodichloromethane	ND	1.9	0.20	ug/kg	
75-25-2	Bromoform	ND	1.9	0.35	ug/kg	
74-83-9	Bromomethane	ND	1.9	0.59	ug/kg	
78-93-3	2-Butanone (MEK)	ND	9.7	3.0	ug/kg	
75-15-0	Carbon disulfide	0.59	4.9	0.13	ug/kg	J
56-23-5	Carbon tetrachloride	ND	1.9	0.21	ug/kg	
108-90-7	Chlorobenzene	ND	1.9	0.15	ug/kg	
75-00-3	Chloroethane	ND	4.9	0.74	ug/kg	
67-66-3	Chloroform	ND	1.9	0.16	ug/kg	
74-87-3	Chloromethane	ND	4.9	0.55	ug/kg	
124-48-1	Dibromochloromethane	ND	1.9	0.31	ug/kg	
75-34-3	1,1-Dichloroethane	ND	1.9	0.26	ug/kg	
107-06-2	1,2-Dichloroethane	ND	1.9	0.31	ug/kg	
75-35-4	1,1-Dichloroethene	ND	1.9	0.40	ug/kg	
156-59-2	cis-1,2-Dichloroethene	ND	1.9	0.44	ug/kg	
156-60-5	trans-1,2-Dichloroethene	ND	1.9	0.41	ug/kg	
78-87-5	1,2-Dichloropropane	ND	1.9	0.41	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	1.9	0.22	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	1.9	0.26	ug/kg	
100-41-4	Ethylbenzene	ND	1.9	0.67	ug/kg	
591-78-6	2-Hexanone	ND	9.7	0.74	ug/kg	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	4.9	0.52	ug/kg	
75-09-2	Methylene chloride	ND	1.9	0.52	ug/kg	
100-42-5	Styrene	ND	4.9	0.17	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	1.9	0.38	ug/kg	
127-18-4	Tetrachloroethene	ND	1.9	0.30	ug/kg	
108-88-3	Toluene	ND	4.9	0.20	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	1.9	0.21	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	1.9	0.56	ug/kg	
79-01-6	Trichloroethene	ND	1.9	0.24	ug/kg	

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: BH06 2-4		Date Sampled: 05/07/14
Lab Sample ID: MC30395-4		Date Received: 05/08/14
Matrix: SO - Soil		Percent Solids: 85.4
Method: SW846 8260C		
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
75-01-4	Vinyl chloride	ND	1.9	0.89	ug/kg	
1330-20-7	Xylene (total)	ND	1.9	0.21	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	97%		70-130%
2037-26-5	Toluene-D8	93%		70-130%
460-00-4	4-Bromofluorobenzene	79%		70-130%

ND = Not detected MDL = Method Detection Limit J = Indicates an estimated value
 RL = Reporting Limit B = Indicates analyte found in associated method blank
 E = Indicates value exceeds calibration range N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	BH07 0.5-2	Date Sampled:	05/07/14
Lab Sample ID:	MC30395-5	Date Received:	05/08/14
Matrix:	SO - Soil	Percent Solids:	93.3
Method:	SW846 8260C		
Project:	Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1 ^a	G137440.D	1	05/09/14	GK	n/a	n/a	MSG5257
Run #2							

Run #	Initial Weight	Final Volume	Methanol Aliquot
Run #1	5.11 g	10.0 ml	100 ul
Run #2			

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	1100	300	ug/kg	
71-43-2	Benzene	ND	54	37	ug/kg	
75-27-4	Bromodichloromethane	ND	220	23	ug/kg	
75-25-2	Bromoform	ND	220	38	ug/kg	
74-83-9	Bromomethane	ND	220	65	ug/kg	
78-93-3	2-Butanone (MEK)	ND	1100	330	ug/kg	
75-15-0	Carbon disulfide	ND	540	14	ug/kg	
56-23-5	Carbon tetrachloride	ND	220	24	ug/kg	
108-90-7	Chlorobenzene	ND	220	17	ug/kg	
75-00-3	Chloroethane	ND	540	82	ug/kg	
67-66-3	Chloroform	ND	220	18	ug/kg	
74-87-3	Chloromethane	ND	540	61	ug/kg	
124-48-1	Dibromochloromethane	ND	220	35	ug/kg	
75-34-3	1,1-Dichloroethane	ND	220	29	ug/kg	
107-06-2	1,2-Dichloroethane	ND	220	35	ug/kg	
75-35-4	1,1-Dichloroethene	ND	220	45	ug/kg	
156-59-2	cis-1,2-Dichloroethene	ND	220	49	ug/kg	
156-60-5	trans-1,2-Dichloroethene	ND	220	45	ug/kg	
78-87-5	1,2-Dichloropropane	ND	220	46	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	220	25	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	220	29	ug/kg	
100-41-4	Ethylbenzene	ND	220	75	ug/kg	
591-78-6	2-Hexanone	ND	1100	82	ug/kg	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	540	59	ug/kg	
75-09-2	Methylene chloride	ND	220	58	ug/kg	
100-42-5	Styrene	ND	540	18	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	220	43	ug/kg	
127-18-4	Tetrachloroethene	ND	220	34	ug/kg	
108-88-3	Toluene	ND	540	22	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	220	24	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	220	62	ug/kg	
79-01-6	Trichloroethene	ND	220	27	ug/kg	

