PERIODIC REVIEW REPORT

DECEMBER 18, 2019 TO APRIL 18, 2021
68TONAWANDA STREET

SITE # 915316
68 TONAWANDA STREET
BUFFALO, NEW YORK 14207

Prepared for:

BUFFALO FREIGHT HOUSE, LLC
221 BEDFORD AVENUE
BUFFALO, NEW YORK 14216

Prepared by:

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May 2021

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1.0 EXECUTIVE SUMMARY

BE3 Corp (BE3) has prepared this Periodic Review Report (PRR), on behalf of Buffalo Freight House, LLC. to summarize the post- remedial status of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) at 68 Tonawanda Street (Site). The BCP site number is C915316.

This PRR has been prepared in accordance with NYSDEC DER-10 *Technical Guidance for Site Investigation and Remediation* (May 2010) and the NYSDEC's Institutional and Engineering Controls (IC/EC) Certification Form has been completed for the Site and provided in **Appendix A**.

This PRR has also been completed per the requirements stipulated in the approved Site Management Plan (SMP) dated December 2019 and describes any post-remedial activities conducted on-site during the December 18, 2019 through April 18, 2021 reporting period.

1.1 SITE BACKGROUND

The 68 Tonawanda Street site is a 1,740-acre site located at 68 Tonawanda Street in the City of Buffalo. The site is located within the City of Buffalo Tonawanda Street Corridor Brownfield Opportunity Area (BOA). The Site boundaries and survey maps are provided in **Appendix B** – **Environmental Easement**. The as-built Site cover system is shown on **Figure – C2.0.**

The area and Site have a long historic commercial and industrial use. Commercial/industrial use of the general area occurred in the early 1800's situated around Black Rock. Located just north and across Tonawanda Street from the corner of West and Tonawanda Streets, the elongated subject 68 Tonawanda Street site is situated between active rail lines and Tonawanda Street. The site contains the former *New York Central Freight House and Office*. This long narrow 1½-story brick freight house structure was constructed in the early 1900s. The building has been recommended as National Register Eligible for its association with the transportation and industrial history of the City of Buffalo at the local, national and international levels. The building was renovated as part of the re-development that occurred at the same time as the BCP remediation.

1.2 COMPLIANCE/RECOMMENDATIONS

All elements of the IC/EC Plan of the SMP were in compliance for the reporting period and no changes to the SMP are recommended at this time.

2.0 SITE OVERVIEW AND REMEDIATION

2.1 DESCRIPTION OF SELECTED FINAL REMEDY

Contaminated Materials Removal

A Track 4 cleanup was implemented based on the site-specific intended land use as indicated in **Figure C1.0** Architectural Site Plan. A minimum of one (1) foot of impacted soil was removed from all designed paved areas (roadways/parking) and two (2) feet removed from all designated greenspace areas and replaced with clean fill/topsoil. Figure C2.0 indicates the areas were impacted soil was removed and the as-built cover system installed. The As-built cover system and areas excavated are shown on **Figure C2.0.**

Underground Storge Tank (UST) Removal

An abandoned 1,000-gallon Underground Storage Tank (UST) was uncovered and removed from the southwest corner of the property (see **Figure C2.0** for location). Along with the UST approximately 30-40 Tons of impacted soil was removed for off-site disposal.

Cover [or Cap] System

Exposure to remaining contamination in soil/fill at the site is prevented by a soil cover system placed over the site. This cover system is comprised of a minimum of 24 inches of clean soil, asphalt pavement, concrete-covered sidewalks, and concrete building slabs. **Figure C2.0** shows the location of each cover type built at the Site.

2.2 Nature and Extent of Contamination Remaining at Site

Beneath the cover system (clean fill or hardscape) remains a certain amount of impacted soils consisting of primarily elevated metal and SVOCs (PAHs) compounds with minimum PCB impacts that exceed Part 375-6.8 Restricted Residential SCOs. A geofabric demarcation layer has been place directly beneath the cover system to delineate the cover system from any remaining impacted soil.

Figures 3a and 3b provide soil sample results that exceed Unrestricted Use SCOs and the Restricted Residential SCOs respectively of the remaining soil contamination at the site below the cover system after completion of remediation. **Figure C2.0** shows the detailed cover system.

3.0 ENGINEERING AND INSTITUTIONAL CONTROLS

3.1 General

Since remaining contamination exists at the site, Institutional Controls (ICs) and Engineering Controls (ECs) are required to protect human health and the environment. The IC/EC Plan is one component of the SMP/EE and is subject to revision by the NYSDEC.

3.2 Institutional Controls

A series of ICs is required by the SMP to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and, (3) limit the use and development of the site to restricted residential, commercial or industrial uses only. Adherence to these ICs on the site is required by the Environmental Easement and implemented under the SMP. ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. These ICs are:

- The property may be used for: to restricted residential, commercial or industrial use;

- -All ECs must be operated and maintained as specified in the SMP;

- All ECs must be inspected at a frequency and in a manner defined in the SMP;

- 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;

- 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;

- 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; and

- Vegetable gardens and farming on the site are prohibited.

The ICs identified are provided in the **Appendix B** - Environmental Easement and Boundary Survey Maps.

3.3 Engineering Controls

3.3.1 Cover System

Exposure to remaining contamination in soil/fill at the site is prevented by a soil cover system placed over the site. This cover system is comprised of a minimum of 24 inches of clean soil, asphalt pavement, concrete-covered sidewalks, and concrete building slabs. **Figure C2.0** shows the location of each cover type built at the Site. An Excavation Work Plan, which outlines the procedures required in the event the cover system and/or underlying residual contamination are disturbed, is provided in the SMP.

3.3.2 Sub-Slab Depressurization System (SSDS)

A SSDS was installed during the re-development of the existing site building in accordance with the NYSDOH Soil Vapor Intrusion Guidance. **Figure SK-05** depicts the construction details of the SSDS during the building re-development.

A soil vapor intrusion evaluation will be required for any new future buildings constructed on the site.

Procedures for Monitoring and Sampling the SSDS are documented in the Monitoring and Sampling Plan (Section 4 of the SMP). Procedures for Operation and Maintenance of the system are included in the Operating and Maintenance Plan (Section 5 of the SMP).

The SSDS performance summary for the reporting period is provided in Section 4.3.

4.0 SITE EVALUATION

4.1 Site Wide Inspection

A Site Wide Inspection was completed by BE3 on May 18, 2021. The results of the inspection are provided in BE3's Site Wide Inspection Form and site photographs are provided in **Appendix C**. The inspection concluded that the Site was in compliance with all IC/EC.

4.2 Cover Performance Summary

The cover system has not been disturbed since initially placement. The soil cover and grass areas are well maintained. Concrete and asphalt areas are well maintained and undisturbed. No excavations into the cover system have occurred since initial placement. For further details see the Site Wide Inspection Form and Site photographs are provided in **Appendix C**.

4.3 SSDS Performance Summary

The SMP called for Indoor air sampling to be conducted during the first heating season (December 2019 to January 2020) in proximity to the area of sub-slab sample SS-5 at the north end of the building and in proximity to the area of indoor air sample IA-02 at the center of the building (see **Figure 4)**. During the initial sub-slab vapor investigations, the NYSDOH Guidance Decision matrices indicated that monitoring was required at this Sub-Slab location (SS-5) for indoor air exceedance of the compound TCE (see **Table 7**).

On January 28, 2020 two indoor air samples were collected from the residential section of the building (1A-02-January 2020 and 1A-03-January 2020) at the locations shown on **Figure – Post Remediation SMP Indoor Air Sampling**. If the guideline value for TCE in these samples exceeded 2 mcg/m3 then the system would need to be activated with fans. The TCE values in the three samples were as follows:

1A-02 January 2020 – TCE value of 0.70 mcg/m3 versus Guideline of 2 mcg/m3
1A-03 January 2020 – TCE value of 0.48 mcg/m3 versus Guideline of 2 mcg/m3

The restaurant area that was not completely constructed during the above sampling event was sampled this heating season (December 2020 to January 2021) on January 14, 2021.One indoor air sample was collected from within the now completed restaurant area and one outdoor sample was collect adjacent the restaurant (see **Figure – Post Remediation SMP Indoor Air Sampling**). The results were as follows:

Indoor January 2021 – TCE value of 0.75 mcg/m3 versus Guideline of 2 mcg/m3
Outdoor January 2021 – TCE value of 0.32 mcg/m3 versus Guideline of 2 mcg/m3

These results indicate that the SSDS throughout the building is working satisfactorily and meets all guideline values.

Analytical results are provided in **Appendix D.**

4.4 Groundwater Monitoring Performance Summary

The Monitoring and Sampling Plan of the SMP calls for one round of groundwater sampling from those wells that exceeded/detected suspect contaminants above TOGs limits to ensure the groundwater is not being further impacted. Based on the RI analytical results the following wells will be sampled and analyzed for the compounds indicated as follows:

MW-1 – Metals
MW-2 – Metals
MW-3 – Metals, PCBs and SVOCs
MW-4 - Metals

The required sampling round was performed on June 25, 2020. The analytical sample results for each of the four (4) wells sampled are shown on **Table 1** compared to the analytical results from the RI program in these wells. **Figure 5** from the RI/AAR shows the location of each of the wells sampled.

The June 2020 sampling program indicated that the analytical results for all compounds that exceeded TOGs during the RI sampling were now below TOGs limits with the exception of Manganese which in most cases were at lower levels than the RI results but still above TOGs.

Based on these results, the removal of the impacted soils from the Site appears to have reduced, in general, impacts to the groundwater that were present prior to remediation.

Analytical results are provided in **Appendix D**

5.0 CONCLUSIONS

All components of the SMP (IC/EC) were in compliance with SMP requirements during the reporting period as follows:

Cover System – The cover system has not been disturbed since initially placement. The soil cover and grass areas are well maintained. Concrete and asphalt areas are well maintained and undisturbed.

SSDS – Sampling of the site building indoor air, as required by the SMP, was accomplished during the reporting period The sampling results indicated that the SSDS throughout the building is working satisfactorily and meets all guideline values.

Groundwater Monitoring - The Monitoring and Sampling Plan of the SMP required one round of groundwater sampling from those wells that exceeded/detected suspect contaminants above TOGs limits (MW-1. MW-2, MW-3 and MW-4) to ensure the groundwater is not being further impacted.

The additional sampling of the four monitoring wells indicated that the analytical results for all compounds that exceeded TOGs during the RI sampling were now below TOGs limits with the exception of Manganese which in most cases were at lower levels than the RI results but still above TOGs. Based on these results, the removal of the impacted soils from the Site appears to have reduced, in general, impacts to the groundwater that were present prior to remediation.

FIGURES

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Buffalo, NY 14213
716.249.6880 be3corp.com

FIGURE 1: PROJECT LOCATION

68 TONAWANDA STREET SITE
Buffalo Freight House, LLC
221 Bedford Avenue
Buffalo, NY 14216

06-10-2017	SCALE: N/A	SHEET 1 OF 1

LEGEND

RI-01	RI BORINGS
TP-02	RI TEST PIT
BH-1	2014 PHASE II BORING
BH-2A	2017 PHASE II BORING
MW-01	RI MONITORING WELLS

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FIGURE 2: RI LOCATION PLAN

68 TONAWANDA STREET SITE
Buffalo Freight House, LLC
221 Bedford Avenue
Buffalo, NY 14216

2-28-2017 | SCALE: N/A | SHEET 1 OF 1

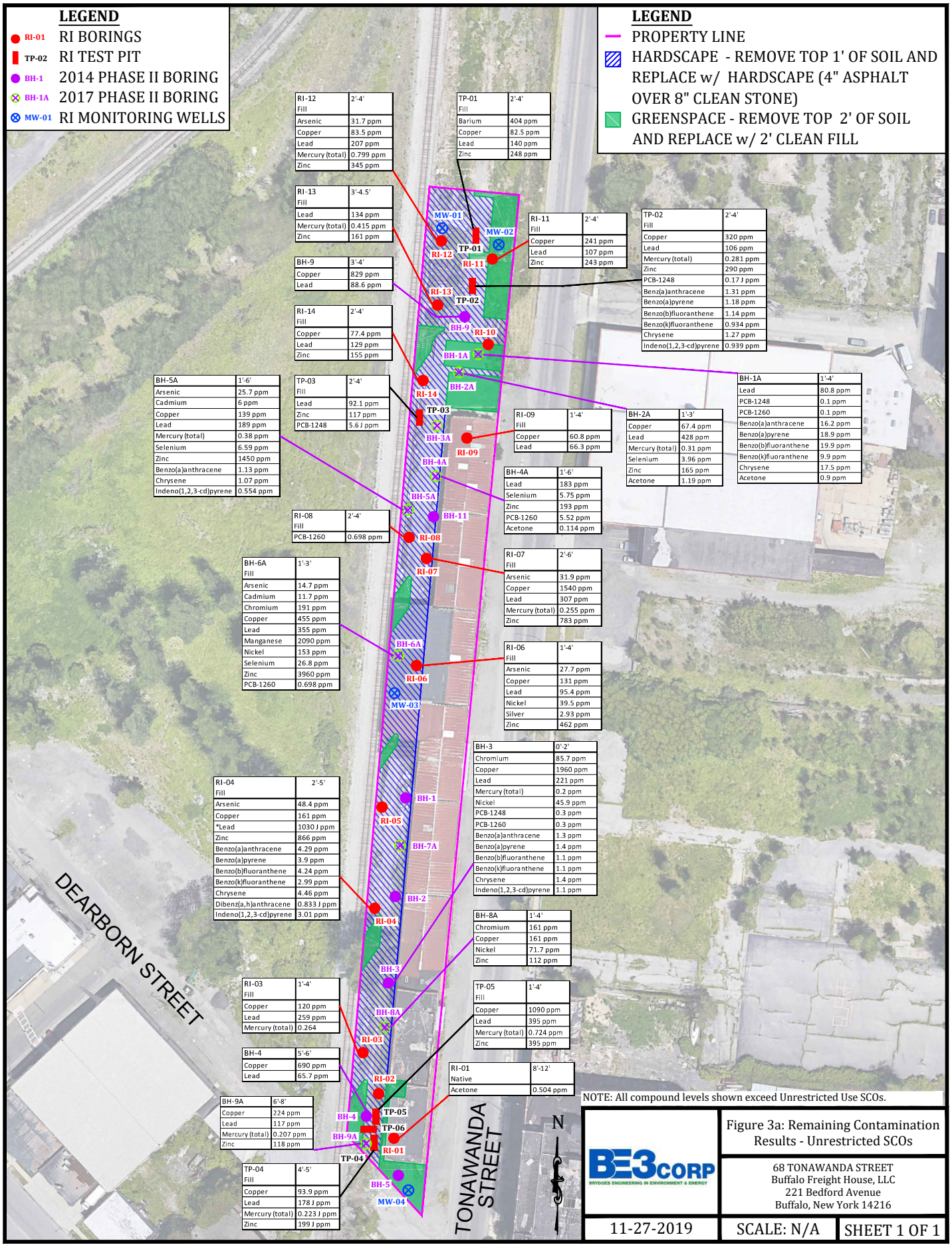
LEGEND
RI-01 RI BORINGS
TP-02 RI TEST PIT
BH-1 2014 PHASE II BORING
BH-1A 2017 PHASE II BORING
MW-01 RI MONITORING WELLS
LEGEND
PROPERTY LINE
HARDSCAPE - REMOVE TOP 1' OF SOIL AND REPLACE w/ HARDSCAPE (4" ASPHALT OVER 8" CLEAN STONE)
GREENSPACE - REMOVE TOP 2' OF SOIL AND REPLACE w/ 2' CLEAN FILL
RI-12 2'-4' Fill: Arsenic 31.7 ppm; Copper 83.5 ppm; Lead 207 ppm; Mercury (total) 0.799 ppm; Zinc 345 ppm
TP-01 2'-4' Fill: Barium 404 ppm; Copper 82.5 ppm; Lead 140 ppm; Zinc 248 ppm
RI-13 3'-4.5' Fill: Lead 134 ppm; Mercury (total) 0.415 ppm; Zinc 161 ppm
RI-11 2'-4' Fill: Copper 241 ppm; Lead 107 ppm; Zinc 243 ppm
TP-02 2'-4' Fill: Copper 320 ppm; Lead 106 ppm; Mercury (total) 0.281 ppm; Zinc 290 ppm; PCB-1248 0.17 J ppm; Benz(a)anthracene 1.31 ppm; Benzo(a)pyrene 1.18 ppm; Benzo(b)fluoranthene 1.14 ppm; Benzo(k)fluoranthene 0.934 ppm; Chrysene 1.27 ppm; Indeno(1,2,3-cd)pyrene 0.939 ppm
BH-9 3'-4' Copper 829 ppm; Lead 88.6 ppm
RI-14 2'-4' Fill: Copper 77.4 ppm; Lead 129 ppm; Zinc 155 ppm
BH-5A 1'-6' Arsenic 25.7 ppm; Cadmium 6 ppm; Copper 139 ppm; Lead 189 ppm; Mercury (total) 0.38 ppm; Selenium 6.59 ppm; Zinc 1450 ppm; Benzo(a)anthracene 1.13 ppm; Chrysene 1.07 ppm; Indeno(1,2,3-cd)pyrene 0.554 ppm
TP-03 2'-4' Fill: Lead 92.1 ppm; Zinc 117 ppm; PCB-1248 5.6 J ppm
RI-09 1'-4' Fill: Copper 60.8 ppm; Lead 66.3 ppm
BH-2A 1'-3': Copper 67.4 ppm; Lead 428 ppm; Mercury (total) 0.31 ppm; Selenium 3.96 ppm; Zinc 165 ppm; Acetone 1.19 ppm
BH-1A 1'-4': Lead 80.8 ppm; PCB-1248 0.1 ppm; PCB-1260 0.1 ppm; Benzo(a)anthracene 16.2 ppm; Benzo(a)pyrene 18.9 ppm; Benzo(b)fluoranthene 19.9 ppm; Benzo(k)fluoranthene 9.9 ppm; Chrysene 17.5 ppm; Acetone 0.9 ppm
BH-4A 1'-6' Lead 183 ppm; Selenium 5.75 ppm; Zinc 193 ppm; PCB-1260 5.52 ppm; Acetone 0.114 ppm
RI-08 2'-4' Fill: PCB-1260 0.698 ppm
RI-07 2'-6' Fill: Arsenic 31.9 ppm; Copper 1540 ppm; Lead 307 ppm; Mercury (total) 0.255 ppm; Zinc 783 ppm
BH-6A 1'-3' Fill: Arsenic 14.7 ppm; Cadmium 11.7 ppm; Chromium 191 ppm; Copper 455 ppm; Lead 355 ppm; Manganese 2090 ppm; Nickel 153 ppm; Selenium 26.8 ppm; Zinc 3960 ppm; PCB-1260 0.698 ppm
RI-06 1'-4' Fill: Arsenic 27.7 ppm; Copper 131 ppm; Lead 95.4 ppm; Nickel 39.5 ppm; Silver 2.93 ppm; Zinc 462 ppm
BH-3 0'-2': Chromium 85.7 ppm; Copper 1960 ppm; Lead 221 ppm; Mercury (total) 0.2 ppm; Nickel 45.9 ppm; PCB-1248 0.3 ppm; PCB-1260 0.3 ppm; Benz(a)anthracene 1.3 ppm; Benzo(a)pyrene 1.4 ppm; Benzo(b)fluoranthene 1.1 ppm; Benzo(k)fluoranthene 1.1 ppm; Chrysene 1.4 ppm; Indeno(1,2,3-cd)pyrene 1.1 ppm
RI-04 2'-5' Fill: Arsenic 48.4 ppm; Copper 161 ppm; *Lead 1030 J ppm; Zinc 866 ppm; Benzo(a)anthracene 4.29 ppm; Benzo(a)pyrene 3.9 ppm; Benzo(b)fluoranthene 4.24 ppm; Benzo(k)fluoranthene 2.99 ppm; Chrysene 4.46 ppm; Dibenz(a,h)anthracene 0.833 J ppm; Indeno(1,2,3-cd)pyrene 3.01 ppm
BH-8A 1'-4': Chromium 161 ppm; Copper 161 ppm; Nickel 71.7 ppm; Zinc 112 ppm
RI-03 1'-4' Fill: Copper 120 ppm; Lead 259 ppm; Mercury (total) 0.264
TP-05 1'-4' Fill: Copper 1090 ppm; Lead 395 ppm; Mercury (total) 0.724 ppm; Zinc 395 ppm
BH-4 5'-6': Copper 690 ppm; Lead 65.7 ppm
RI-01 8'-12' Native: Acetone 0.504 ppm
BH-9A 6'-8': Copper 224 ppm; Lead 117 ppm; Mercury (total) 0.207 ppm; Zinc 118 ppm
TP-04 4'-5' Fill: Copper 93.9 ppm; Lead 178 J ppm; Mercury (total) 0.223 J ppm; Zinc 199 J ppm
MW-01
MW-02
MW-03
MW-04
RI-12
TP-01
RI-11
RI-13
TP-02
BH-9
RI-10
BH-1A
BH-2A
RI-14
TP-03
BH-3A
RI-09
BH-4A
BH-5A
BH-11
RI-08
RI-07
BH-6A
RI-06
BH-1
RI-05
BH-7A
BH-2
RI-04
BH-3
BH-8A
RI-03
RI-02
TP-05
BH-4
TP-06
BH-9A
RI-01
TP-04
BH-5
DEARBORN STREET
TONAWANDA STREET
N
NOTE: All compound levels shown exceed Unrestricted Use SCOs.
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Figure 3a: Remaining Contamination Results - Unrestricted SCOs
68 TONAWANDA STREET
Buffalo Freight House, LLC
221 Bedford Avenue
Buffalo, New York 14216
11-27-2019
SCALE: N/A
SHEET 1 OF 1

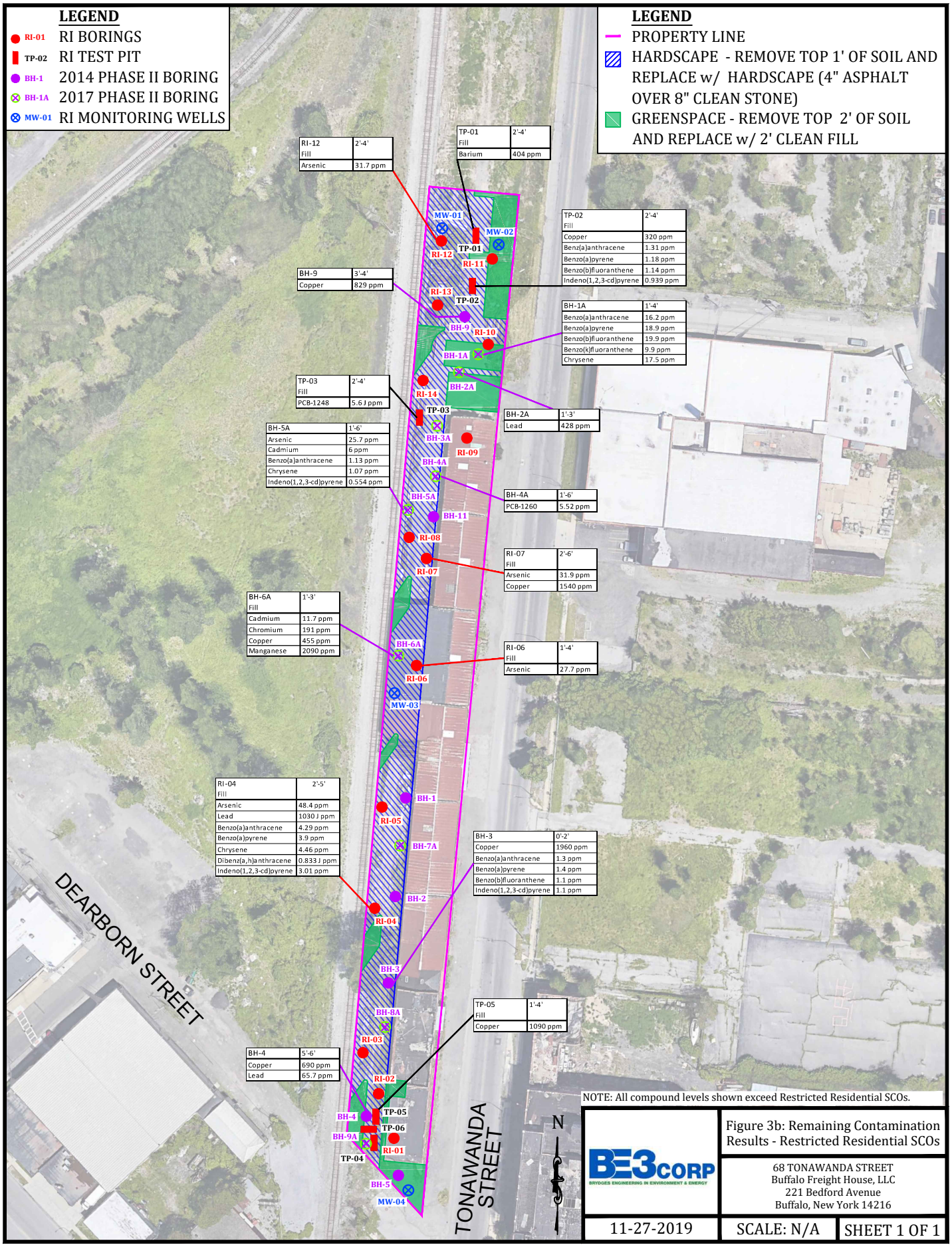
LEGEND
RI-01 RI BORINGS
TP-02 RI TEST PIT
BH-1 2014 PHASE II BORING
BH-1A 2017 PHASE II BORING
MW-01 RI MONITORING WELLS
LEGEND
PROPERTY LINE
HARDSCAPE - REMOVE TOP 1' OF SOIL AND REPLACE w/ HARDSCAPE (4" ASPHALT OVER 8" CLEAN STONE)
GREENSPACE - REMOVE TOP 2' OF SOIL AND REPLACE w/ 2' CLEAN FILL
RI-12 2'-4' Fill Arsenic 31.7 ppm
TP-01 2'-4' Fill Barium 404 ppm
TP-02 2'-4' Fill Copper 320 ppm Benz(a)anthracene 1.31 ppm Benzo(a)pyrene 1.18 ppm Benzo(b)fluoranthene 1.14 ppm Indeno(1,2,3-cd)pyrene 0.939 ppm
BH-9 3'-4' Copper 829 ppm
BH-1A 1'-4' Benzo(a)anthracene 16.2 ppm Benzo(a)pyrene 18.9 ppm Benzo(b)fluoranthene 19.9 ppm Benzo(k)fluoranthene 9.9 ppm Chrysene 17.5 ppm
TP-03 2'-4' Fill PCB-1248 5.6 J ppm
BH-2A 1'-3' Lead 428 ppm
BH-5A 1'-6' Arsenic 25.7 ppm Cadmium 6 ppm Benzo(a)anthracene 1.13 ppm Chrysene 1.07 ppm Indeno(1,2,3-cd)pyrene 0.554 ppm
BH-4A 1'-6' PCB-1260 5.52 ppm
RI-07 2'-6' Fill Arsenic 31.9 ppm Copper 1540 ppm
BH-6A 1'-3' Fill Cadmium 11.7 ppm Chromium 191 ppm Copper 455 ppm Manganese 2090 ppm
RI-06 1'-4' Fill Arsenic 27.7 ppm
RI-04 2'-5' Fill Arsenic 48.4 ppm Lead 1030 J ppm Benzo(a)anthracene 4.29 ppm Benzo(a)pyrene 3.9 ppm Chrysene 4.46 ppm Dibenz(a,h)anthracene 0.833 J ppm Indeno(1,2,3-cd)pyrene 3.01 ppm
BH-3 0'-2' Copper 1960 ppm Benzo(a)anthracene 1.3 ppm Benzo(a)pyrene 1.4 ppm Benzo(b)fluoranthene 1.1 ppm Indeno(1,2,3-cd)pyrene 1.1 ppm
TP-05 1'-4' Fill Copper 1090 ppm
BH-4 5'-6' Copper 690 ppm Lead 65.7 ppm
MW-01
MW-02
TP-01
RI-12
RI-11
RI-13
TP-02
BH-9
RI-10
BH-1A
BH-2A
RI-14
TP-03
BH-3A
RI-09
BH-4A
BH-5A
BH-11
RI-08
RI-07
BH-6A
RI-06
MW-03
BH-1
RI-05
BH-7A
BH-2
RI-04
BH-3
BH-8A
RI-03
RI-02
BH-4
TP-05
TP-06
BH-9A
RI-01
TP-04
BH-5
MW-04
DEARBORN STREET
TONAWANDA STREET
N
NOTE: All compound levels shown exceed Restricted Residential SCOs.
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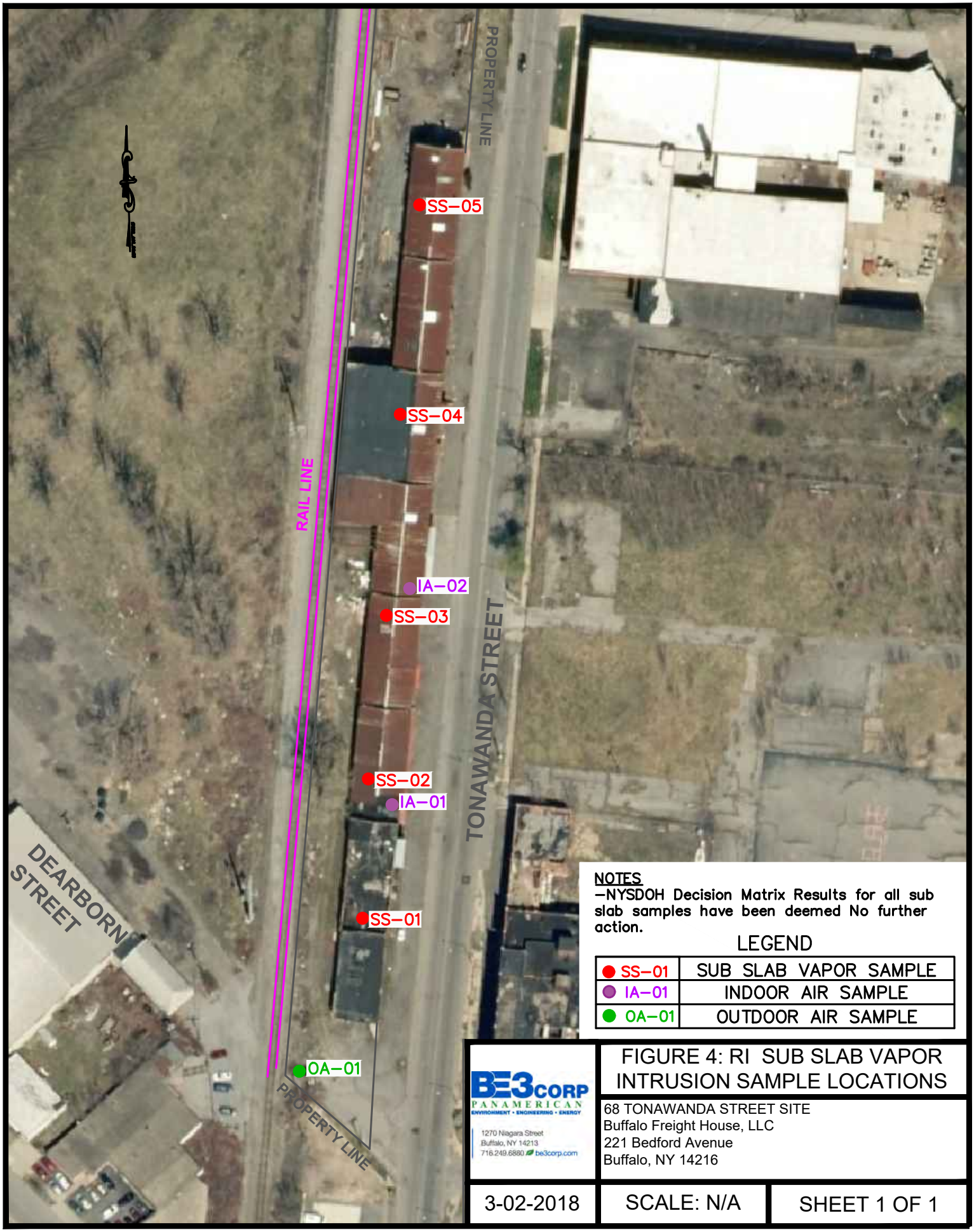
Figure 3b: Remaining Contamination Results - Restricted Residential SCOs
68 TONAWANDA STREET
Buffalo Freight House, LLC
221 Bedford Avenue
Buffalo, New York 14216
11-27-2019
SCALE: N/A
SHEET 1 OF 1



NOTES
-NYSDOH Decision Matrix Results for all sub slab samples have been deemed No further action.

LEGEND

SS-01	SUB SLAB VAPOR SAMPLE
IA-01	INDOOR AIR SAMPLE
OA-01	OUTDOOR AIR SAMPLE

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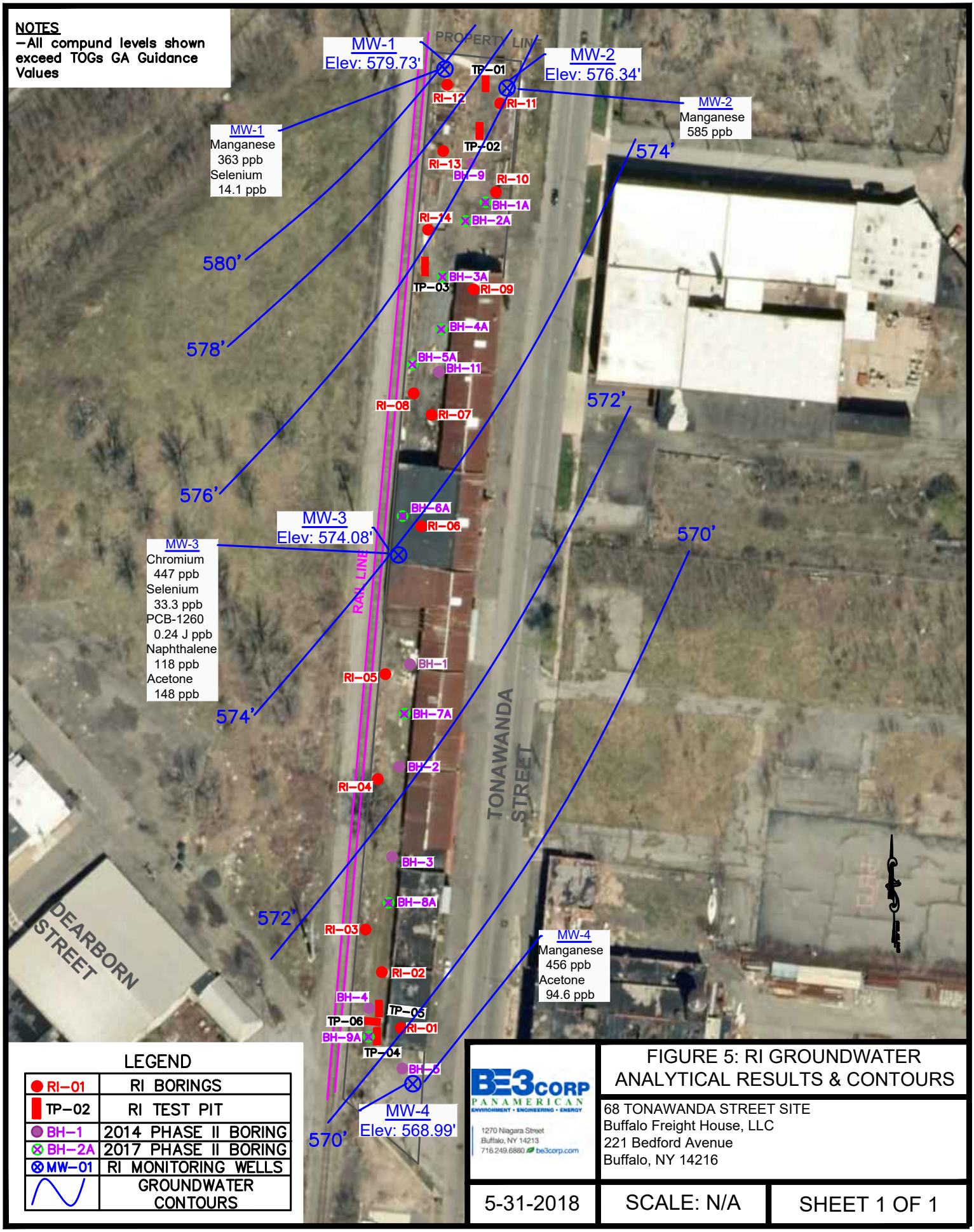
FIGURE 4: RI SUB SLAB VAPOR INTRUSION SAMPLE LOCATIONS

68 TONAWANDA STREET SITE
Buffalo Freight House, LLC
221 Bedford Avenue
Buffalo, NY 14216

3-02-2018	SCALE: N/A	SHEET 1 OF 1


NOTES
–All compund levels shown exceed TOGs GA Guidance Values
MW-1
Elev: 579.73'
PROPERTY LINE
MW-2
Elev: 576.34'
TP–01
RI–12
RI–11
MW-1
Manganese
363 ppb
Selenium
14.1 ppb
MW-2
Manganese
585 ppb
574'
TP–02
RI–13
BH–9
RI–10
BH–1A
RI–14
BH–2A
580'
BH–3A
TP–03
RI–09
578'
BH–4A
BH–5A
BH–11
RI–08
RI–07
572'
576'
BH–6A
MW-3
Elev: 574.08'
RI–06
570'
MW-3
Chromium
447 ppb
Selenium
33.3 ppb
PCB-1260
0.24 J ppb
Naphthalene
118 ppb
Acetone
148 ppb
RAIL LINE
BH–1
RI–05
574'
BH–7A
TONAWANDA STREET
BH–2
RI–04
BH–3
BH–8A
572'
RI–03
MW-4
Manganese
456 ppb
Acetone
94.6 ppb
DEARBORN STREET
RI–02
BH–4
TP–05
TP–06
RI–01
BH–9A
TP–04
BH–5
MW-4
Elev: 568.99'
570'
LEGEND
RI–01 RI BORINGS
TP–02 RI TEST PIT
BH–1 2014 PHASE II BORING
BH–2A 2017 PHASE II BORING
MW–01 RI MONITORING WELLS
GROUNDWATER CONTOURS
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PANAMERICAN
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1270 Niagara Street
Buffalo, NY 14213
716.249.6880 be3corp.com
FIGURE 5: RI GROUNDWATER ANALYTICAL RESULTS & CONTOURS
68 TONAWANDA STREET SITE
Buffalo Freight House, LLC
221 Bedford Avenue
Buffalo, NY 14216
5-31-2018
SCALE: N/A
SHEET 1 OF 1