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	BH07 0.5-2	Date Sampled:	05/07/14
Lab Sample ID:	MC30395-5	Date Received:	05/08/14
Matrix:	SO - Soil	Percent Solids:	93.3
Method:	SW846 8260C		
Project:	Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
75-01-4	Vinyl chloride	ND	220	99	ug/kg	
1330-20-7	Xylene (total)	ND	220	24	ug/kg	
CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits		
1868-53-7	Dibromofluoromethane	114%		70-130%		
2037-26-5	Toluene-D8	121%		70-130%		
460-00-4	4-Bromofluorobenzene	114%		70-130%		

(a) Dilution required due to high concentration of non-target compound.

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	BH08 0.5-2	Date Sampled:	05/07/14
Lab Sample ID:	MC30395-6	Date Received:	05/08/14
Matrix:	SO - Soil	Percent Solids:	95.0
Method:	SW846 8260C		
Project:	Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	M65217.D	1	05/10/14	KD	n/a	n/a	MSM2295
Run #2							

Run #1	Initial Weight	Final Volume
Run #1	7.51 g	5.0 ml
Run #2		

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	7.0	2.0	ug/kg	
71-43-2	Benzene	1.0	0.35	0.24	ug/kg	
75-27-4	Bromodichloromethane	ND	1.4	0.15	ug/kg	
75-25-2	Bromoform	ND	1.4	0.25	ug/kg	
74-83-9	Bromomethane	ND	1.4	0.42	ug/kg	
78-93-3	2-Butanone (MEK)	ND	7.0	2.2	ug/kg	
75-15-0	Carbon disulfide	0.98	3.5	0.092	ug/kg	J
56-23-5	Carbon tetrachloride	ND	1.4	0.15	ug/kg	
108-90-7	Chlorobenzene	ND	1.4	0.11	ug/kg	
75-00-3	Chloroethane	ND	3.5	0.53	ug/kg	
67-66-3	Chloroform	ND	1.4	0.12	ug/kg	
74-87-3	Chloromethane	ND	3.5	0.40	ug/kg	
124-48-1	Dibromochloromethane	ND	1.4	0.23	ug/kg	
75-34-3	1,1-Dichloroethane	ND	1.4	0.19	ug/kg	
107-06-2	1,2-Dichloroethane	ND	1.4	0.23	ug/kg	
75-35-4	1,1-Dichloroethene	ND	1.4	0.29	ug/kg	
156-59-2	cis-1,2-Dichloroethene	ND	1.4	0.32	ug/kg	
156-60-5	trans-1,2-Dichloroethene	ND	1.4	0.29	ug/kg	
78-87-5	1,2-Dichloropropane	ND	1.4	0.29	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	1.4	0.16	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	1.4	0.18	ug/kg	
100-41-4	Ethylbenzene	ND	1.4	0.48	ug/kg	
591-78-6	2-Hexanone	ND	7.0	0.53	ug/kg	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	3.5	0.38	ug/kg	
75-09-2	Methylene chloride	ND	1.4	0.37	ug/kg	
100-42-5	Styrene	ND	3.5	0.12	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	1.4	0.28	ug/kg	
127-18-4	Tetrachloroethene	ND	1.4	0.22	ug/kg	
108-88-3	Toluene	2.4	3.5	0.14	ug/kg	J
71-55-6	1,1,1-Trichloroethane	ND	1.4	0.15	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	1.4	0.40	ug/kg	
79-01-6	Trichloroethene	ND	1.4	0.17	ug/kg	