Figure 6 Tax Map

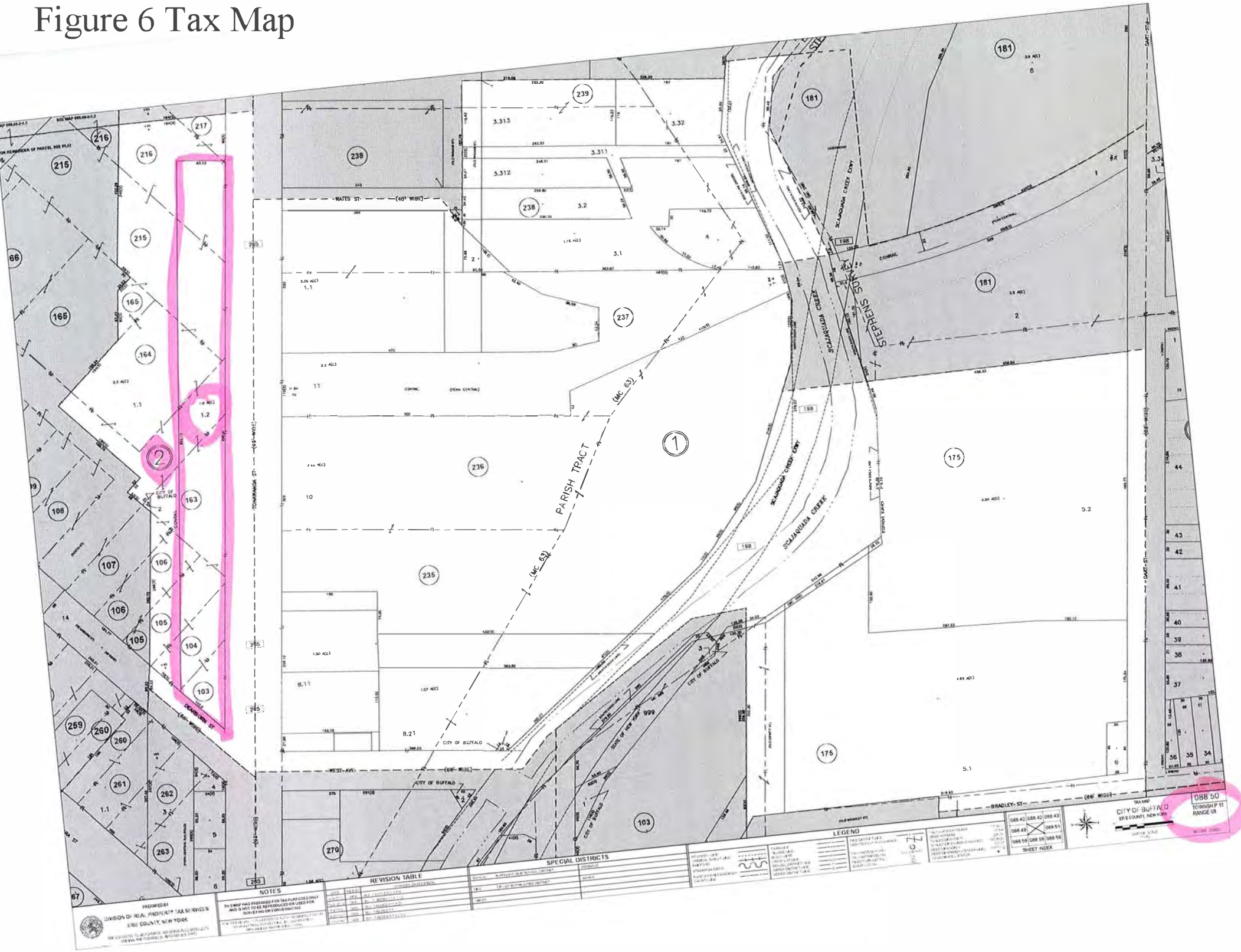


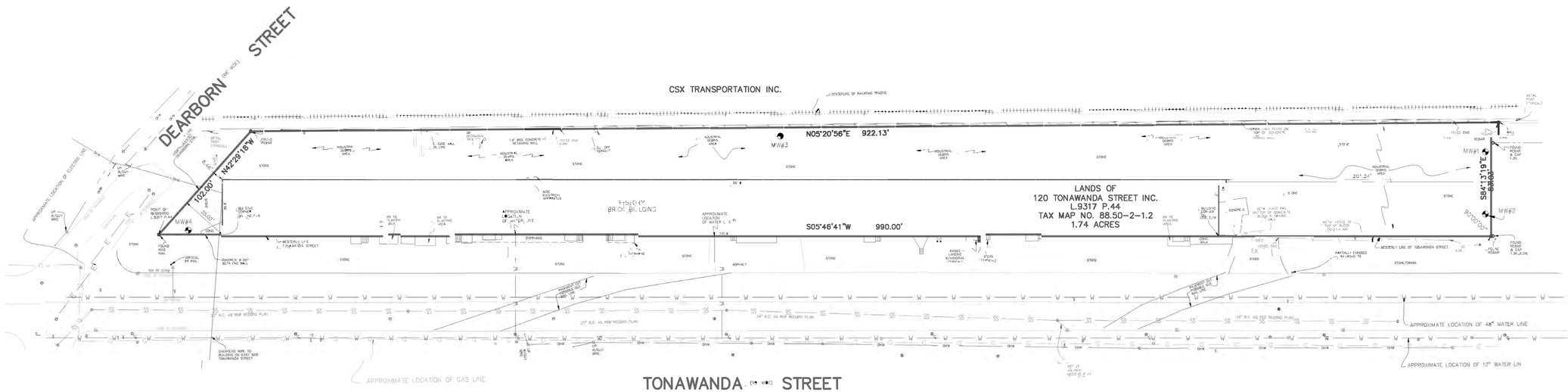
FIGURE 7 Boundary Survey

AS SURVEYED LEGAL DESCRIPTION AND ENVIRONMENTAL EASEMENT

"THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@DEC.NY.GOV".

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF BUFFALO, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NOS. 103–106, 163, 164, 215 AND 216 OF THE PARISH TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY LINE OF TONAWANDA STREET (99 FEET WIDE) WITH THE NORTHEASTERLY LINE OF DEARBORN STREET (66 FEET WIDE), THENCE NORTH 42° 29'18" WEST, ALONG THE NORTHEASTERLY LINE OF DEARBORN STREET, A DISTANCE OF 102.00 FEET TO A POINT IN THE WESTERLY LINE OF LANDS OF CSX TRANSPORTATION INC.; THENCE NORTH 05° 20' 56" EAST, ALONG THE SAID WESTERLY LINE OF CSX TRANPORTATION INC., A DISTANCE OF 922.13 FEET TO A POINT; THENCE SOUTH 84° 13' 19" EAST, A DISTANCE OF 83.03 FEET TO A POINT IN THE SAID WESTERLY LINE OF TONAWANDA STREET; THENCE SOUTH 05° 46' 41" WEST, ALONG SAID WESTERLY LINE OF TONAWANDA STREET, A DISTANCE OF 990.00 FEET TO THE POINT OR PLACE OF BEGINNING, CONTAINING 1.74 ACRES OF LAND.



LEGEND

	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS LINE MARKER
	GAS VALVE
	GAS METER
	ELECTRIC MANHOLE
	UTILITY POLE
OHW	OVERHEAD WIRE
	LIGHT POLE
	SEWER MANHOLE
	CATCH BASIN
	UNKNOWN MANHOLE
	BOLLARD
MW#	MONITORING WELL NO
	MONITORING WELL

ONLY VISIBLE UTILITY SERVICES AND/OR ENCUMBRANCES WERE LOCATED AND ARE SHOWN.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATEMENT OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

ONLY BOUNDARY SURVEY MARKS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE, TRUE AND CORRECT RECORDS OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

ALTERING THIS DOCUMENT IS IN VIOLATION OF THE LAW EXCEPT AS PROVIDED BY SECTION 7209, PART 2 OF THE NEW YORK STATE EDUCATION LAW.

THE ALTERATION OF BOUNDARY SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING CONFUSING, AND "OFTEN" IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC

NOTES:

1) ALL UTILITY INFORMATION SHOWN IS APPROXIMATE

2) BEARING SYSTEM SHOWN REFERENCED TO THE NYS PLANE COORDINATE SYSTEM, WEST ZONE.

PROPERTY MAY BE AFFECTED BY THE FOLLOWING:

1) A PERPETUAL EASEMENT FOR INGRESS AND EGRESS TO CONSOLIDATED RAIL CORPORATION – L.9317 P.44

2) EASEMENT TO NIAGARA MOHAWK CORPORATION AND NEW YORK TELEPHONE COMPANY – L.10807 P.650

REVISED 12/6/18: ADD GAS LINE, WATER LINE & ELECTRIC LINE INFORMATION
REVISED 8/5/19: UPDATE SURVEY, REVISE MAP TO INCLUDE ENVIRONMENTAL EASEMENT INFORMATION, TURN OFF ELEVATIONS FROM TOPOGRAPHIC SURVEY.

0 40 80 120

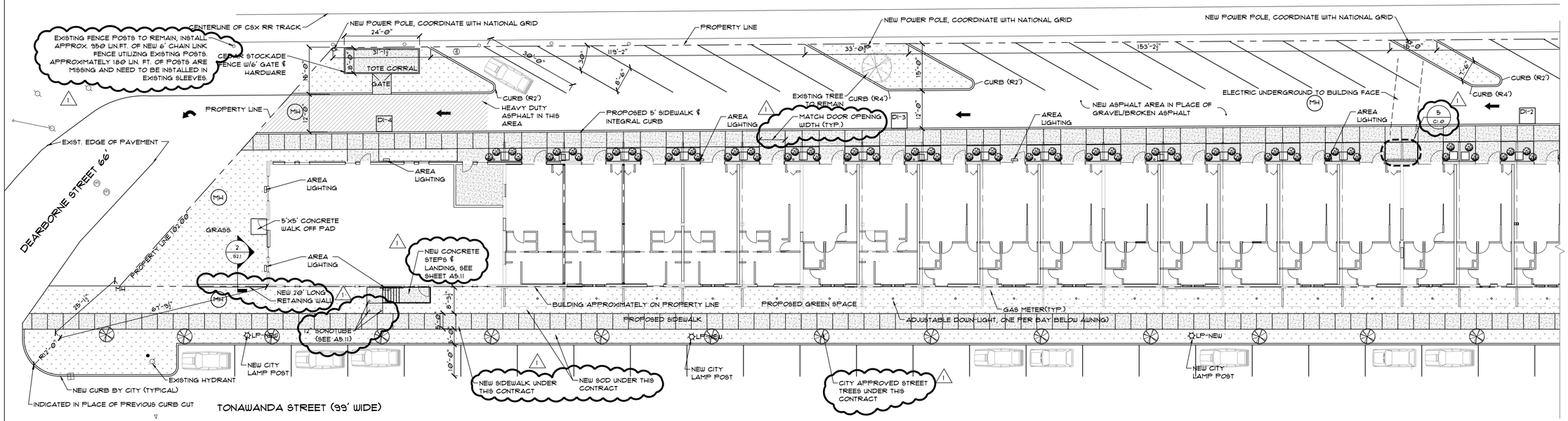
STATE OF NEW YORK
MICHELE A. CLARK
Licensed Land Surveyor
LICENSE No. 050459

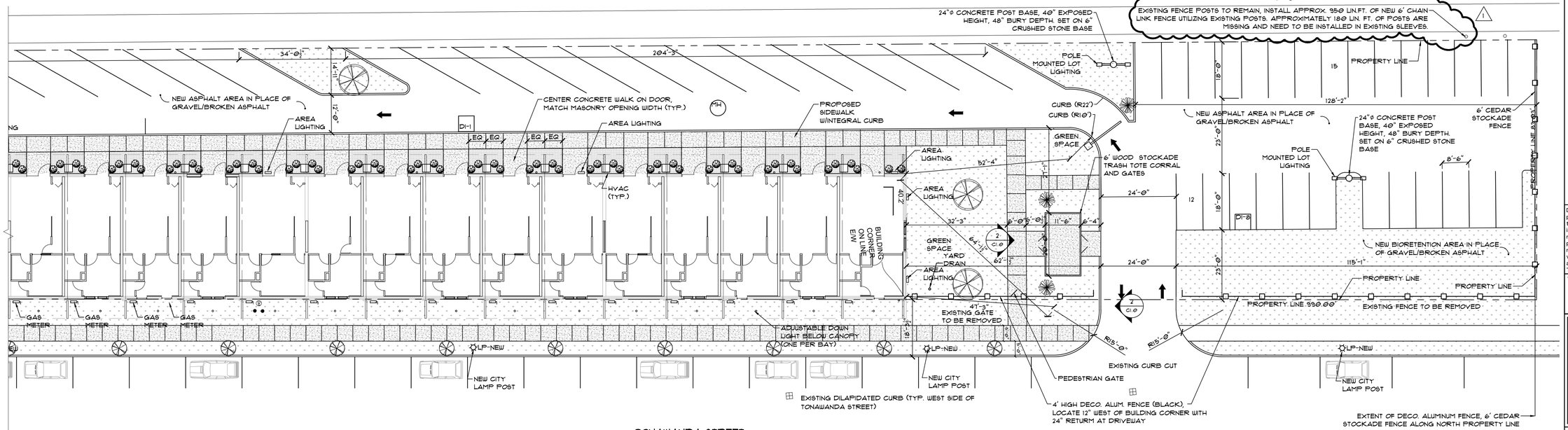
MICHELE A. CLARK
NEW YORK STATE PROFESSIONAL
LAND SURVEYOR
LICENSE NUMBER 050459

BOUNDARY SURVEY
68 TONAWANDA STREET
– PART OF LOT NOS. 103, 104, 105, 106, 163, 164, 215 & 216 OF THE PARISH TRACT
CITY OF BUFFALO
COUNTY OF ERIE – STATE OF NEW YORK

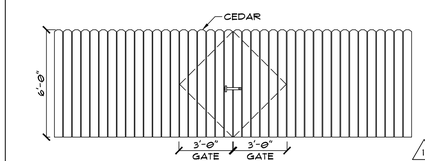
CREEKSIDE BOUNDARY LAND SURVEYING, PLLC
1746 HIGGINS ROAD
WAHSAW, NEW YORK 14569
PHONE: 585-786-5840 EMAIL: mclark@creeksideboundary.com

SCALE: 1" = 40'	DATE: 5/15/18	SHEET 1 OF 1
DWN BY: MAC	CKD BY: MAC	JOB NO.: 80.50-2-1.2

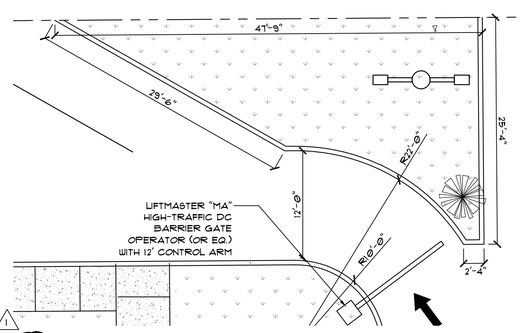




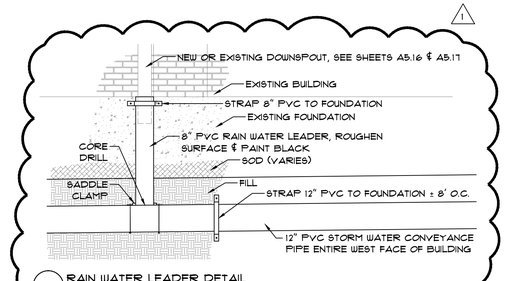
1 ARCHITECTURAL SITE PLAN
1/16"=1'-0"
SEE SURVEY & CIVIL PLANS FOR DIMENSIONS & FURTHER INFORMATION



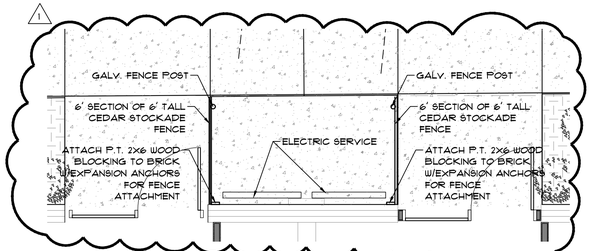
2 TRASH TOTE CORRAL
1/4"=1'-0"



3 ENLARGED PARTIAL PLAN
1/8"=1'-0"



4 RAIN WATER LEADER DETAIL
3/8"=1'-0"



5 ELECTRIC SERVICE AREA
1/4"=1'-0"

THE FRIZLEN GROUP ARCHITECTS
THE FRIZLEN GROUP ARCHITECTS
257 LAFAYETTE AVENUE
SUITE 102
BUFFALO, NEW YORK 14213
TEL: (716) 881-0048 FAX: (716) 883-5110 EMAIL: frizlen@frizlengroup.com

ADAPTIVE RE-USE
68 TONAWANDA STREET
BUFFALO, NY 14207

ARCHITECTURAL SITE PLAN

TFG #:
2171

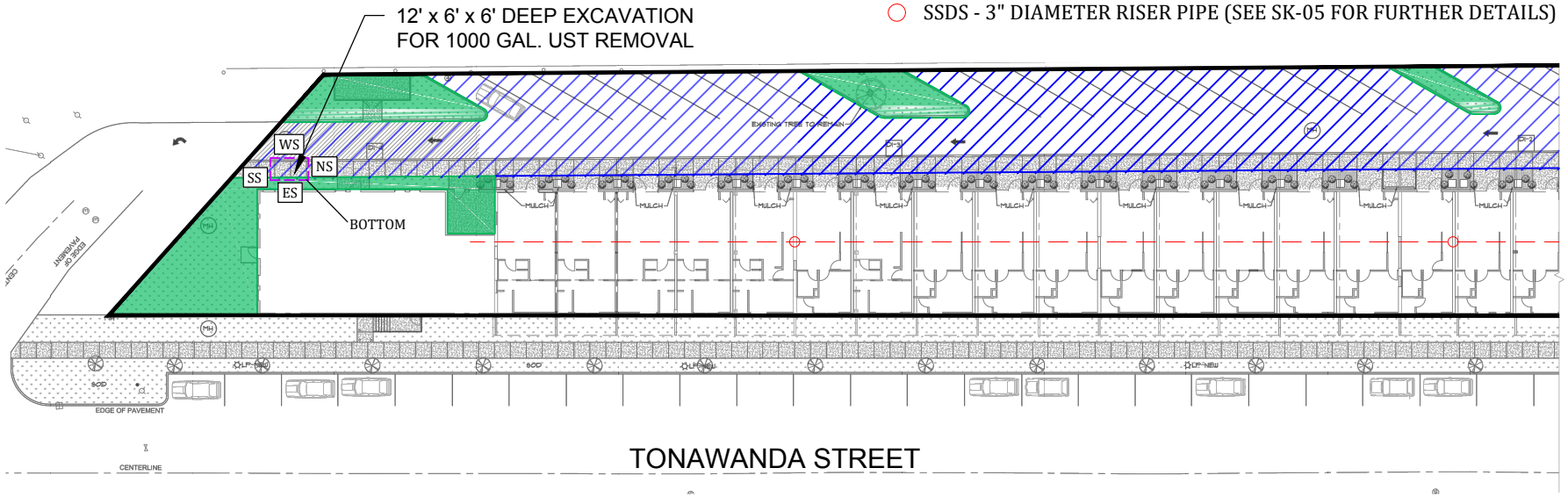
IFC Date:	APRIL 9, 2018
Designed by:	JPB
Drawn by:	JPB
Checked by:	KF
Approved by:	JPB