ND = Not detected MDL = Method Detection Limit

J = Indicates an estimated value

RL = Reporting Limit

B = Indicates analyte found in associated method blank

E = Indicates value exceeds calibration range

N = Indicates presumptive evidence of a compound

Report of Analysis

3.6
3

Client Sample ID: BH08 0.5-2		Date Sampled: 05/07/14
Lab Sample ID: MC30395-6		Date Received: 05/08/14
Matrix: SO - Soil		Percent Solids: 95.0
Method: SW846 8260C		
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
75-01-4	Vinyl chloride	ND	1.4	0.64	ug/kg	
1330-20-7	Xylene (total)	3.0	1.4	0.15	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	100%		70-130%
2037-26-5	Toluene-D8	90%		70-130%
460-00-4	4-Bromofluorobenzene	90%		70-130%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: TPMW01		
Lab Sample ID: MC30395-7		Date Sampled: 05/07/14
Matrix: AQ - Ground Water		Date Received: 05/08/14
Method: SW846 8260C		Percent Solids: n/a
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	N86958.D	1	05/09/14	KD	n/a	n/a	MSN3237
Run #2							

Run #1	Purge Volume
Run #1	5.0 ml
Run #2	

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	10	2.5	ug/l	
71-43-2	Benzene	ND	0.50	0.32	ug/l	
75-27-4	Bromodichloromethane	ND	1.0	0.34	ug/l	
75-25-2	Bromoform	ND	1.0	0.61	ug/l	
74-83-9	Bromomethane	ND	2.0	1.8	ug/l	
78-93-3	2-Butanone (MEK)	ND	5.0	2.3	ug/l	
75-15-0	Carbon disulfide	ND	5.0	0.46	ug/l	
56-23-5	Carbon tetrachloride	ND	1.0	0.53	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.43	ug/l	
75-00-3	Chloroethane	ND	2.0	0.53	ug/l	
67-66-3	Chloroform	1.7	1.0	0.41	ug/l	
74-87-3	Chloromethane	ND	2.0	1.1	ug/l	
124-48-1	Dibromochloromethane	ND	1.0	0.38	ug/l	
75-34-3	1,1-Dichloroethane	ND	1.0	0.36	ug/l	
107-06-2	1,2-Dichloroethane	ND	1.0	0.50	ug/l	
75-35-4	1,1-Dichloroethene	ND	1.0	0.61	ug/l	
156-59-2	cis-1,2-Dichloroethene	67.3	1.0	0.84	ug/l	
156-60-5	trans-1,2-Dichloroethene	0.77	1.0	0.51	ug/l	J
78-87-5	1,2-Dichloropropane	ND	2.0	0.50	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	0.50	0.42	ug/l	
10061-02-6	trans-1,3-Dichloropropene	ND	0.50	0.50	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.38	ug/l	
591-78-6	2-Hexanone	ND	5.0	1.6	ug/l	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	5.0	0.99	ug/l	
75-09-2	Methylene chloride	ND	2.0	0.28	ug/l	
100-42-5	Styrene	ND	5.0	0.85	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	0.50	0.40	ug/l	
127-18-4	Tetrachloroethene	71.6	1.0	0.59	ug/l	
108-88-3	Toluene	ND	1.0	0.33	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	1.0	0.46	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	1.0	0.45	ug/l	
79-01-6	Trichloroethene	26.9	1.0	0.47	ug/l	

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: TPMW01		Date Sampled: 05/07/14
Lab Sample ID: MC30395-7		Date Received: 05/08/14
Matrix: AQ - Ground Water		Percent Solids: n/a
Method: SW846 8260C		
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
75-01-4	Vinyl chloride	ND	1.0	0.58	ug/l	
1330-20-7	Xylene (total)	0.54	1.0	0.36	ug/l	J

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	101%		70-130%
2037-26-5	Toluene-D8	106%		70-130%
460-00-4	4-Bromofluorobenzene	100%		70-130%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: TPMW02		
Lab Sample ID: MC30395-8		Date Sampled: 05/07/14
Matrix: AQ - Ground Water		Date Received: 05/08/14
Method: SW846 8260C		Percent Solids: n/a
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1 ^a	N86959.D	1	05/09/14	KD	n/a	n/a	MSN3237
Run #2							

Run #	Purge Volume
Run #1	5.0 ml
Run #2	

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	10	2.5	ug/l	
71-43-2	Benzene	ND	0.50	0.32	ug/l	
75-27-4	Bromodichloromethane	ND	1.0	0.34	ug/l	
75-25-2	Bromoform	ND	1.0	0.61	ug/l	
74-83-9	Bromomethane	ND	2.0	1.8	ug/l	
78-93-3	2-Butanone (MEK)	ND	5.0	2.3	ug/l	
75-15-0	Carbon disulfide	ND	5.0	0.46	ug/l	
56-23-5	Carbon tetrachloride	ND	1.0	0.53	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.43	ug/l	
75-00-3	Chloroethane	ND	2.0	0.53	ug/l	
67-66-3	Chloroform	ND	1.0	0.41	ug/l	
74-87-3	Chloromethane	ND	2.0	1.1	ug/l	
124-48-1	Dibromochloromethane	ND	1.0	0.38	ug/l	
75-34-3	1,1-Dichloroethane	ND	1.0	0.36	ug/l	
107-06-2	1,2-Dichloroethane	ND	1.0	0.50	ug/l	
75-35-4	1,1-Dichloroethene	0.66	1.0	0.61	ug/l	J
156-59-2	cis-1,2-Dichloroethene	165	1.0	0.84	ug/l	
156-60-5	trans-1,2-Dichloroethene	4.3	1.0	0.51	ug/l	
78-87-5	1,2-Dichloropropane	ND	2.0	0.50	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	0.50	0.42	ug/l	
10061-02-6	trans-1,3-Dichloropropene	ND	0.50	0.50	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.38	ug/l	
591-78-6	2-Hexanone	ND	5.0	1.6	ug/l	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	5.0	0.99	ug/l	
75-09-2	Methylene chloride	ND	2.0	0.28	ug/l	
100-42-5	Styrene	ND	5.0	0.85	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	0.50	0.40	ug/l	
127-18-4	Tetrachloroethene	15.0	1.0	0.59	ug/l	
108-88-3	Toluene	ND	1.0	0.33	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	1.0	0.46	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	1.0	0.45	ug/l	
79-01-6	Trichloroethene	22.4	1.0	0.47	ug/l	

ND = Not detected MDL = Method Detection Limit

J = Indicates an estimated value

RL = Reporting Limit

B = Indicates analyte found in associated method blank

E = Indicates value exceeds calibration range

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	TPMW02	Date Sampled:	05/07/14
Lab Sample ID:	MC30395-8	Date Received:	05/08/14
Matrix:	AQ - Ground Water	Percent Solids:	n/a
Method:	SW846 8260C		
Project:	Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
75-01-4	Vinyl chloride	2.4	1.0	0.58	ug/l	
1330-20-7	Xylene (total)	ND	1.0	0.36	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	100%		70-130%
2037-26-5	Toluene-D8	106%		70-130%
460-00-4	4-Bromofluorobenzene	101%		70-130%

(a) The pH of the sample aliquot for VOA analysis was > 2 at time of analysis.

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Misc. Forms

Custody Documents and Other Forms

Includes the following where applicable:

- Chain of Custody

Accutest Laboratories Sample Receipt Summary

Accutest Job Number: MC30395 Client: LCS Immediate Client Services Action Required: Yes

Date / Time Received: 5/8/2014 Delivery Method: _____

Project: COMMERCIAL PROP No. Coolers: _____ Airbill #'s: _____

<u>Cooler Security</u>	<u>Y or N</u>		<u>Y or N</u>	
1. Custody Seals Present:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. COC Present:	<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Custody Seals Intact:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. SmpI Dates/Time OK	<input type="checkbox"/> <input checked="" type="checkbox"/>

<u>Cooler Temperature</u>	<u>Y or N</u>	
1. Temp criteria achieved:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Cooler temp verification:	<u>Infrared gun</u>	
3. Cooler media:	<u>Ice (bag)</u>	

<u>Quality Control Preservation</u>	<u>Y</u>	<u>N</u>	<u>N/A</u>
1. Trip Blank present / cooler:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Trip Blank listed on COC:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Samples preserved properly:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. VOCs headspace free:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>Sample Integrity - Documentation</u>	<u>Y or N</u>	
1. Sample labels present on bottles:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Container labeling complete:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Sample container label / COC agree:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>Sample Integrity - Condition</u>	<u>Y or N</u>	
1. Sample rec'd within HT:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. All containers accounted for:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Condition of sample:	<u>Intact</u>	

<u>Sample Integrity - Instructions</u>	<u>Y</u>	<u>N</u>	<u>N/A</u>
1. Analysis requested is clear:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Bottles received for unspecified tests:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Sufficient volume rec'd for analysis:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Compositing instructions clear:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Filtering instructions clear:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments

-6 all sample bottles have time of 15:00, but the coc says 15:30

4.1
4

Sample Receipt Summary - Problem Resolution

Accutest Job Number: MC30395

CSR: Frank D'Agostino

Response Date: 4/9/2014

Response: The correct sample time is 15:00

4.1

4

Technical Report for

Lender Consulting Services, Inc.

Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY

13B4431.22

Accutest Job Number: MC30471

Sampling Date: 05/08/14

Report to:

Lender Consulting Services, Inc.

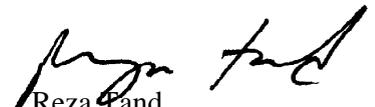
mpopek@lenderconsulting.com

ATTN: Maggie Popek

Total number of pages in report: **16**



Test results contained within this data package meet the requirements of the National Environmental Laboratory Accreditation Program and/or state specific certification programs as applicable.