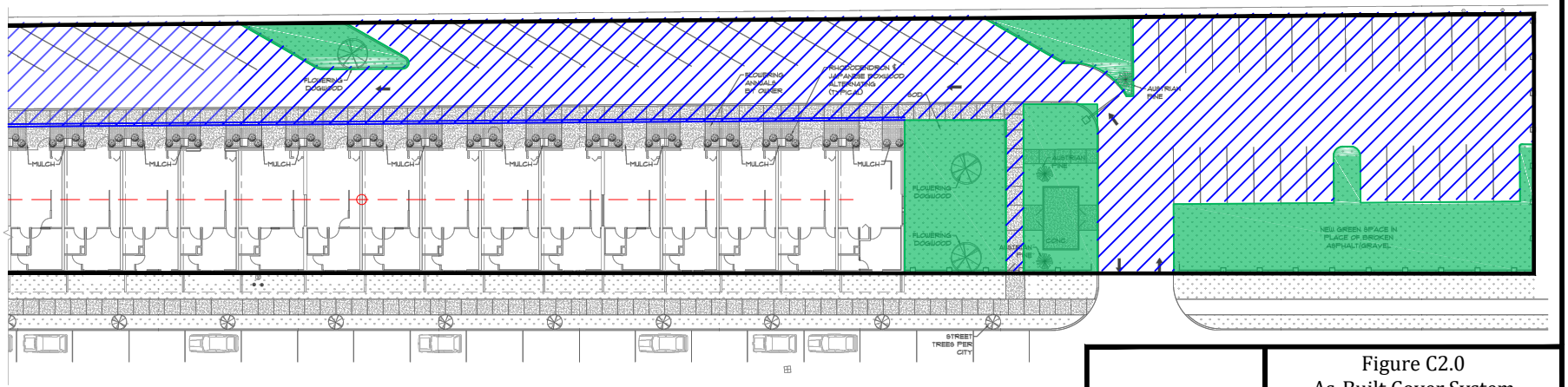
Revisions #	Description
1	ADDITIONAL INFO FOR BIDDING 5-5-18

Sheet No.
C1.0

LEGEND

- PROPERTY LINE
- HARDSCAPE - REMOVE TOP 1' OF SOIL AND REPLACE w/ HARDSCAPE (4" ASPHALT OVER 8" CLEAN STONE)
- GREENSPACE - REMOVE TOP 2' OF SOIL AND REPLACE w/ 2' CLEAN FILL
- NS CONFIRMATION SAMPLE IDENTIFICATION
- SSDS - 6" DIAMETER PERFORATED PVC COLLECTION PIPE
- SSDS - 3" DIAMETER RISER PIPE (SEE SK-05 FOR FURTHER DETAILS)





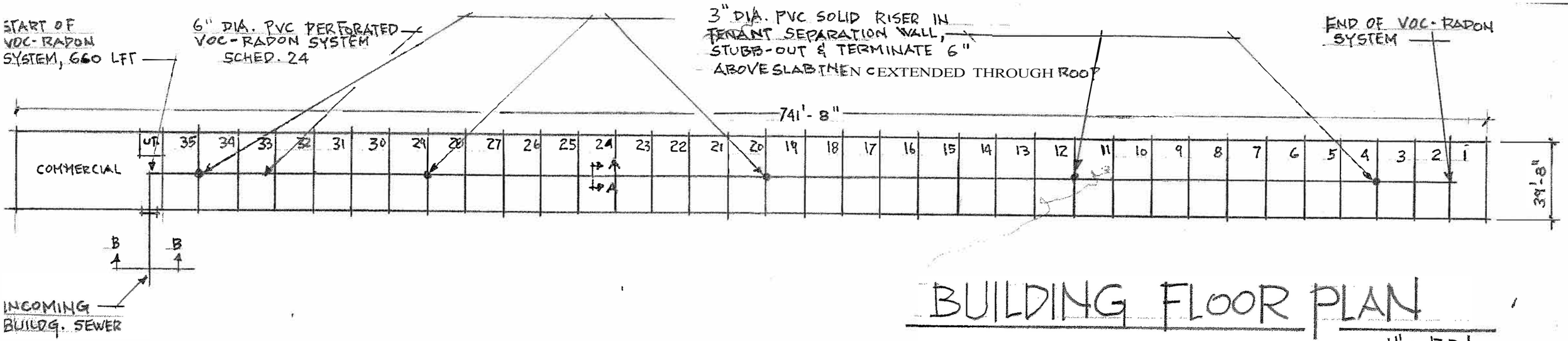
N

BE3CORP
BRYDGES ENGINEERING IN ENVIRONMENT & ENERGY

Figure C2.0
As-Built Cover System

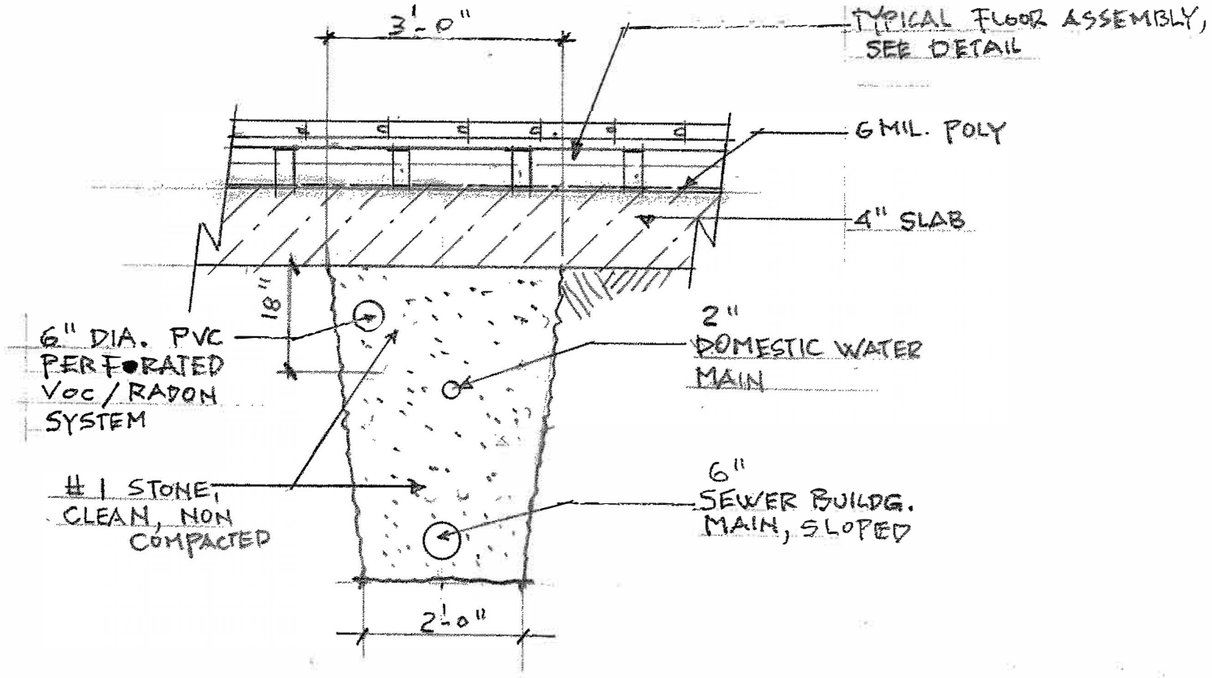
68 TONAWANDA STREET
Buffalo Freight House, LLC
221 Bedford Avenue
Buffalo, New York 14216

12-09-2019 | SCALE: N/A | SHEET 1 OF 1



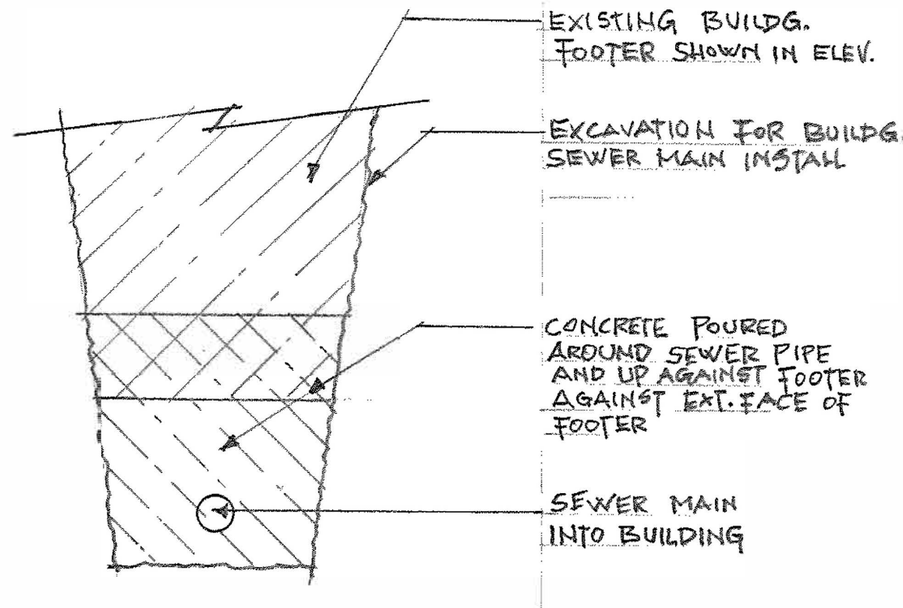
BUILDING FLOOR PLAN

1" = 50'



SECTION A-A

1/2" = 1'-0"



SECTION B-B

1/2" = 1'-0"

Note: See Figure C2.0 for final layout

VOC-RADON SYSTEM Figure SK 05

SK 05 REV. 11/19/18

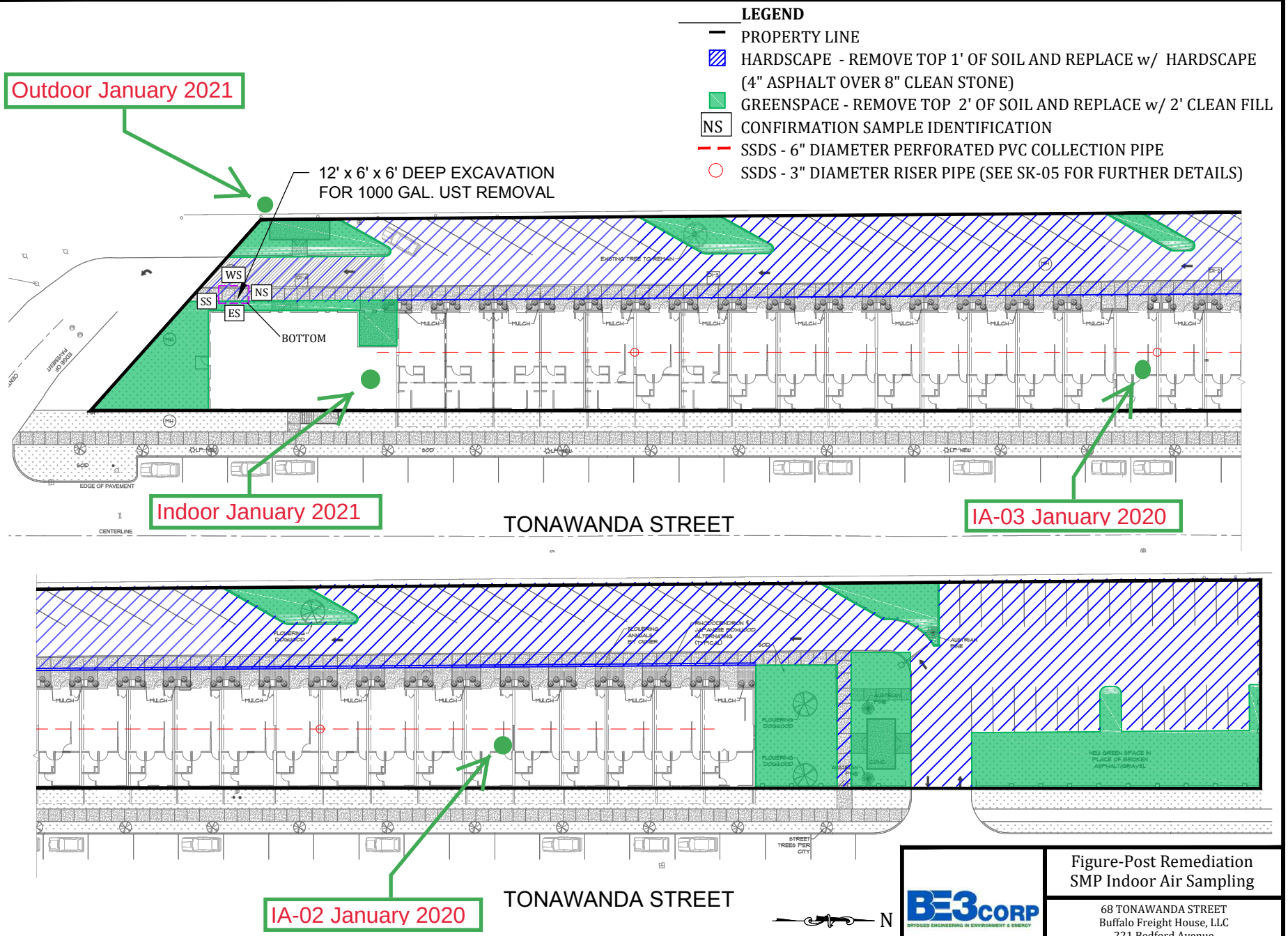


Figure-Post Remediation
SMP Indoor Air Sampling

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68 TONAWANDA STREET
Buffalo Freight House, LLC
221 Bedford Avenue
Buffalo, New York 14216

5-26-2021 | SCALE: N/A | SHEET 1 OF 1

TABLES

TABLE 1
68 TONAWANDA STREET - RI & SMP GW SAMPLE COMPARISON ANALYTICAL RESULTS
SUMMARY

Contaminants	Sample Identification (results in ppb)									NYSDEC
	MW-1	MW-1	MW-2	MW-2	MW-3	MW-3B (2)	MW-3	MW-4	MW-4	TOGS 1.1.1. GA (1)
Sample Date	2/23/2018	6/25/2020	2/23/2018	6/25/2020	2/23/2018	7/6/2018	6/25/2020	2/23/2018	6/25/2020	
METALS										
Arsenic	8.3	ND	ND	14	7.9	ND	ND	ND	11.1	25
Barium	50.6	ND	106	ND	156	ND	130	ND	ND	1000
Beryllium	ND	ND	ND	ND	ND	ND	ND	ND	ND	3
Chromium	ND	ND	ND	ND	**447**	18.7	12.2	ND	ND	50
Copper	ND	ND	ND	ND	22.8	16.9 J	ND	ND	ND	200
Manganese	**363**	**267**	**585**	**364**	232	ND	121	**456**	**476**	300
Total Mercury	ND	ND	0.23	ND	ND	ND	ND	ND	ND	0.7
Selenium	**14.1**	ND	ND	ND	**33.3**	ND	ND	ND	ND	10
PCBs										
PCB-1260	ND	NA	ND	NA	**0.24 J**	N/A	ND	ND	NA	0.09
SEMIVOLATILE ORGANIC COMPOUNDS										
2-Methylnapthalene	ND	NA	ND	NA	21.6	N/A	ND	ND	NA	NA
Acenaphthene	ND	NA	ND	NA	15.7	N/A	ND	ND	NA	20
Fluorene	ND	NA	ND	NA	6.21	N/A	ND	ND	NA	50
Naphthalene	ND	NA	ND	NA	**118**	N/A	ND	ND	NA	10
Field Parameters										
Turbidity (NTU)	47.7	25	6.2	0.5	800	721	463	93.1	14.5	NA
pH	7.18	8.43	6.4	8.41	10.36	10.13	10.98	7.22	8.7	NA
Dissolved Oxygen	0	1.11	15.75	3.82	0	0	3.08	0.74	4.04	NA
Temp (degrees C)	10.64	13.11	11.71	15.41	9.73	16.04	15.16	11.48	13.88	NA
Conductivity	1.32	1.6	3.65	4.73	5.13	5.27	2.62	3.37	4.75	NA

N/A - Not Applicable ND - Non-detect

(1) - TOGs 1.1.1 GA - Technical and Operational Guidance Series (1.1.1) Source of Drinking Water (Groundwater)

(2) - Field filtered metals sample

Exceeds TOGs GA Guidance Value

J - The analyte was positively identified; the associated numerical value is the approximate concentration of the analyte in the sample.