Reza Fand
Lab Director

Client Service contact: Frank DAgostino 508-481-6200

Certifications: MA (M-MA136,SW846 NELAC) CT (PH-0109) NH (250210) RI (00071) ME (MA00136) FL (E87579) NY (11791) NJ (MA926) PA (6801121) ND (R-188) CO MN (11546AA) NC (653) IL (002337) WI (399080220) DoD ELAP (L-A-B L2235)

This report shall not be reproduced, except in its entirety, without the written approval of Accutest Laboratories.
Test results relate only to samples analyzed.

Table of Contents

-1-

Section 1: Sample Summary	3
Section 2: Summary of Hits	4
Section 3: Sample Results	5
3.1: MC30471-1: TPMW-06	6
3.2: MC30471-2: TPMW-05	8
3.3: MC30471-3: TPMW-04	10
3.4: MC30471-4: TPMW-03	12
Section 4: Misc. Forms	14
4.1: Chain of Custody	15



Sample Summary

Lender Consulting Services, Inc.

Job No: MC30471

Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY
 Project No: 13B4431.22

Sample Number	Collected		Received	Matrix		Client Sample ID
	Date	Time By		Code	Type	
MC30471-1	05/08/14	11:40 DC	05/09/14	AQ	Ground Water	TPMW-06
MC30471-2	05/08/14	13:45 DC	05/09/14	AQ	Ground Water	TPMW-05
MC30471-3	05/08/14	14:45 DC	05/09/14	AQ	Ground Water	TPMW-04
MC30471-4	05/08/14	17:50 DC	05/09/14	AQ	Ground Water	TPMW-03

Summary of Hits

Job Number: MC30471

Account: Lender Consulting Services, Inc.

Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY

Collected: 05/08/14

Lab Sample ID	Client Sample ID	Result/ Qual	RL	MDL	Units	Method
---------------	------------------	-----------------	----	-----	-------	--------

MC30471-1 **TPMW-06**

No hits reported in this sample.

MC30471-2 **TPMW-05**

No hits reported in this sample.

MC30471-3 **TPMW-04**

No hits reported in this sample.

MC30471-4 **TPMW-03**

No hits reported in this sample.

Sample Results

Report of Analysis

Report of Analysis

Client Sample ID: TPMW-06		Date Sampled: 05/08/14
Lab Sample ID: MC30471-1		Date Received: 05/09/14
Matrix: AQ - Ground Water		Percent Solids: n/a
Method: SW846 8260C		
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	U19757.D	1	05/12/14	GK	n/a	n/a	MSU898
Run #2							

Run #1	Purge Volume
Run #1	5.0 ml
Run #2	

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	10	2.5	ug/l	
71-43-2	Benzene	ND	0.50	0.32	ug/l	
75-27-4	Bromodichloromethane	ND	1.0	0.34	ug/l	
75-25-2	Bromoform	ND	1.0	0.61	ug/l	
74-83-9	Bromomethane	ND	2.0	1.8	ug/l	
78-93-3	2-Butanone (MEK)	ND	5.0	2.3	ug/l	
75-15-0	Carbon disulfide	ND	5.0	0.46	ug/l	
56-23-5	Carbon tetrachloride	ND	1.0	0.53	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.43	ug/l	
75-00-3	Chloroethane	ND	2.0	0.53	ug/l	
67-66-3	Chloroform	ND	1.0	0.41	ug/l	
74-87-3	Chloromethane	ND	2.0	1.1	ug/l	
124-48-1	Dibromochloromethane	ND	1.0	0.38	ug/l	
75-34-3	1,1-Dichloroethane	ND	1.0	0.36	ug/l	
107-06-2	1,2-Dichloroethane	ND	1.0	0.50	ug/l	
75-35-4	1,1-Dichloroethene	ND	1.0	0.61	ug/l	
156-59-2	cis-1,2-Dichloroethene	ND	1.0	0.84	ug/l	
156-60-5	trans-1,2-Dichloroethene	ND	1.0	0.51	ug/l	
78-87-5	1,2-Dichloropropane	ND	2.0	0.50	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	0.50	0.42	ug/l	
10061-02-6	trans-1,3-Dichloropropene	ND	0.50	0.50	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.38	ug/l	
591-78-6	2-Hexanone	ND	5.0	1.6	ug/l	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	5.0	0.99	ug/l	
75-09-2	Methylene chloride	ND	2.0	0.28	ug/l	
100-42-5	Styrene	ND	5.0	0.85	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	0.50	0.40	ug/l	
127-18-4	Tetrachloroethene	ND	1.0	0.59	ug/l	
108-88-3	Toluene	ND	1.0	0.33	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	1.0	0.46	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	1.0	0.45	ug/l	
79-01-6	Trichloroethene	ND	1.0	0.47	ug/l	

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

3.1
3

Client Sample ID: TPMW-06		Date Sampled: 05/08/14
Lab Sample ID: MC30471-1		Date Received: 05/09/14
Matrix: AQ - Ground Water		Percent Solids: n/a
Method: SW846 8260C		
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
75-01-4	Vinyl chloride	ND	1.0	0.58	ug/l	
1330-20-7	Xylene (total)	ND	1.0	0.36	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	109%		70-130%
2037-26-5	Toluene-D8	106%		70-130%
460-00-4	4-Bromofluorobenzene	103%		70-130%

ND = Not detected MDL = Method Detection Limit J = Indicates an estimated value
 RL = Reporting Limit B = Indicates analyte found in associated method blank
 E = Indicates value exceeds calibration range N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: TPMW-05		Date Sampled: 05/08/14
Lab Sample ID: MC30471-2		Date Received: 05/09/14
Matrix: AQ - Ground Water		Percent Solids: n/a
Method: SW846 8260C		
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	U19758.D	1	05/12/14	GK	n/a	n/a	MSU898
Run #2							

Run #1	Purge Volume
Run #1	5.0 ml
Run #2	

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	10	2.5	ug/l	
71-43-2	Benzene	ND	0.50	0.32	ug/l	
75-27-4	Bromodichloromethane	ND	1.0	0.34	ug/l	
75-25-2	Bromoform	ND	1.0	0.61	ug/l	
74-83-9	Bromomethane	ND	2.0	1.8	ug/l	
78-93-3	2-Butanone (MEK)	ND	5.0	2.3	ug/l	
75-15-0	Carbon disulfide	ND	5.0	0.46	ug/l	
56-23-5	Carbon tetrachloride	ND	1.0	0.53	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.43	ug/l	
75-00-3	Chloroethane	ND	2.0	0.53	ug/l	
67-66-3	Chloroform	ND	1.0	0.41	ug/l	
74-87-3	Chloromethane	ND	2.0	1.1	ug/l	
124-48-1	Dibromochloromethane	ND	1.0	0.38	ug/l	
75-34-3	1,1-Dichloroethane	ND	1.0	0.36	ug/l	
107-06-2	1,2-Dichloroethane	ND	1.0	0.50	ug/l	
75-35-4	1,1-Dichloroethene	ND	1.0	0.61	ug/l	
156-59-2	cis-1,2-Dichloroethene	ND	1.0	0.84	ug/l	
156-60-5	trans-1,2-Dichloroethene	ND	1.0	0.51	ug/l	
78-87-5	1,2-Dichloropropane	ND	2.0	0.50	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	0.50	0.42	ug/l	
10061-02-6	trans-1,3-Dichloropropene	ND	0.50	0.50	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.38	ug/l	
591-78-6	2-Hexanone	ND	5.0	1.6	ug/l	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	5.0	0.99	ug/l	
75-09-2	Methylene chloride	ND	2.0	0.28	ug/l	
100-42-5	Styrene	ND	5.0	0.85	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	0.50	0.40	ug/l	
127-18-4	Tetrachloroethene	ND	1.0	0.59	ug/l	
108-88-3	Toluene	ND	1.0	0.33	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	1.0	0.46	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	1.0	0.45	ug/l	
79-01-6	Trichloroethene	ND	1.0	0.47	ug/l	

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

32
3

Client Sample ID: TPMW-05		Date Sampled: 05/08/14
Lab Sample ID: MC30471-2		Date Received: 05/09/14
Matrix: AQ - Ground Water		Percent Solids: n/a
Method: SW846 8260C		
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
75-01-4	Vinyl chloride	ND	1.0	0.58	ug/l	
1330-20-7	Xylene (total)	ND	1.0	0.36	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	111%		70-130%
2037-26-5	Toluene-D8	120%		70-130%
460-00-4	4-Bromofluorobenzene	112%		70-130%

ND = Not detected MDL = Method Detection Limit J = Indicates an estimated value
 RL = Reporting Limit B = Indicates analyte found in associated method blank
 E = Indicates value exceeds calibration range N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	TPMW-04	Date Sampled:	05/08/14
Lab Sample ID:	MC30471-3	Date Received:	05/09/14
Matrix:	AQ - Ground Water	Percent Solids:	n/a
Method:	SW846 8260C		
Project:	Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1 ^a	U19759.D	1	05/12/14	GK	n/a	n/a	MSU898
Run #2							