TABLE 7

68 TONAWANDA BUILDING - SUB SLAB VAPOR & AMBIENT AIR ANALYTICAL RESULTS SUMMARY

EPA Air Method Toxic Organics -15 (TO-15)

Contaminants	Sample Identification											NYSDOH (1)	NYSDOH (1)
	SS-01	IA-01	SS-02	IA-01	SS-03	IA-02	SS-04	IA-02	SS-05	IA-02	OA-01	Sub Slab Vapor Concentration	Indoor Air Concentration
	Sub Slab	Indoor	Sub Slab	Indoor	Sub Slab	Indoor	Sub Slab	Indoor	Sub Slab	Indoor	Outdoor	Decision Matrix - Min Action Level	Min Action Level
	2/20/2018	2/20/2018	2/20/2018	2/20/2018	2/20/2018	2/20/2018	2/20/2018	2/20/2018	2/20/2018	2/20/2018	2/20/2018	ug/m3	ug/m3
Volatile Organic Compounds (2)													
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**100**	**3**
1,1-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**6**	**0.2**
1,2,4-Trimethylbenzene	0.88	0.79	1.5	0.79	1.4	8.0	1.0	8.0	1.1	8.0	ND		
1,3,5-Trimethylbenzene	0.64	ND	1.1	ND	0.93	2.20	0.74	2.20	ND	2.20	ND		
2,2,4-trimethylpentane	ND	1.8	7.8	1.8	1.8	1.1	2.9	1.1	ND	1.1	ND		
4-ethyltoluene	ND	ND	0.54	ND	ND	1.90	ND	1.90	ND	1.90	ND		
Acetone	19	24	48	24	30	66	460	66	48	66	6.7		
Benzene	5.2	0.57	8.6	0.57	6.1	1.50	4.1	1.50	69	1.50	0.48		
Carbon disulfide	4.1	ND	5.8	ND	11	ND	170	ND	23	ND	ND		
Carbon tetrachloride	ND	0.31	ND	0.31	ND	0.4	ND	0.4	ND	0.4	0.44	**6**	**0.2**
Chloroethane	1.5	ND	2.3	ND	0.90	ND	1.6	ND	1.0	ND	ND		
Chloroform	ND	ND	3.0	ND	ND	ND	ND	ND	ND	ND	ND		
Chloromethane	ND	0.52	0.81	0.52	0.35	1.0	0.58	1.0	ND	1.0	0.68		
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**6**	**0.2**
Cyclohexane	3900	2.7	180	2.7	24	0.89	21	0.89	2500	0.89	3.80		
Ethyl acetate	2.7	ND	ND	ND	3.9	0.72	ND	0.72	ND	0.72	0.61		
Ethylbenzene	0.82	ND	ND	ND	0.78	4.90	ND	4.90	ND	4.90	ND		
Freon 11	1.8	1.1	2.0	1.1	1.0	1.40	1.5	1.40	110	1.40	1.00		
Freon 12	1.7	1.3	1.7	1.3	1.9	2.70	1.8	2.70	76	2.70	1.50		
Heptane	2000	1.9	100	1.9	35	2.50	230	2.50	1400	2.50	2.70		
Hexane	5100	4.7	92	4.7	46	2.40	170	2.40	1500	2.40	3.00		
Isopropyl alcohol	ND	ND	3.9	ND	ND	ND	ND	ND	ND	ND	ND		
m&p-Xylene	2.6	1.1	2.7	1.1	2.5	20	2	20	8	20	0.61		
Methyl Ethyl Ketone	2.1	1.5	3.8	1.5	5.7	34	16	34	3	34	1.30		
Methylene chloride	21	2.5	19	2.5	21	5.50	23	5.50	2.6	5.50	2.80	**100**	**3**
o-Xylene	ND	0.52	ND	0.52	1.1	8.0	ND	8.0	ND	8.0	ND		
Styrene	ND	ND	ND	ND	0.43	1.20	ND	1.20	ND	1.20	ND		
Tetrachloroethylene	ND	ND	ND	ND	ND	1.40	ND	1.40	5.4	1.40	ND	**100**	**3**
Toluene	42	14	15	14	54	130	58	130	92	130	4.60		
Trichloroethene	2.1	0.21	2.4	0.21	5.8	0.38	2.6	0.38	**6.1**	**0.38**	0.32	**6**	**0.2**
Vinyl chloride	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	**6**	**0.2**

N/A - Not Applicable ND - Non-detect

Red values are above Air Guideline Derived by NYSDOH in Table 3.1 of NYSDOH Guidance titled "Evaluating Soil Vapor Intrusion in the State of New York", October 2006 (and subsequent updates).

J indicates an estimated value

(1) New York State Department of Health (NYSDOH), Guidance for Evaluating Soil Vapor Intrusion in the State of New York, October 2006 and subsequent updates (select matrix coumpounds).

(2) Compounds with detected concentrations

NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York, May 2017 Decision Matrices Notes:

NO FURTHER ACTION:

Given that the compound was not detected in the indoor air sample and that the concentration detected in the sub -slab vapor sample is not expected to significantly affect indoor air quality, no additional actions are needed to address human exposures

IDENTIFY SOURCE(S) AND RESAMPLE OR MITIGATE:

The concentration detected in the indoor air sample is likely due to indoor and/or outdoor sources rather than soil vapor int rusion given the concentration detected in the sub-slab vapor sample.

Therefore, steps should be taken to identify potential source(s) and to reduce exposures accordingly (e.g., by keeping containers capped or by storing VOC-containing products in places where people do not spend much time, such as a garage or shed).

Resampling may be recommended to demonstrate the effectiveness of actions taken to reduce exposures.

MONITOR:

Monitoring, including sub-slab vapor, basement air, lowest occupied living space air, and outdoor air sampling, is needed to determine whether concen trations in the indoor air or sub-slab vapor have changed.

Monitoring may also be needed to determine whether existing building conditions (e.g., positive pressure heating, ventilation and air-conditioning systems) are maintaining the desired mitigation endpoint and to determine whether changes are needed.

The type and frequency of monitoring is determined on a site-specific and building-specific basis, taking into account applicable environmental data and building operating conditions.

Monitoring is an interim measure required to evaluate exposures related to soil vapor intrusion until contaminated environmental media are remediated.

MITIGATE:

Mitigation is needed to minimize current or potential exposures associated with soil vapor intrusion. The most common mitigation methods are sealing preferential pathways in conjunction with installing a sub-slab depressurization system, and changing the pressurization of the building in conjunction with monitoring. The type, or combination of types, of mitigation is determined on a building-specific basis, taking into account building construction and operating conditions.

Mitigation is considered a temporary measure implemented to address exposures related to soil vapor in trusion until contaminated environmental media are remediated.

APPENDICES

APPENDIX A

NYSDEC SITE MANAGEMENT PERIODIC REVIEW REPORT NOTICE INSTITUTIONAL & ENGINEERING CONTROLS CERTIFICATION FORM

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. **C915316**

Site Name 68 Tonawanda Street

Site Address: 68 Tonawanda Street Zip Code: 14207
City/Town: Buffalo
County: Erie
Site Acreage: 1.740

Reporting Period: December 18, 2019 to April 18, 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

5/26/21
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. C915316 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
88.50-2-1.2	Buffalo Freight House LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan

An Environmental Easement was filed with the Erie County Clerk's Office on November 20 , 2018. The Controlled Property may be used for restricted residential, commercial and industrial use as long as the following long-term institutional controls are employed: (1) all Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP); (2) all Engineering Controls must be inspected at a frequency and in a manner defined in the SMP; (3) 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; (4) groundwater and other environmental or public health monitoring must be performed as defined in the SMP; (5) data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP; (6) all future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP; (7) monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP; (8) operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP; and (9) 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 this Environmental Easement.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
88.50-2-1.2	Monitoring Wells Vapor Mitigation Cover System

(1) A site cover currently exists and will be maintained to allow for restricted residential/commercial/industrial use of the site. Any site redevelopment will maintain the existing site cover, which consists of structures such as buildings, concrete sidewalks, asphalt parking lots, and clean soil covers.

(2) A Sub-slab depressurization systems exists in the northern 2/3rds of the on-site building. This

Parcel	Engineering Control
system will continue to operate to prevent the migration of sub-slab soil vapor from soil and groundwater into the building.	

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

5/26/21
Date

IC CERTIFICATIONS
SITE NO. C915316

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 KARL FRIZLEN (print name) at 257 LAFAYETTE, BUFFALO, NY (print business address)

am certifying as MANAGING MEMBER BUFFALO FREIGHT HOUSE, LLC (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

5/26/21
Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional 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 Jason M. Brydges (print name) at BE3 Corp-900 Busti Ave, Suite B-150 Buffalo, NY 14213 (print business address),

am certifying as a Qualified Environmental Professional for the Owner-Buffalo Freight House, LLC (Owner or Remedial Party)

STATE OF NEW YORK
JASON M. BRYDGES
LICENSED PROFESSIONAL ENGINEER

3/2/21

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

Stamp (Required for PE)

Date

APPENDIX B

ENVIRONMENTAL EASEMENT & SURVEY BOUNDARY MAP

BORRELLI &YOTS

14 Franklin Street, Suite
813 Rochester, NY 14604

(585) 454-1905
www.borrelliyots.com

November 30, 2018

Via Email and US Mail
New York State Department of Environmental Conservation
c/o Bradford Burns, Esq.
Office of General Counsel
625 Broadway, Albany, NY 12233-1500

Re: Environmental Easement Site No. C915316
68 Tonawanda, Buffalo, NY 14207 (the "Property")
Buffalo Freight House LLC (the "Company")

Dear Mr. Burns:

We are submitting the following documents to you in connection with the Environmental Easement for the above Property, as requested in your November 2, 2018 letter, please find enclosed:

1. Copy of "file-stamped" Environmental Easement, an original duplicate of the same was recorded in the Erie County Clerk's Office on November 20, 2018; and

2. Certified copy of the Notice to the Municipality. A copy of the same was sent via certified mail, return receipt requested, on November 30, 2018.

If you need any additional documentation or have any questions, please let us know. Thank you.

Very truly yours,

BORRELLI & YOTS PLLC

By: _____
Jason A. Yots, Member

ERIE COUNTY CLERK'S OFFICE

County Clerk's Recording Page

Return to:
BORRELLI&YOTS PLLC
14 FRANKLIN ST STE 813
ROCHESTER, NY 14604

Party 1:
BUFFALO FREIGHT HOUSE LLC

Party 2:

Book Type: D Book: 11337 Page: 6175
Page Count: 10
Doc Type: EASEMENT/RTWY
Rec Date: 11/20/2018
Rec Time: 04:46:07 PM
Control #: 2018232457
UserID: Kim F
Trans #: 18207648
Document Sequence Number
TT2018008817

Consideration Amount: 1.00

Recording Fees:

RECORDING	$70.00
COE CO $1 RET	$1.00
COE STATE $14.25 GEN	$14.25
COE STATE $4.75 RM	$4.75
TP584	$10.00

BASIC MT	$0.00
SONYMA MT	$0.00
ADDL MT/NFTA	$0.00
SP MT/M-RAIL	$0.00
NY STATE TT	$0.00
ROAD FUND TT	$0.00

Total: $100.00

STATE OF NEW YORK
ERIE COUNTY CLERK'S OFFICE

WARNING – THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT REQUIRED BY SECTION 319&316-a (5) OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.

Michael P. Kearns
Erie County Clerk

Record & Return:
Borrelli & Potts PLLC
14 Franklin St, Ste 813
Rochester, NY 14604

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

THIS INDENTURE made this 29th day of October, 2018 between Owner(s) Buffalo Freight House, LLC, having an office at 221 Bedford Avenue, Buffalo, New York 14216, County of Erie, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 68 Tonawanda Street in the City of Buffalo, County of Erie and State of New York, known and designated on the tax map of the County Clerk of Erie as tax map parcel number: Section 88.50 Block 2 Lot 1.2, being the same as that property conveyed to Grantor by deed dated December 7, 2017 and recorded in the Erie County Clerk's Office in Liber and Page 11322/6333. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 1.740 +/- acres, and is hereinafter more fully described in the Land Title Survey dated May 15, 2018 prepared by Michele A. Clark, L.L.S. of Creekside Boundary Land Surveying, PLLC, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is

785-9
232457

extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C915316-06-17, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) 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;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining

contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) 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 this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation

Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her 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

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against

the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

Site Number: C915316
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the

recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Buffalo Freight House, LLC:

By: J A. Y

Print Name: Jason A. Yotis

Title: Manager of Managing Member Date: 10-16-18

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ERIE)

On the 16th day of October, in the year 2018 before me, the undersigned, personally appeared Jason A. Yotis personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Richard T. Rogers
Notary Public - State of New York

RICHARD T. ROGERS
NOTARY PUBLIC-STATE OF NEW YORK
No. 02RO6375142
Qualified in Erie County
My Commission Expires 05-14-2022

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting by and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: _____
Michael J. Ryan, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 29th day of October, in the year 2018 before me, the undersigned, personally appeared Michael J. Ryan, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public - State of New York

David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County
Commission Expires August 22, 2022.

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lots 103 - 106, 163, 164, 215 and 216 of the Parish Tract described as follows:

BEGINNING at the point of intersection of the westerly line of Tonawanda Street (99 feet wide) with the northeasterly line of Dearborn Street (66 feet wide);

Thence North 42°29'18" West, along the northeasterly line of Dearborn Street, a distance of 102.00 feet to a point in the westerly line of lands of CSX Corporation Inc.;

Thence North 05°20'56" East, along the said westerly line of CSX Corporation Inc., a distance of 922.13 feet to a point;

Thence South 84°13'19" East, a distance of 83.03 feet to a point in the said westerly line of Tonawanda Street;

Thence South 05°46'41" West, along said westerly line of Tonawanda Street, a distance of 990.00 feet to the point or place of beginning.

Containing 1.74 acres of land.

November 21, 2018

Mayor Byron W. Brown
City of Buffalo
201 City Hall
65 Niagara Square
Buffalo, NY 14202

Re: **68 Tonawanda Street - Environmental Easement**

Dear Mayor Brown:

Attached please find a copy of an environmental easement granted to the New York State Department of Environmental Conservation ("Department") on October 29, 2018 and recorded in the Erie County Clerk's Office 11/20/2018, by Buffalo Freight House LLC, for property at 68 Tonawanda Street, Buffalo, NY 14207. Tax map No. 88.50-2-1.2, DEC Site No: C915316.

This environmental easement restricts future use of the above-referenced property to restricted residential uses. Any on-site activity must be done in accordance with the Environmental Easement and the Site Management Plan, which is incorporated into the Environmental Easement. Department approval is also required prior to any groundwater use.

Article 71, Section 71-3607 of the New York State Environmental Conservation Law requires that:

1. Whenever the department is granted an environmental easement, it shall provide each affected local government with a copy of such easement and shall also provide a copy of any documents modifying or terminating such environmental easement.

2. Whenever an affected local government receives an application for a building permit or any other application affecting land use or development of land that is subject to an environmental easement and that may relate to or impact such easement, the affected local government shall notify the department and refer such application to the department. The department shall evaluate whether the application is consistent with the environmental easement and shall notify the affected local government of its determination in a timely fashion, considering the time frame for the local government's review of the application. The affected local government shall not approve the application until it receives approval from the department.

An electronic version of every environmental easement that has been accepted by the Department is available to the public at: http://www.dec.ny.gov/chemical/36045.html. Please forward this notice to your building and/or planning departments, as applicable, to ensure your compliance with these provisions of New York State Environmental Conservation Law. If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Very truly yours,

BUFFALO FREIGHT HOUSE LLC

By: _____
Name: Jason Yots
Title: Authorized Person

I hereby certify, under penalty of perjury that this copy is a true and complete copy of the original notice, mailed to the municipality via certified mail, return receipt requested, on November 30, 2018.

_____
Jason Yots

[redacted]

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

BUFFALO, NY 14202

OFFICIAL USE

Certified Mail Fee $3.45	
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage $2.05	
$	
Total Postage and Fees $5.50 4.91	
$	

MOW BUFFALO NY 0241 91
NOV 30 2018
Postmark Here
11/30/2018

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 3316 6046

Re: 68 Tonawanda St.
C 915316

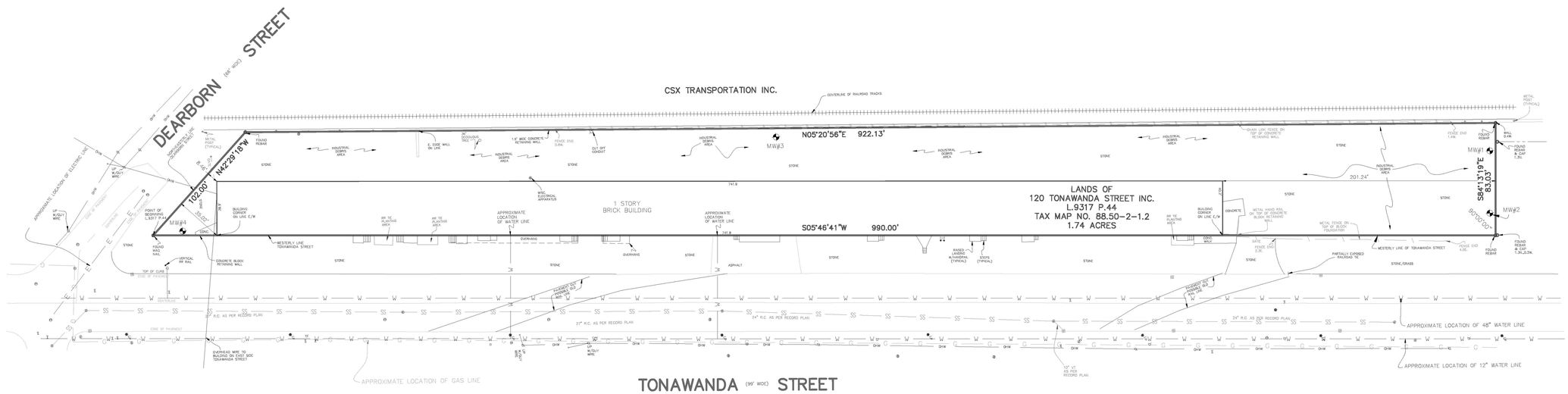

Amherst St
Thomas E Dewey Thruway
Dann St
Dearborn St
East St
Bridge St
Parish St
Niagara St
Tonawanda St
Watts St
Scajaquada Expy
Dart St
Hertel
Bradley St
West Ave
Dearborn St
Wayne St
Squaw Island Brg
Erie Canal
Gov Thomas E Dewey Thruway
Niagara St

AS SURVEYED LEGAL DESCRIPTION AND ENVIRONMENTAL EASEMENT

"THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@DEC.NY.GOV".

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF BUFFALO, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NOS. 103–106, 163, 164, 215 AND 216 OF THE PARISH TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY LINE OF TONAWANDA STREET (99 FEET WIDE) WITH THE NORTHEASTERLY LINE OF DEARBORN STREET (66 FEET WIDE), THENCE NORTH 42° 29'18" WEST, ALONG THE NORTHEASTERLY LINE OF DEARBORN STREET, A DISTANCE OF 102.00 FEET TO A POINT IN THE WESTERLY LINE OF LANDS OF CSX TRANSPORTATION INC.; THENCE NORTH 05° 20' 56" EAST, ALONG THE SAID WESTERLY LINE OF CSX TRANPORTATION INC., A DISTANCE OF 922.13 FEET TO A POINT; THENCE SOUTH 84° 13' 19" EAST, A DISTANCE OF 83.03 FEET TO A POINT IN THE SAID WESTERLY LINE OF TONAWANDA STREET; THENCE SOUTH 05° 46' 41" WEST, ALONG SAID WESTERLY LINE OF TONAWANDA STREET, A DISTANCE OF 990.00 FEET TO THE POINT OR PLACE OF BEGINNING, CONTAINING 1.74 ACRES OF LAND.



LEGEND

	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS LINE MARKER
	GAS VALVE
	GAS METER
E	ELECTRIC MANHOLE
	UTILITY POLE
OHW	OVERHEAD WIRE
LP	LIGHT POLE
	SEWER MANHOLE
	CATCH BASIN
	UNKNOWN MANHOLE
	BOLLARD
MW#	MONITORING WELL NO.
	MONITORING WELL

ONLY VISIBLE UTILITY SERVICES AND/OR ENCUMBRANCES WERE LOCATED AND ARE SHOWN.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATEMENT OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE, TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

ALTERING THIS DOCUMENT IS IN VIOLATION OF THE LAW EXCEPTING AS PROVIDED IN SECTION 7209, PART 2 OF THE NEW YORK STATE EDUCATION LAW.

THE ALTERATION OF BOUNDARY SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING, AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC.

NOTES:

1) ALL UTILITY INFORMATION SHOWN IS APPROXIMATE.

2) BEARING SYSTEM SHOWN REFERENCED TO THE NYS PLANE COORDINATE SYSTEM, WEST ZONE.