Run #	Purge Volume
Run #1	5.0 ml
Run #2	

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	10	2.5	ug/l	
71-43-2	Benzene	ND	0.50	0.32	ug/l	
75-27-4	Bromodichloromethane	ND	1.0	0.34	ug/l	
75-25-2	Bromoform	ND	1.0	0.61	ug/l	
74-83-9	Bromomethane	ND	2.0	1.8	ug/l	
78-93-3	2-Butanone (MEK)	ND	5.0	2.3	ug/l	
75-15-0	Carbon disulfide	ND	5.0	0.46	ug/l	
56-23-5	Carbon tetrachloride	ND	1.0	0.53	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.43	ug/l	
75-00-3	Chloroethane	ND	2.0	0.53	ug/l	
67-66-3	Chloroform	ND	1.0	0.41	ug/l	
74-87-3	Chloromethane	ND	2.0	1.1	ug/l	
124-48-1	Dibromochloromethane	ND	1.0	0.38	ug/l	
75-34-3	1,1-Dichloroethane	ND	1.0	0.36	ug/l	
107-06-2	1,2-Dichloroethane	ND	1.0	0.50	ug/l	
75-35-4	1,1-Dichloroethene	ND	1.0	0.61	ug/l	
156-59-2	cis-1,2-Dichloroethene	ND	1.0	0.84	ug/l	
156-60-5	trans-1,2-Dichloroethene	ND	1.0	0.51	ug/l	
78-87-5	1,2-Dichloropropane	ND	2.0	0.50	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	0.50	0.42	ug/l	
10061-02-6	trans-1,3-Dichloropropene	ND	0.50	0.50	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.38	ug/l	
591-78-6	2-Hexanone	ND	5.0	1.6	ug/l	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	5.0	0.99	ug/l	
75-09-2	Methylene chloride	ND	2.0	0.28	ug/l	
100-42-5	Styrene	ND	5.0	0.85	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	0.50	0.40	ug/l	
127-18-4	Tetrachloroethene	ND	1.0	0.59	ug/l	
108-88-3	Toluene	ND	1.0	0.33	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	1.0	0.46	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	1.0	0.45	ug/l	
79-01-6	Trichloroethene	ND	1.0	0.47	ug/l	

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: TPMW-04		Date Sampled: 05/08/14
Lab Sample ID: MC30471-3		Date Received: 05/09/14
Matrix: AQ - Ground Water		Percent Solids: n/a
Method: SW846 8260C		
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
75-01-4	Vinyl chloride	ND	1.0	0.58	ug/l	
1330-20-7	Xylene (total)	ND	1.0	0.36	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	114%		70-130%
2037-26-5	Toluene-D8	104%		70-130%
460-00-4	4-Bromofluorobenzene	100%		70-130%

(a) The pH of the sample aliquot for VOA analysis was > 2 at time of analysis.

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: TPMW-03		
Lab Sample ID: MC30471-4		Date Sampled: 05/08/14
Matrix: AQ - Ground Water		Date Received: 05/09/14
Method: SW846 8260C		Percent Solids: n/a
Project: Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1 ^a	U19760.D	1	05/12/14	GK	n/a	n/a	MSU898
Run #2							

Run #	Purge Volume
Run #1	5.0 ml
Run #2	

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	10	2.5	ug/l	
71-43-2	Benzene	ND	0.50	0.32	ug/l	
75-27-4	Bromodichloromethane	ND	1.0	0.34	ug/l	
75-25-2	Bromoform	ND	1.0	0.61	ug/l	
74-83-9	Bromomethane	ND	2.0	1.8	ug/l	
78-93-3	2-Butanone (MEK)	ND	5.0	2.3	ug/l	
75-15-0	Carbon disulfide	ND	5.0	0.46	ug/l	
56-23-5	Carbon tetrachloride	ND	1.0	0.53	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.43	ug/l	
75-00-3	Chloroethane	ND	2.0	0.53	ug/l	
67-66-3	Chloroform	ND	1.0	0.41	ug/l	
74-87-3	Chloromethane	ND	2.0	1.1	ug/l	
124-48-1	Dibromochloromethane	ND	1.0	0.38	ug/l	
75-34-3	1,1-Dichloroethane	ND	1.0	0.36	ug/l	
107-06-2	1,2-Dichloroethane	ND	1.0	0.50	ug/l	
75-35-4	1,1-Dichloroethene	ND	1.0	0.61	ug/l	
156-59-2	cis-1,2-Dichloroethene	ND	1.0	0.84	ug/l	
156-60-5	trans-1,2-Dichloroethene	ND	1.0	0.51	ug/l	
78-87-5	1,2-Dichloropropane	ND	2.0	0.50	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	0.50	0.42	ug/l	
10061-02-6	trans-1,3-Dichloropropene	ND	0.50	0.50	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.38	ug/l	
591-78-6	2-Hexanone	ND	5.0	1.6	ug/l	
108-10-1	4-Methyl-2-pentanone (MIBK)	ND	5.0	0.99	ug/l	
75-09-2	Methylene chloride	ND	2.0	0.28	ug/l	
100-42-5	Styrene	ND	5.0	0.85	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	0.50	0.40	ug/l	
127-18-4	Tetrachloroethene	ND	1.0	0.59	ug/l	
108-88-3	Toluene	ND	1.0	0.33	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	1.0	0.46	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	1.0	0.45	ug/l	
79-01-6	Trichloroethene	ND	1.0	0.47	ug/l	