PROPERTY MAY BE AFFECTED BY THE FOLLOWING:

1) A PERPETUAL EASEMENT FOR INGRESS AND EGRESS TO CONSOLIDATED RAIL CORPORATION – L.9317 P.44

2) EASEMENT TO NIAGARA MOHAWK CORPORATION AND NEW YORK TELEPHONE COMPANY – L.10807 P.650

REVISED 12/6/16: ADD GAS LINE, WATER LINE & ELECTRIC LINE INFORMATION
REVISED 5/15/18: UPDATE SURVEY, REVISE MAP TO INCLUDE ENVIRONMENTAL EASEMENT INFORMATION, TURN OFF ELEVATIONS FROM TOPOGRAPHIC SURVEY.

0 40 80 120

STATE OF NEW YORK
MICHELE A. CLARK
LICENSED Land Surveyor
LICENSE No. 050459

MICHELE A. CLARK
NEW YORK STATE PROFESSIONAL
LAND SURVEYOR
LICENSE NUMBER 50459

BOUNDARY SURVEY

68 TONAWANDA STREET

PART OF LOT NOS. 103, 104, 105, 106, 163, 164, 215 & 216
OF THE PARISH TRACT
CITY OF BUFFALO
COUNTY OF ERIE ~ STATE OF NEW YORK

CREEKSIDE BOUNDARY
LAND SURVEYING, PLLC
1746 HIGGINS ROAD
WARSAW, NEW YORK 14569
PHONE: 585-786-5640 EMAIL: mclark@creeksideboundary.com

SCALE: 1" = 40'	DATE: 5/15/18	SHEET 1 OF 1
DWN BY: MAC	CKD BY: MAC	JOB NO.: 80.50-2-1.2

APPENDIX C

SITE WIDE INSPECTION FORM AND SITE PHOTOS

BE3 Corp.
960 Busti Ave. Suite B-150
Buffalo, New York

SITE WIDE INSPECTION FORM

Date: 5/21/2021

Site Name: 68 Tonawanda

Location: 68 Tonawanda Street, Buffalo NY 14207

General Site Conditions:
Property contains a large building consisting of apartments on one end (Residential space) and a commercial business/restaurant on the southern end. Also contains a parking area north and south of the 68 Tonawanda Building.

Weather Conditions: 34 degrees, Snow/Rain mix

Compliance/Evaluation ICs and ECs:
Property is in compliance with all ICs and ECs. Soil and grass cover system on site appeared to be unchanged from previous years. No ruts or marks were obvious. Asphalt parking lots and concrete areas appear to be in good condition and maintaining the cover system. No excavation has occurred into the cover system. SSDS is operating in passive mode.

Site management Activities (sampling, H & S Inspection, etc.):
wells were visually examined and found to be in good condition.

Compliance with Permits and O & M Plan:
The SSDS was inspected and appeared to be in compliance with the O & M Plan.

Records Compliance:
Records are maintained. No issues have occurred during the reporting period that have warranted any compliance or system issues/reporting.

General Comments:
Property and compliance systems appear to be well maintained and functioning as required.

INSPECTOR'S NAME: Dalton Stack

BE3 Photolog

Date: 5/21/21

1. Entrance to parking lot on residential side of 68 Tonawanda site. Facing west from Tonawanda Street.

2. Grass cover next to parking lot on residential side of 68 Tonawanda. Facing north from driveway entrance.

3. Parking lot for residential side of 68 Tonawanda. Facing North from driveway entrance.

4. Drive thru parking area located on north and west side of residential side of 68 Tonawanda. Facing south from driveway entrance.

BE3 Photolog

Date: 5/21/21

5. Grass and sidewalk area on the north side of 68 Tonawanda site. Facing south from driveway entrance.

6. Grass and sidewalk area on the north side of 68 Tonawanda site. Facing west from Tonawanda Street.

7. Drive thru area and parking located on west side of 68 Tonawanda site. Facing south from north end of residential side of site.

8. Drive thru area and parking located on west side of 68 Tonawanda site. Facing south from parking spot 15

BE3 Photolog

Date: 5/21/21

9. Drive thru area and parking located on west side of 68 Tonawanda site. Facing south from middle of property.

10. Drive thru area and parking located on west side of 68 Tonawanda site. Facing south from parking spot 28.

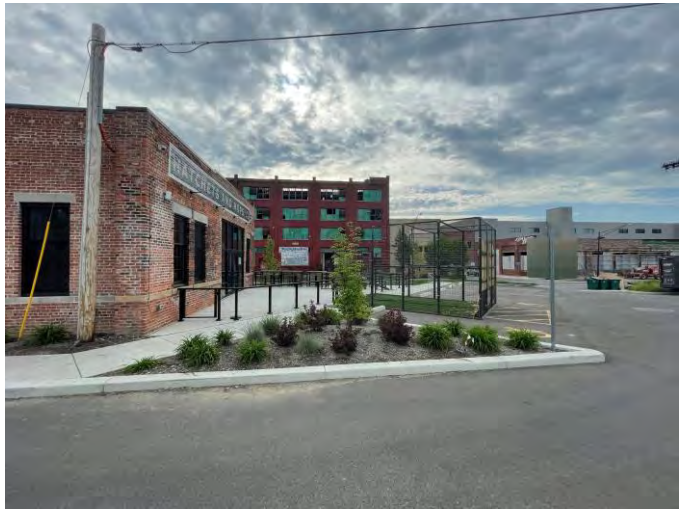
11. Drive thru area and parking located on west side of 68 Tonawanda site. Facing south from parking spot 32.

12. Drive thru area and parking located on west side of 68 Tonawanda site. Facing south from the most southern apartment on residential side of 68 Tonawanda.

BE3 Photolog

Date: 5/21/21

13. . Drive thru area and parking located on west side of 68 Tonawanda site. Facing south from west Side of hatchet and Hops building



14. Southern end of building on 68 Tonawanda Site. Facing east from western end of property.

15. Southern end of drive thru area at 68 Tonawanda site. Facing southeast from southwest end of property.

16. Parking space at southern end of property. Facing north from southern end of property line.

BE3 Photolog

Date: 5/21/21

17. Driveway entrance and exit for Hatchet and Hops. Facing North from south end of property.

18. Sidewalk and green space located on the eastern side of 68 Tonawanda building. Facing North from southern end of property.

19. Sidewalk and green space located on the eastern side of 68 Tonawanda building. Facing North

20. Sidewalk and green space located on the eastern side of 68 Tonawanda building. Facing North

BE3 Photolog

Date: 5/21/21

21. Sidewalk and green space located on the eastern side of 68 Tonawanda building. Facing North

22. Sidewalk and green space located on the eastern side of 68 Tonawanda building. Facing North

23. Sidewalk and green space located on the eastern side of 68 Tonawanda building. Facing North

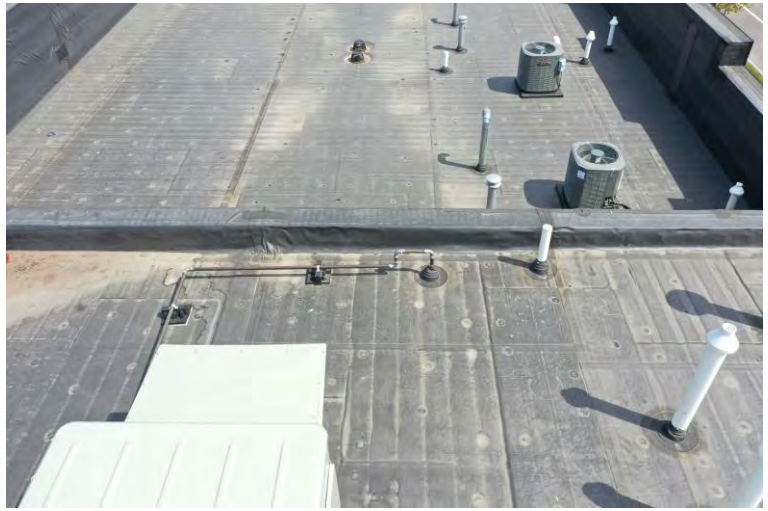
24. Sidewalk and green space located on the eastern side of 68 Tonawanda building. Facing North

BE3 Photolog

Date: 5/21/21

25. Aerial Photo of Northern end of 68 Tonawanda residential building. Facing south

26. Aerial Photo of southern end of 68 Tonawanda commercial building (Hatchet and Hops). Facing south



27. Passive SSDS riser #1 located on roof of the commercial side (Hatchet and Hops) of 68 Tonawanda.

28. Passive SSDS riser #2 located on roof of residential side of 68 Tonawanda.

APPENDIX D

ANALYTICAL RESULTS

Centek Laboratories, LLC

Date: *10-Feb-20*

CLIENT:	BE3/Panamerican	**Client Sample ID:**	1A-02
Lab Order:	C2001057	**Tag Number:**	222,441
Project:	68 Tonawanda	**Collection Date:**	1/28/2020
Lab ID:	C2001057-002A	**Matrix:**	AIR

Analyses	Result	DL	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.2UG/M3 CT-TCE-VC-DCE-1,1DCE		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	< 0.82	0.82		ug/m3	1	1/30/2020 8:47:00 PM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	1/30/2020 8:47:00 PM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	1/30/2020 8:47:00 PM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	1/30/2020 8:47:00 PM
1,1-Dichloroethene	< 0.16	0.16		ug/m3	1	1/30/2020 8:47:00 PM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	1/30/2020 8:47:00 PM
1,2,4-Trimethylbenzene	< 0.74	0.74		ug/m3	1	1/30/2020 8:47:00 PM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	1/30/2020 8:47:00 PM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	1/30/2020 8:47:00 PM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	1/30/2020 8:47:00 PM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	1/30/2020 8:47:00 PM
1,3,5-Trimethylbenzene	< 0.74	0.74		ug/m3	1	1/30/2020 8:47:00 PM
1,3-butadiene	< 0.33	0.33		ug/m3	1	1/30/2020 8:47:00 PM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	1/30/2020 8:47:00 PM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	1/30/2020 8:47:00 PM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	1/30/2020 8:47:00 PM
2,2,4-trimethylpentane	0.47	0.70	J	ug/m3	1	1/30/2020 8:47:00 PM
4-ethyltoluene	< 0.74	0.74		ug/m3	1	1/30/2020 8:47:00 PM
Acetone	5.7	7.1	J	ug/m3	10	1/31/2020 3:04:00 AM
Allyl chloride	< 0.47	0.47		ug/m3	1	1/30/2020 8:47:00 PM
Benzene	0.96	0.48		ug/m3	1	1/30/2020 8:47:00 PM
Benzyl chloride	< 0.86	0.86		ug/m3	1	1/30/2020 8:47:00 PM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	1/30/2020 8:47:00 PM
Bromoform	< 1.6	1.6		ug/m3	1	1/30/2020 8:47:00 PM
Bromomethane	< 0.58	0.58		ug/m3	1	1/30/2020 8:47:00 PM
Carbon disulfide	< 0.47	0.47		ug/m3	1	1/30/2020 8:47:00 PM
Carbon tetrachloride	0.63	0.19		ug/m3	1	1/30/2020 8:47:00 PM
Chlorobenzene	< 0.69	0.69		ug/m3	1	1/30/2020 8:47:00 PM
Chloroethane	< 0.40	0.40		ug/m3	1	1/30/2020 8:47:00 PM
Chloroform	< 0.73	0.73		ug/m3	1	1/30/2020 8:47:00 PM
Chloromethane	0.91	0.31		ug/m3	1	1/30/2020 8:47:00 PM
cis-1,2-Dichloroethene	< 0.16	0.16		ug/m3	1	1/30/2020 8:47:00 PM
cis-1,3-Dichloropropene	0.27	0.68	J	ug/m3	1	1/30/2020 8:47:00 PM
Cyclohexane	1.2	0.52		ug/m3	1	1/30/2020 8:47:00 PM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	1/30/2020 8:47:00 PM
Ethyl acetate	< 0.54	0.54		ug/m3	1	1/30/2020 8:47:00 PM
Ethylbenzene	< 0.65	0.65		ug/m3	1	1/30/2020 8:47:00 PM
Freon 11	1.4	0.84		ug/m3	1	1/30/2020 8:47:00 PM
Freon 113	< 1.1	1.1		ug/m3	1	1/30/2020 8:47:00 PM
Freon 114	< 1.0	1.0		ug/m3	1	1/30/2020 8:47:00 PM

Qualifiers:

SC	Sub-Contracted	.	Results reported are not blank corrected
B	Analyte detected in the associated Method Blank	E	Estimated Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limit
JN	Non-routine analyte. Quantitation estimated.	ND	Not Detected at the Limit of Detection
S	Spike Recovery outside accepted recovery limits	DL	Detection Limit

Centek Laboratories, LLC

Date: *10-Feb-20*

CLIENT: BE3/Panamerican
Lab Order: C2001057
Project: 68 Tonawanda
Lab ID: C2001057-002A

Client Sample ID: IA-02
Tag Number: 222,441
Collection Date: 1/28/2020
Matrix: AIR

Analyses	Result	DL	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.2UG/M3 CT-TCE-VC-DCE-1,1DCE		**TO-15**				Analyst: RJP
Freon 12	2.6	0.74		ug/m3	1	1/30/2020 8:47:00 PM
Heptane	0.53	0.61	J	ug/m3	1	1/30/2020 8:47:00 PM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	1/30/2020 8:47:00 PM
Hexane	0.95	0.53		ug/m3	1	1/30/2020 8:47:00 PM
Isopropyl alcohol	< 0.37	0.37		ug/m3	1	1/30/2020 8:47:00 PM
m&p-Xylene	0.82	1.3	J	ug/m3	1	1/30/2020 8:47:00 PM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	1/30/2020 8:47:00 PM
Methyl Ethyl Ketone	0.91	0.88		ug/m3	1	1/30/2020 8:47:00 PM
Methyl Isobutyl Ketone	< 1.2	1.2		ug/m3	1	1/30/2020 8:47:00 PM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	1/30/2020 8:47:00 PM
Methylene chloride	1.2	0.52		ug/m3	1	1/30/2020 8:47:00 PM
o-Xylene	< 0.65	0.65		ug/m3	1	1/30/2020 8:47:00 PM
Propylene	< 0.26	0.26		ug/m3	1	1/30/2020 8:47:00 PM
Styrene	< 0.64	0.64		ug/m3	1	1/30/2020 8:47:00 PM
Tetrachloroethylene	< 1.0	1.0		ug/m3	1	1/30/2020 8:47:00 PM
Tetrahydrofuran	< 0.44	0.44		ug/m3	1	1/30/2020 8:47:00 PM
Toluene	2.2	0.57		ug/m3	1	1/30/2020 8:47:00 PM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	1/30/2020 8:47:00 PM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	1/30/2020 8:47:00 PM
Trichloroethene	0.70	0.16		ug/m3	1	1/30/2020 8:47:00 PM
Vinyl acetate	< 0.53	0.53		ug/m3	1	1/30/2020 8:47:00 PM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	1/30/2020 8:47:00 PM
Vinyl chloride	< 0.10	0.10		ug/m3	1	1/30/2020 8:47:00 PM

Qualifiers:

- SC Sub-Contracted
- B Analyte detected in the associated Method Blank
- H Holding times for preparation or analysis exceeded
- JN Non-routine analyte. Quantitation estimated.
- S Spike Recovery outside accepted recovery limits
- . Results reported are not blank corrected
- E Estimated Value above quantitation range
- J Analyte detected below quantitation limit
- ND Not Detected at the Limit of Detection
- DL Detection Limit

Centek Laboratories, LLC

Date: *10-Feb-20*

CLIENT:	BE3/Panamerican	**Client Sample ID:**	IA-03
Lab Order:	C2001057	**Tag Number:**	1187,443
Project:	68 Tonawanda	**Collection Date:**	1/28/2020
Lab ID:	C2001057-003A	**Matrix:**	AIR

Analyses	Result	DL	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.2UG/M3 CT-TCE-VC-DCE-1,1DCE		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	< 0.82	0.82		ug/m3	1	1/30/2020 9:34:00 PM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	1/30/2020 9:34:00 PM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	1/30/2020 9:34:00 PM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	1/30/2020 9:34:00 PM
1,1-Dichloroethene	< 0.16	0.16		ug/m3	1	1/30/2020 9:34:00 PM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	1/30/2020 9:34:00 PM
1,2,4-Trimethylbenzene	< 0.74	0.74		ug/m3	1	1/30/2020 9:34:00 PM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	1/30/2020 9:34:00 PM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	1/30/2020 9:34:00 PM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	1/30/2020 9:34:00 PM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	1/30/2020 9:34:00 PM
1,3,5-Trimethylbenzene	< 0.74	0.74		ug/m3	1	1/30/2020 9:34:00 PM
1,3-butadiene	< 0.33	0.33		ug/m3	1	1/30/2020 9:34:00 PM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	1/30/2020 9:34:00 PM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	1/30/2020 9:34:00 PM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	1/30/2020 9:34:00 PM
2,2,4-trimethylpentane	< 0.70	0.70		ug/m3	1	1/30/2020 9:34:00 PM
4-ethyltoluene	< 0.74	0.74		ug/m3	1	1/30/2020 9:34:00 PM
Acetone	9.7	7.1		ug/m3	10	1/31/2020 3:49:00 AM
Allyl chloride	< 0.47	0.47		ug/m3	1	1/30/2020 9:34:00 PM
Benzene	0.89	0.48		ug/m3	1	1/30/2020 9:34:00 PM
Benzyl chloride	< 0.86	0.86		ug/m3	1	1/30/2020 9:34:00 PM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	1/30/2020 9:34:00 PM
Bromoform	< 1.6	1.6		ug/m3	1	1/30/2020 9:34:00 PM
Bromomethane	< 0.58	0.58		ug/m3	1	1/30/2020 9:34:00 PM
Carbon disulfide	< 0.47	0.47		ug/m3	1	1/30/2020 9:34:00 PM
Carbon tetrachloride	0.57	0.19		ug/m3	1	1/30/2020 9:34:00 PM
Chlorobenzene	< 0.69	0.69		ug/m3	1	1/30/2020 9:34:00 PM
Chloroethane	< 0.40	0.40		ug/m3	1	1/30/2020 9:34:00 PM
Chloroform	< 0.73	0.73		ug/m3	1	1/30/2020 9:34:00 PM
Chloromethane	0.99	0.31		ug/m3	1	1/30/2020 9:34:00 PM
cis-1,2-Dichloroethene	< 0.16	0.16		ug/m3	1	1/30/2020 9:34:00 PM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	1/30/2020 9:34:00 PM
Cyclohexane	1.2	0.52		ug/m3	1	1/30/2020 9:34:00 PM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	1/30/2020 9:34:00 PM
Ethyl acetate	< 0.54	0.54		ug/m3	1	1/30/2020 9:34:00 PM
Ethylbenzene	< 0.65	0.65		ug/m3	1	1/30/2020 9:34:00 PM
Freon 11	1.3	0.84		ug/m3	1	1/30/2020 9:34:00 PM
Freon 113	< 1.1	1.1		ug/m3	1	1/30/2020 9:34:00 PM
Freon 114	< 1.0	1.0		ug/m3	1	1/30/2020 9:34:00 PM

Qualifiers:

SC	Sub-Contracted	.	Results reported are not blank corrected
B	Analyte detected in the associated Method Blank	E	Estimated Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limit
JN	Non-routine analyte. Quantitation estimated.	ND	Not Detected at the Limit of Detection
S	Spike Recovery outside accepted recovery limits	DL	Detection Limit

Centek Laboratories, LLC

Date: *10-Feb-20*

CLIENT: BE3/Panamerican
Lab Order: C2001057
Project: 68 Tonawanda
Lab ID: C2001057-003A

Client Sample ID: IA-03
Tag Number: 1187,443
Collection Date: 1/28/2020
Matrix: AIR

Analyses	Result	DL	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.2UG/M3 CT-TCE-VC-DCE-1,1DCE		**TO-15**				Analyst: RJP
Freon 12	2.5	0.74		ug/m3	1	1/30/2020 9:34:00 PM
Heptane	0.61	0.61		ug/m3	1	1/30/2020 9:34:00 PM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	1/30/2020 9:34:00 PM
Hexane	0.63	0.53		ug/m3	1	1/30/2020 9:34:00 PM
Isopropyl alcohol	4.2	3.7		ug/m3	10	1/31/2020 3:49:00 AM
m&p-Xylene	0.56	1.3	J	ug/m3	1	1/30/2020 9:34:00 PM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	1/30/2020 9:34:00 PM
Methyl Ethyl Ketone	0.74	0.88	J	ug/m3	1	1/30/2020 9:34:00 PM
Methyl Isobutyl Ketone	< 1.2	1.2		ug/m3	1	1/30/2020 9:34:00 PM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	1/30/2020 9:34:00 PM
Methylene chloride	1.9	0.52		ug/m3	1	1/30/2020 9:34:00 PM
o-Xylene	< 0.65	0.65		ug/m3	1	1/30/2020 9:34:00 PM
Propylene	< 0.26	0.26		ug/m3	1	1/30/2020 9:34:00 PM
Styrene	< 0.64	0.64		ug/m3	1	1/30/2020 9:34:00 PM
Tetrachloroethylene	0.81	1.0	J	ug/m3	1	1/30/2020 9:34:00 PM
Tetrahydrofuran	< 0.44	0.44		ug/m3	1	1/30/2020 9:34:00 PM
Toluene	1.8	0.57		ug/m3	1	1/30/2020 9:34:00 PM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	1/30/2020 9:34:00 PM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	1/30/2020 9:34:00 PM
Trichloroethene	0.48	0.16		ug/m3	1	1/30/2020 9:34:00 PM
Vinyl acetate	< 0.53	0.53		ug/m3	1	1/30/2020 9:34:00 PM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	1/30/2020 9:34:00 PM
Vinyl chloride	< 0.10	0.10		ug/m3	1	1/30/2020 9:34:00 PM

Qualifiers:

- SC Sub-Contracted
- B Analyte detected in the associated Method Blank
- H Holding times for preparation or analysis exceeded
- JN Non-routine analyte. Quantitation estimated.
- S Spike Recovery outside accepted recovery limits
- . Results reported are not blank corrected
- E Estimated Value above quantitation range
- J Analyte detected below quantitation limit
- ND Not Detected at the Limit of Detection
- DL Detection Limit

Centek Laboratories, LLC

Date: *08-Feb-21*

CLIENT: BE3/Panamerican
Lab Order: C2101023
Project: Hatches & Hopps
Lab ID: C2101023-001A

Client Sample ID: Indoor
Tag Number: 94,258
Collection Date: 1/14/2021
Matrix: AIR

Analyses	Result	DL	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.2UG/M3 CT-TCE-VC-DCE-1,1DCE		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	< 0.82	0.82		ug/m3	1	1/18/2021 2:19:00 PM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	1/18/2021 2:19:00 PM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	1/18/2021 2:19:00 PM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	1/18/2021 2:19:00 PM
1,1-Dichloroethene	< 0.16	0.16		ug/m3	1	1/18/2021 2:19:00 PM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	1/18/2021 2:19:00 PM
1,2,4-Trimethylbenzene	< 0.74	0.74		ug/m3	1	1/18/2021 2:19:00 PM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	1/18/2021 2:19:00 PM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	1/18/2021 2:19:00 PM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	1/18/2021 2:19:00 PM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	1/18/2021 2:19:00 PM
1,3,5-Trimethylbenzene	< 0.74	0.74		ug/m3	1	1/18/2021 2:19:00 PM
1,3-butadiene	< 0.33	0.33		ug/m3	1	1/18/2021 2:19:00 PM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	1/18/2021 2:19:00 PM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	1/18/2021 2:19:00 PM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	1/18/2021 2:19:00 PM
2,2,4-trimethylpentane	0.51	0.70	J	ug/m3	1	1/18/2021 2:19:00 PM
4-ethyltoluene	< 0.74	0.74		ug/m3	1	1/18/2021 2:19:00 PM
Acetone	21	7.1		ug/m3	10	1/18/2021 5:59:00 PM
Allyl chloride	< 0.47	0.47		ug/m3	1	1/18/2021 2:19:00 PM
Benzene	0.83	0.48		ug/m3	1	1/18/2021 2:19:00 PM
Benzyl chloride	< 0.86	0.86		ug/m3	1	1/18/2021 2:19:00 PM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	1/18/2021 2:19:00 PM
Bromoform	< 1.6	1.6		ug/m3	1	1/18/2021 2:19:00 PM
Bromomethane	< 0.58	0.58		ug/m3	1	1/18/2021 2:19:00 PM
Carbon disulfide	0.34	0.47	J	ug/m3	1	1/18/2021 2:19:00 PM
Carbon tetrachloride	0.50	0.19		ug/m3	1	1/18/2021 2:19:00 PM
Chlorobenzene	< 0.69	0.69		ug/m3	1	1/18/2021 2:19:00 PM
Chloroethane	< 0.40	0.40		ug/m3	1	1/18/2021 2:19:00 PM
Chloroform	< 0.73	0.73		ug/m3	1	1/18/2021 2:19:00 PM
Chloromethane	0.85	0.31		ug/m3	1	1/18/2021 2:19:00 PM
cis-1,2-Dichloroethene	< 0.16	0.16		ug/m3	1	1/18/2021 2:19:00 PM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	1/18/2021 2:19:00 PM
Cyclohexane	< 0.52	0.52		ug/m3	1	1/18/2021 2:19:00 PM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	1/18/2021 2:19:00 PM
Ethyl acetate	0.94	0.54		ug/m3	1	1/18/2021 2:19:00 PM
Ethylbenzene	< 0.65	0.65		ug/m3	1	1/18/2021 2:19:00 PM
Freon 11	2.2	0.84		ug/m3	1	1/18/2021 2:19:00 PM
Freon 113	< 1.1	1.1		ug/m3	1	1/18/2021 2:19:00 PM
Freon 114	< 1.0	1.0		ug/m3	1	1/18/2021 2:19:00 PM

Qualifiers:

- SC Sub-Contracted
- B Analyte detected in the associated Method Blank
- H Holding times for preparation or analysis exceeded
- JN Non-routine analyte. Quantitation estimated.
- S Spike Recovery outside accepted recovery limits
- , Results reported are not blank corrected
- E Estimated Value above quantitation range
- J Analyte detected below quantitation limit
- ND Not Detected at the Limit of Detection
- DL Detection Limit

Centek Laboratories, LLC

Date: *08-Feb-21*

CLIENT: BE3/Panamerican
Lab Order: C2101023
Project: Hatches & Hopps
Lab ID: C2101023-001A

Client Sample ID: Indoor
Tag Number: 94,258
Collection Date: 1/14/2021
Matrix: AIR

Analyses	Result	DL	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.2UG/M3 CT-TCE-VC-DCE-1,1DCE		**TO-15**				Analyst: **RJP**
Freon 12	2.3	0.74		ug/m3	1	1/18/2021 2:19:00 PM
Heptane	1.2	0.61		ug/m3	1	1/18/2021 2:19:00 PM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	1/18/2021 2:19:00 PM
Hexane	2.0	0.53		ug/m3	1	1/18/2021 2:19:00 PM
Isopropyl alcohol	5.9	3.7		ug/m3	10	1/18/2021 5:59:00 PM
m&p-Xylene	3.0	1.3		ug/m3	1	1/18/2021 2:19:00 PM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	1/18/2021 2:19:00 PM
Methyl Ethyl Ketone	1.4	0.88		ug/m3	1	1/18/2021 2:19:00 PM
Methyl Isobutyl Ketone	1.6	1.2		ug/m3	1	1/18/2021 2:19:00 PM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	1/18/2021 2:19:00 PM
Methylene chloride	0.69	0.52		ug/m3	1	1/18/2021 2:19:00 PM
o-Xylene	< 0.65	0.65		ug/m3	1	1/18/2021 2:19:00 PM
Propylene	< 0.26	0.26		ug/m3	1	1/18/2021 2:19:00 PM
Styrene	1.7	0.64		ug/m3	1	1/18/2021 2:19:00 PM
Tetrachloroethylene	< 1.0	1.0		ug/m3	1	1/18/2021 2:19:00 PM
Tetrahydrofuran	< 0.44	0.44		ug/m3	1	1/18/2021 2:19:00 PM
Toluene	1.8	0.57		ug/m3	1	1/18/2021 2:19:00 PM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	1/18/2021 2:19:00 PM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	1/18/2021 2:19:00 PM
Trichloroethene	0.75	0.16		ug/m3	1	1/18/2021 2:19:00 PM
Vinyl acetate	< 0.53	0.53		ug/m3	1	1/18/2021 2:19:00 PM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	1/18/2021 2:19:00 PM
Vinyl chloride	< 0.10	0.10		ug/m3	1	1/18/2021 2:19:00 PM

Qualifiers:

- SC Sub-Contracted
- B Analyte detected in the associated Method Blank
- H Holding times for preparation or analysis exceeded
- JN Non-routine analyte. Quantitation estimated.
- S Spike Recovery outside accepted recovery limits
- . Results reported are not blank corrected
- E Estimated Value above quantitation range
- J Analyte detected below quantitation limit
- ND Not Detected at the Limit of Detection
- DL Detection Limit

Centek Laboratories, LLC

Date: *08-Feb-21*

CLIENT:	BE3/Panamerican	**Client Sample ID:**	Outdoor
Lab Order:	C2101023	**Tag Number:**	87,1152
Project:	Hatches & Hopps	**Collection Date:**	1/14/2021
Lab ID:	C2101023-002A	**Matrix:**	AIR

Analyses	Result	DL	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.2UG/M3 CT-TCE-VC-DCE-1,1DCE		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	< 0.82	0.82		ug/m3	1	1/18/2021 3:04:00 PM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	1/18/2021 3:04:00 PM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	1/18/2021 3:04:00 PM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	1/18/2021 3:04:00 PM
1,1-Dichloroethene	< 0.16	0.16		ug/m3	1	1/18/2021 3:04:00 PM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	1/18/2021 3:04:00 PM
1,2,4-Trimethylbenzene	< 0.74	0.74		ug/m3	1	1/18/2021 3:04:00 PM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	1/18/2021 3:04:00 PM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	1/18/2021 3:04:00 PM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	1/18/2021 3:04:00 PM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	1/18/2021 3:04:00 PM
1,3,5-Trimethylbenzene	< 0.74	0.74		ug/m3	1	1/18/2021 3:04:00 PM
1,3-butadiene	< 0.33	0.33		ug/m3	1	1/18/2021 3:04:00 PM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	1/18/2021 3:04:00 PM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	1/18/2021 3:04:00 PM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	1/18/2021 3:04:00 PM
2,2,4-trimethylpentane	< 0.70	0.70		ug/m3	1	1/18/2021 3:04:00 PM
4-ethyltoluene	< 0.74	0.74		ug/m3	1	1/18/2021 3:04:00 PM
Acetone	17	7.1		ug/m3	10	1/18/2021 6:43:00 PM
Allyl chloride	< 0.47	0.47		ug/m3	1	1/18/2021 3:04:00 PM
Benzene	0.61	0.48		ug/m3	1	1/18/2021 3:04:00 PM
Benzyl chloride	< 0.86	0.86		ug/m3	1	1/18/2021 3:04:00 PM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	1/18/2021 3:04:00 PM
Bromoform	< 1.6	1.6		ug/m3	1	1/18/2021 3:04:00 PM
Bromomethane	< 0.58	0.58		ug/m3	1	1/18/2021 3:04:00 PM
Carbon disulfide	< 0.47	0.47		ug/m3	1	1/18/2021 3:04:00 PM
Carbon tetrachloride	0.50	0.19		ug/m3	1	1/18/2021 3:04:00 PM
Chlorobenzene	< 0.69	0.69		ug/m3	1	1/18/2021 3:04:00 PM
Chloroethane	< 0.40	0.40		ug/m3	1	1/18/2021 3:04:00 PM
Chloroform	< 0.73	0.73		ug/m3	1	1/18/2021 3:04:00 PM
Chloromethane	0.78	0.31		ug/m3	1	1/18/2021 3:04:00 PM
cis-1,2-Dichloroethene	< 0.16	0.16		ug/m3	1	1/18/2021 3:04:00 PM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	1/18/2021 3:04:00 PM
Cyclohexane	0.76	0.52		ug/m3	1	1/18/2021 3:04:00 PM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	1/18/2021 3:04:00 PM
Ethyl acetate	< 0.54	0.54		ug/m3	1	1/18/2021 3:04:00 PM
Ethylbenzene	< 0.65	0.65		ug/m3	1	1/18/2021 3:04:00 PM
Freon 11	1.0	0.84		ug/m3	1	1/18/2021 3:04:00 PM
Freon 113	< 1.1	1.1		ug/m3	1	1/18/2021 3:04:00 PM
Freon 114	< 1.0	1.0		ug/m3	1	1/18/2021 3:04:00 PM

Qualifiers:

- SC Sub-Contracted
- B Analyte detected in the associated Method Blank
- H Holding times for preparation or analysis exceeded
- JN Non-routine analyte. Quantitation estimated.
- S Spike Recovery outside accepted recovery limits
- . Results reported are not blank corrected
- E Estimated Value above quantitation range
- J Analyte detected below quantitation limit
- ND Not Detected at the Limit of Detection
- DL Detection Limit

Centek Laboratories, LLC

Date: *08-Feb-21*

CLIENT:	BE3/Panamerican	**Client Sample ID:**	Outdoor
Lab Order:	C2101023	**Tag Number:**	87,1152
Project:	Hatches & Hopps	**Collection Date:**	1/14/2021
Lab ID:	C2101023-002A	**Matrix:**	AIR

Analyses	Result	DL	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.2UG/M3 CT-TCE-VC-DCE-1,1DCE		**TO-15**				Analyst: **RJP**
Freon 12	2.2	0.74		ug/m3	1	1/18/2021 3:04:00 PM
Heptane	0.57	0.61	J	ug/m3	1	1/18/2021 3:04:00 PM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	1/18/2021 3:04:00 PM
Hexane	1.6	0.53		ug/m3	1	1/18/2021 3:04:00 PM
Isopropyl alcohol	2.0	0.37		ug/m3	1	1/18/2021 3:04:00 PM
m&p-Xylene	< 1.3	1.3		ug/m3	1	1/18/2021 3:04:00 PM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	1/18/2021 3:04:00 PM
Methyl Ethyl Ketone	1.1	0.88		ug/m3	1	1/18/2021 3:04:00 PM
Methyl Isobutyl Ketone	< 1.2	1.2		ug/m3	1	1/18/2021 3:04:00 PM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	1/18/2021 3:04:00 PM
Methylene chloride	0.66	0.52		ug/m3	1	1/18/2021 3:04:00 PM
o-Xylene	< 0.65	0.65		ug/m3	1	1/18/2021 3:04:00 PM
Propylene	< 0.26	0.26		ug/m3	1	1/18/2021 3:04:00 PM
Styrene	< 0.64	0.64		ug/m3	1	1/18/2021 3:04:00 PM
Tetrachloroethylene	< 1.0	1.0		ug/m3	1	1/18/2021 3:04:00 PM
Tetrahydrofuran	< 0.44	0.44		ug/m3	1	1/18/2021 3:04:00 PM
Toluene	1.2	0.57		ug/m3	1	1/18/2021 3:04:00 PM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	1/18/2021 3:04:00 PM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	1/18/2021 3:04:00 PM
Trichloroethene	0.32	0.16		ug/m3	1	1/18/2021 3:04:00 PM
Vinyl acetate	< 0.53	0.53		ug/m3	1	1/18/2021 3:04:00 PM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	1/18/2021 3:04:00 PM
Vinyl chloride	< 0.10	0.10		ug/m3	1	1/18/2021 3:04:00 PM

Qualifiers:

SC	Sub-Contracted	.	Results reported are not blank corrected
B	Analyte detected in the associated Method Blank	E	Estimated Value above quantitation range
H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limit
JN	Non-routine analyte. Quantitation estimated.	ND	Not Detected at the Limit of Detection
S	Spike Recovery outside accepted recovery limits	DL	Detection Limit

PARADIGM

PARADIGM
ENVIRONMENTAL SERVICES, INC

Analytical Report For

BE3

For Lab Project ID

202935

Referencing

68 Tonawanda

Prepared

Tuesday, July 7, 2020

Any noncompliant QC parameters or other notes impacting data interpretation are flagged or documented on the final report or are noted below.

Certifies that this report has been approved by the Technical Director or Designee

179 Lake Avenue • Rochester, NY 14608 • (585) 647-2530 • Fax (585) 647-3311 • ELAP ID# 10958

PARADIGM ENVIRONMENTAL SERVICES, INC.

Lab Project ID: 202935

Client: **BE3**

Project Reference: 68 Tonawanda

Sample Identifier:	MW-1		
Lab Sample ID:	202935-01	**Date Sampled:**	6/25/2020
Matrix:	Groundwater	**Date Received:**	6/30/2020

Part 375 Metals (ICP)

Analyte	Result	Units	Qualifier	Date Analyzed
Arsenic	< 0.0100	mg/L		7/1/2020 09:33
Barium	< 0.100	mg/L		7/1/2020 09:33
Beryllium	< 0.00500	mg/L		7/1/2020 09:33
Cadmium	< 0.00500	mg/L		7/1/2020 09:33
Chromium	< 0.0100	mg/L		7/1/2020 09:33
Copper	< 0.0400	mg/L		7/1/2020 09:33
Lead	< 0.0100	mg/L		7/1/2020 09:33
Manganese	**0.267**	mg/L		7/1/2020 09:33
Nickel	< 0.0400	mg/L		7/1/2020 16:01
Selenium	< 0.0200	mg/L		7/1/2020 09:33
Silver	< 0.0100	mg/L		7/1/2020 09:33
Zinc	< 0.0600	mg/L		7/1/2020 09:33

Method Reference(s): EPA 6010C
EPA 3005A
Preparation Date: 6/30/2020
Data File: 200701A

Mercury

Analyte	Result	Units	Qualifier	Date Analyzed
Mercury	< 0.000200	mg/L	M	7/2/2020 09:25

Method Reference(s): EPA 7470A
Preparation Date: 7/1/2020
Data File: Hg200702A

PARADIGM ENVIRONMENTAL SERVICES, INC.