ND = Not detected MDL = Method Detection Limit

J = Indicates an estimated value

RL = Reporting Limit

B = Indicates analyte found in associated method blank

E = Indicates value exceeds calibration range

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	TPMW-03	Date Sampled:	05/08/14
Lab Sample ID:	MC30471-4	Date Received:	05/09/14
Matrix:	AQ - Ground Water	Percent Solids:	n/a
Method:	SW846 8260C		
Project:	Commercial Property, 3021-3041 Orchard Park, Orchard Park, NY		

VOA TCL List

CAS No.	Compound	Result	RL	MDL	Units	Q
75-01-4	Vinyl chloride	ND	1.0	0.58	ug/l	
1330-20-7	Xylene (total)	ND	1.0	0.36	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	112%		70-130%
2037-26-5	Toluene-D8	105%		70-130%
460-00-4	4-Bromofluorobenzene	101%		70-130%

(a) The pH of the sample aliquot for VOA analysis was > 2 at time of analysis.

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Misc. Forms

Custody Documents and Other Forms

Includes the following where applicable:

- Chain of Custody

Accutest Laboratories Sample Receipt Summary

Accutest Job Number: MC30471 **Client:** LCS **Immediate Client Services Action Required:** No
Date / Time Received: 5/9/2014 **Delivery Method:** _____ **Client Service Action Required at Login:** No
Project: COMMERCIAL PROPERTY **No. Coolers:** 1 **Airbill #'s:** _____

<u>Cooler Security</u>	<u>Y or N</u>	<u>Y or N</u>
1. Custody Seals Present:	<input checked="" type="checkbox"/> <input type="checkbox"/>	3. COC Present: <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Custody Seals Intact:	<input checked="" type="checkbox"/> <input type="checkbox"/>	4. Smpl Dates/Time OK <input checked="" type="checkbox"/> <input type="checkbox"/>

<u>Cooler Temperature</u>	<u>Y or N</u>
1. Temp criteria achieved:	<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Cooler temp verification:	Infrared gun
3. Cooler media:	Ice (bag)

<u>Quality Control Preservation</u>	<u>Y</u>	<u>or</u>	<u>N</u>	<u>N/A</u>
1. Trip Blank present / cooler:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Trip Blank listed on COC:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Samples preserved properly:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. VOCs headspace free:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>Sample Integrity - Documentation</u>	<u>Y</u>	<u>or</u>	<u>N</u>
1. Sample labels present on bottles:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Container labeling complete:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Sample container label / COC agree:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>Sample Integrity - Condition</u>	<u>Y</u>	<u>or</u>	<u>N</u>
1. Sample recvd within HT:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. All containers accounted for:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Condition of sample:	Intact		

<u>Sample Integrity - Instructions</u>	<u>Y</u>	<u>or</u>	<u>N</u>	<u>N/A</u>
1. Analysis requested is clear:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Bottles received for unspecified tests:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Sufficient volume recvd for analysis:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Compositing instructions clear:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Filtering instructions clear:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments

4.1
4

LIMITATIONS

This environmental study is limited by the scope of services contained within this report and time frames specified within the contracts for services dated May 1, 2014.

This environmental study makes no warranties nor implies any liability regarding:

1. Any impacted media located beneath the on-site structure(s).
2. Any chemical analytes not included within the analytical test methods employed during this study.
3. Any impacted media present from off-site sources not assessed.
4. Any impact at locations and depths not assessed in this study.
5. Any impact at locations where access was limited (i.e., beneath structures, etc.).
6. Vapor Intrusion.

Conclusions and/or recommendations made within the study are based on the interpretation of data collected at individual sample locations and may change if additional data is collected during future study. Conditions between sampling locations are estimated based on available data. Intrusive studies serve to reduce, but not eliminate, the potential environmental risk associated with a property. No study is considered all-inclusive or representative of the entire subject property. Such would be cost prohibitive.