Lab Project ID: 202935

Client: **BE3**

Project Reference: 68 Tonawanda

Sample Identifier:	MW-2		
Lab Sample ID:	202935-02	**Date Sampled:**	6/25/2020
Matrix:	Groundwater	**Date Received:**	6/30/2020

Part 375 Metals (ICP)

Analyte	Result	Units	Qualifier	Date Analyzed
Arsenic	**0.0140**	mg/L		7/1/2020 16:06
Barium	< 0.100	mg/L		7/1/2020 09:38
Beryllium	< 0.00500	mg/L		7/1/2020 09:38
Cadmium	< 0.00500	mg/L		7/1/2020 09:38
Chromium	< 0.0100	mg/L		7/1/2020 09:38
Copper	< 0.0400	mg/L		7/1/2020 09:38
Lead	< 0.0100	mg/L		7/1/2020 09:38
Manganese	**0.364**	mg/L		7/1/2020 09:38
Nickel	< 0.0400	mg/L		7/1/2020 16:06
Selenium	< 0.0200	mg/L		7/1/2020 09:38
Silver	< 0.0100	mg/L		7/1/2020 09:38
Zinc	< 0.0600	mg/L		7/1/2020 09:38

Method Reference(s): EPA 6010C
EPA 3005A
Preparation Date: 6/30/2020
Data File: 200701B

Mercury

Analyte	Result	Units	Qualifier	Date Analyzed
Mercury	< 0.000200	mg/L		7/2/2020 09:31

Method Reference(s): EPA 7470A
Preparation Date: 7/1/2020
Data File: Hg200702A

PARADIGM ENVIRONMENTAL SERVICES, INC.

Lab Project ID: 202935

Client: **BE3**

Project Reference: 68 Tonawanda

Sample Identifier:	MW-3		
Lab Sample ID:	202935-03	**Date Sampled:**	6/25/2020
Matrix:	Groundwater	**Date Received:**	6/30/2020

Part 375 Metals (ICP)

Analyte	Result	Units	Qualifier	Date Analyzed
Arsenic	**0.0220**	mg/L	D	7/7/2020 09:09
Barium	**0.105**	mg/L		7/7/2020 07:46
Beryllium	< 0.00500	mg/L		7/7/2020 07:46
Cadmium	< 0.00500	mg/L		7/7/2020 07:46
Chromium	< 0.0100	mg/L		7/7/2020 07:46
Copper	< 0.0400	mg/L		7/7/2020 07:46
Lead	< 0.0100	mg/L		7/7/2020 07:46
Manganese	**0.715**	mg/L		7/7/2020 07:46
Nickel	< 0.0400	mg/L		7/7/2020 07:46
Selenium	< 0.0200	mg/L		7/7/2020 07:46
Silver	< 0.0100	mg/L		7/7/2020 07:46
Zinc	< 0.0600	mg/L		7/7/2020 07:46

Method Reference(s): EPA 6010C
EPA 3005A
Preparation Date: 7/6/2020
Data File: 200707A

Mercury

Analyte	Result	Units	Qualifier	Date Analyzed
Mercury	< 0.000200	mg/L		7/7/2020 08:30

Method Reference(s): EPA 7470A
Preparation Date: 7/6/2020
Data File: Hg200707B

PCBs

Analyte	Result	Units	Qualifier	Date Analyzed
PCB-1016	< 1.00	ug/L		6/30/2020 19:10
PCB-1221	< 1.00	ug/L		6/30/2020 19:10
PCB-1232	< 1.00	ug/L		6/30/2020 19:10
PCB-1242	< 1.00	ug/L		6/30/2020 19:10

Sample Identifier:	MW-3		
Lab Sample ID:	202935-03	**Date Sampled:**	6/25/2020
Matrix:	Groundwater	**Date Received:**	6/30/2020

PCB-1248	< 1.00	ug/L		6/30/2020 19:10
PCB-1254	< 1.00	ug/L		6/30/2020 19:10
PCB-1260	< 1.00	ug/L		6/30/2020 19:10
PCB-1262	< 1.00	ug/L		6/30/2020 19:10
PCB-1268	< 1.00	ug/L		6/30/2020 19:10

Surrogate	Percent Recovery	Limits	Outliers	Date Analyzed
Tetrachloro-m-xylene	**71.3**	29.6 - 91.8		6/30/2020 19:10

Method Reference(s): EPA 8082A
EPA 3510C

Preparation Date: 6/30/2020

Semi-Volatile Organics (Acid/Base Neutrals)

Analyte	Result	Units	Qualifier	Date Analyzed
1,1-Biphenyl	< 10.0	ug/L		7/2/2020 01:35
1,2,4,5-Tetrachlorobenzene	< 10.0	ug/L		7/2/2020 01:35
1,2,4-Trichlorobenzene	< 10.0	ug/L		7/2/2020 01:35
1,2-Dichlorobenzene	< 10.0	ug/L		7/2/2020 01:35
1,3-Dichlorobenzene	< 10.0	ug/L		7/2/2020 01:35
1,4-Dichlorobenzene	< 10.0	ug/L		7/2/2020 01:35
2,2-Oxybis (1-chloropropane)	< 10.0	ug/L		7/2/2020 01:35
2,3,4,6-Tetrachlorophenol	< 10.0	ug/L		7/2/2020 01:35
2,4,5-Trichlorophenol	< 10.0	ug/L		7/2/2020 01:35
2,4,6-Trichlorophenol	< 20.0	ug/L		7/2/2020 01:35
2,4-Dichlorophenol	< 10.0	ug/L		7/2/2020 01:35
2,4-Dimethylphenol	< 10.0	ug/L		7/2/2020 01:35
2,4-Dinitrophenol	< 20.0	ug/L		7/2/2020 01:35
2,4-Dinitrotoluene	< 10.0	ug/L		7/2/2020 01:35
2,6-Dinitrotoluene	< 10.0	ug/L		7/2/2020 01:35
2-Chloronaphthalene	< 10.0	ug/L		7/2/2020 01:35
2-Chlorophenol	< 10.0	ug/L		7/2/2020 01:35
2-Methylnapthalene	< 10.0	ug/L		7/2/2020 01:35

PARADIGM ENVIRONMENTAL SERVICES, INC.

Lab Project ID: 202935

Client: **BE3**

Project Reference: 68 Tonawanda

Sample Identifier:	MW-3		
Lab Sample ID:	202935-03	**Date Sampled:**	6/25/2020
Matrix:	Groundwater	**Date Received:**	6/30/2020

2-Methylphenol	< 10.0	ug/L	7/2/2020 01:35
2-Nitroaniline	< 20.0	ug/L	7/2/2020 01:35
2-Nitrophenol	< 10.0	ug/L	7/2/2020 01:35
3&4-Methylphenol	< 10.0	ug/L	7/2/2020 01:35
3,3'-Dichlorobenzidine	< 10.0	ug/L	7/2/2020 01:35
3-Nitroaniline	< 20.0	ug/L	7/2/2020 01:35
4,6-Dinitro-2-methylphenol	< 20.0	ug/L	7/2/2020 01:35
4-Bromophenyl phenyl ether	< 10.0	ug/L	7/2/2020 01:35
4-Chloro-3-methylphenol	< 10.0	ug/L	7/2/2020 01:35
4-Chloroaniline	< 10.0	ug/L	7/2/2020 01:35
4-Chlorophenyl phenyl ether	< 10.0	ug/L	7/2/2020 01:35
4-Nitroaniline	< 20.0	ug/L	7/2/2020 01:35
4-Nitrophenol	< 20.0	ug/L	7/2/2020 01:35
Acenaphthene	< 10.0	ug/L	7/2/2020 01:35
Acenaphthylene	< 10.0	ug/L	7/2/2020 01:35
Acetophenone	< 10.0	ug/L	7/2/2020 01:35
Anthracene	< 10.0	ug/L	7/2/2020 01:35
Atrazine	< 10.0	ug/L	7/2/2020 01:35
Benzaldehyde	< 10.0	ug/L	7/2/2020 01:35
Benzo (a) anthracene	< 10.0	ug/L	7/2/2020 01:35
Benzo (a) pyrene	< 10.0	ug/L	7/2/2020 01:35
Benzo (b) fluoranthene	< 10.0	ug/L	7/2/2020 01:35
Benzo (g,h,i) perylene	< 10.0	ug/L	7/2/2020 01:35
Benzo (k) fluoranthene	< 10.0	ug/L	7/2/2020 01:35
Bis (2-chloroethoxy) methane	< 10.0	ug/L	7/2/2020 01:35
Bis (2-chloroethyl) ether	< 10.0	ug/L	7/2/2020 01:35
Bis (2-ethylhexyl) phthalate	< 10.0	ug/L	7/2/2020 01:35
Butylbenzylphthalate	< 10.0	ug/L	7/2/2020 01:35
Caprolactam	< 10.0	ug/L	7/2/2020 01:35
Carbazole	< 10.0	ug/L	7/2/2020 01:35

PARADIGM ENVIRONMENTAL SERVICES, INC.

Lab Project ID: 202935

Client: **BE3**

Project Reference: 68 Tonawanda

Sample Identifier:	MW-3		
Lab Sample ID:	202935-03	**Date Sampled:**	6/25/2020
Matrix:	Groundwater	**Date Received:**	6/30/2020

Chrysene	< 10.0	ug/L	7/2/2020	01:35
Dibenz (a,h) anthracene	< 10.0	ug/L	7/2/2020	01:35
Dibenzofuran	< 10.0	ug/L	7/2/2020	01:35
Diethyl phthalate	< 10.0	ug/L	7/2/2020	01:35
Dimethyl phthalate	< 20.0	ug/L	7/2/2020	01:35
Di-n-butyl phthalate	< 10.0	ug/L	7/2/2020	01:35
Di-n-octylphthalate	< 10.0	ug/L	7/2/2020	01:35
Fluoranthene	< 10.0	ug/L	7/2/2020	01:35
Fluorene	< 10.0	ug/L	7/2/2020	01:35
Hexachlorobenzene	< 10.0	ug/L	7/2/2020	01:35
Hexachlorobutadiene	< 10.0	ug/L	7/2/2020	01:35
Hexachlorocyclopentadiene	< 10.0	ug/L	7/2/2020	01:35
Hexachloroethane	< 10.0	ug/L	7/2/2020	01:35
Indeno (1,2,3-cd) pyrene	< 10.0	ug/L	7/2/2020	01:35
Isophorone	< 10.0	ug/L	7/2/2020	01:35
Naphthalene	< 10.0	ug/L	7/2/2020	01:35
Nitrobenzene	< 10.0	ug/L	7/2/2020	01:35
N-Nitroso-di-n-propylamine	< 10.0	ug/L	7/2/2020	01:35
N-Nitrosodiphenylamine	< 10.0	ug/L	7/2/2020	01:35
Pentachlorophenol	< 20.0	ug/L	7/2/2020	01:35
Phenanthrene	< 10.0	ug/L	7/2/2020	01:35
Phenol	< 10.0	ug/L	7/2/2020	01:35
Pyrene	< 10.0	ug/L	7/2/2020	01:35

PARADIGM ENVIRONMENTAL SERVICES, INC.

Lab Project ID: 202935

Client: **BE3**

Project Reference: 68 Tonawanda

Sample Identifier:	MW-3		
Lab Sample ID:	202935-03	**Date Sampled:**	6/25/2020
Matrix:	Groundwater	**Date Received:**	6/30/2020

Surrogate	Percent Recovery	Limits	Outliers	Date Analyzed	
2,4,6-Tribromophenol	**77.0**	61.4 - 115		7/2/2020	01:35
2-Fluorobiphenyl	**62.0**	38.4 - 101		7/2/2020	01:35
2-Fluorophenol	**38.8**	12.7 - 105		7/2/2020	01:35
Nitrobenzene-d5	**76.3**	57.3 - 100		7/2/2020	01:35
Phenol-d5	**26.5**	10 - 107		7/2/2020	01:35
Terphenyl-d14	**80.3**	58.1 - 117		7/2/2020	01:35

Method Reference(s): EPA 8270D
EPA 3510C
Preparation Date: 7/1/2020
Data File: B47621.D

PARADIGM ENVIRONMENTAL SERVICES, INC.

Lab Project ID: 202935

Client: **BE3**

Project Reference: 68 Tonawanda

Sample Identifier:	MW-4		
Lab Sample ID:	202935-04	**Date Sampled:**	6/25/2020
Matrix:	Groundwater	**Date Received:**	6/30/2020

Part 375 Metals (ICP)

Analyte	Result	Units	Qualifier	Date Analyzed
Arsenic	**0.0111**	mg/L		7/1/2020 09:47
Barium	< 0.100	mg/L		7/1/2020 09:47
Beryllium	< 0.00500	mg/L		7/1/2020 09:47
Cadmium	< 0.00500	mg/L		7/1/2020 09:47
Chromium	< 0.0100	mg/L		7/1/2020 09:47
Copper	< 0.0400	mg/L		7/1/2020 09:47
Lead	< 0.0100	mg/L		7/1/2020 09:47
Manganese	**0.476**	mg/L		7/1/2020 09:47
Nickel	< 0.0400	mg/L		7/1/2020 16:15
Selenium	< 0.0200	mg/L		7/1/2020 09:47
Silver	< 0.0100	mg/L		7/1/2020 09:47
Zinc	< 0.0600	mg/L		7/1/2020 09:47

Method Reference(s): EPA 6010C
EPA 3005A
Preparation Date: 6/30/2020
Data File: 200701A

Mercury

Analyte	Result	Units	Qualifier	Date Analyzed
Mercury	< 0.000200	mg/L		7/2/2020 09:35

Method Reference(s): EPA 7470A
Preparation Date: 7/1/2020
Data File: Hg200702A

PARADIGM
ENVIRONMENTAL SERVICES, INC

Method Blank Report

Client: **BE3**

Project Reference: 68 Tonawanda

Lab Project ID: 202935

Matrix: Groundwater

Part 375 Metals (ICP)

Analyte	Result	Units	Qualifier	Date Analyzed	
Arsenic	<0.0100	mg/L		7/1/2020	08:37
Barium	<0.100	mg/L		7/1/2020	08:37
Beryllium	<0.00500	mg/L		7/1/2020	08:37
Cadmium	<0.00500	mg/L		7/1/2020	08:37
Chromium	<0.0100	mg/L		7/1/2020	08:37
Copper	<0.0400	mg/L		7/1/2020	08:37
Lead	<0.0100	mg/L		7/1/2020	08:37
Manganese	<0.0150	mg/L		7/1/2020	08:37
Nickel	<0.0400	mg/L		7/1/2020	15:38
Selenium	<0.0200	mg/L		7/1/2020	08:37
Silver	<0.0100	mg/L		7/1/2020	08:37
Zinc	<0.0600	mg/L		7/1/2020	08:37

Method Reference(s): EPA 6010C
EPA 3005A
Preparation Date: 6/30/2020
Data File: 200701A
QC Batch ID: QC200630water2
QC Number: 1

PARADIGM
ENVIRONMENTAL SERVICES, INC

QC Report for Laboratory Control Sample and Control Sample Duplicate

Client: **BE3**

Project Reference: 68 Tonawanda

Lab Project ID: 202935

Matrix: Groundwater

Metals

Analyte	LCS Added	LCSD Added	Spike Units	LCS Result	LCSD Result	LCS % Recovery	LCSD % Recovery	% Rec Limits	LCS Outliers	LCSD Outliers	Relative % Difference	RPD Limit	RPD Outliers	Date Analyzed
Arsenic	2.50	2.50	mg/L	2.42	2.38	96.7	95.3	85 - 115			1.48	20		7/1/2020
Barium	2.50	2.50	mg/L	2.42	2.44	96.8	97.5	85 - 115			0.707	20		7/1/2020
Beryllium	0.500	0.500	mg/L	0.464	0.465	92.9	93.0	85 - 115			0.168	20		7/1/2020
Cadmium	1.00	1.00	mg/L	0.957	0.958	95.7	95.8	85 - 115			0.188	20		7/1/2020
Chromium	2.50	2.50	mg/L	2.31	2.31	92.4	92.6	85 - 115			0.200	20		7/1/2020
Copper	2.50	2.50	mg/L	2.47	2.48	98.9	99.2	85 - 115			0.269	20		7/1/2020
Lead	2.50	2.50	mg/L	2.33	2.33	93.2	93.1	85 - 115			0.123	20		7/1/2020
Manganese	1.00	1.00	mg/L	0.981	0.984	98.1	98.4	85 - 115			0.368	20		7/1/2020
Nickel	5.00	5.00	mg/L	5.09	5.12	102	102	85 - 115			0.607	20		7/1/2020
Selenium	2.50	2.50	mg/L	2.35	2.34	94.1	93.5	85 - 115			0.578	20		7/1/2020
Silver	0.250	0.250	mg/L	0.234	0.233	93.6	93.4	85 - 115			0.197	20		7/1/2020
Zinc	2.50	2.50	mg/L	2.31	2.31	92.3	92.5	85 - 115			0.218	20		7/1/2020

Report Prepared *Monday, July 06, 2020*

PARADIGM
ENVIRONMENTAL SERVICES, INC

QC Report for Laboratory Control Sample and Control Sample Duplicate

Client: BE3

Project Reference: 68 Tonawanda

Lab Project ID: 202935

Matrix: Groundwater

Metals

Analyte	LCS Added	LCSD Added	Spike Units	LCS Result	LCSD Result	LCS % Recovery	LCSD % Recovery	% Rec Limits	LCS Outliers	LCSD Outliers	Relative % Difference	RPD Limit	RPD Outliers	Date Analyzed

Method Reference(s): EPA 6010C
EPA 3005A
Preparation Date: 6/30/2020
Data File: 200701A
QC Number: 1
QC Batch ID: QC200630water2

Report Prepared *Monday, July 06, 2020*

PARADIGM
ENVIRONMENTAL SERVICES, INC

QC Report for Laboratory Control Sample and Control Sample Duplicate

Client: **BE3**

Project Reference: 68 Tonawanda

Lab Project ID: 202935

Matrix: Groundwater

Part 375 Metals (ICP)

Analyte	LCS Added	LCSD Added	Spike Units	LCS Result	LCSD Result	LCS % Recovery	LCSD % Recovery	% Rec Limits	LCS Outliers	LCSD Outliers	Relative % Difference	RPD Limit	RPD Outliers	Date Analyzed
Arsenic	2.50	2.50	mg/L	2.49	2.51	99.6	100	85 - 115			0.826	20		7/7/2020
Barium	2.50	2.50	mg/L	2.55	2.63	102	105	85 - 115			2.85	20		7/7/2020
Beryllium	0.500	0.500	mg/L	0.486	0.483	97.2	96.5	85 - 115			0.700	20		7/7/2020
Cadmium	1.00	1.00	mg/L	1.02	1.03	102	103	85 - 115			0.939	20		7/7/2020
Chromium	2.50	2.50	mg/L	2.41	2.47	96.3	98.8	85 - 115			2.51	20		7/7/2020
Copper	2.50	2.50	mg/L	2.40	2.40	95.9	96.1	85 - 115			0.170	20		7/7/2020
Lead	2.50	2.50	mg/L	2.47	2.48	98.8	99.4	85 - 115			0.525	20		7/7/2020
Manganese	1.00	1.00	mg/L	1.01	1.01	101	101	85 - 115			0.182	20		7/7/2020
Nickel	5.00	5.00	mg/L	4.73	4.82	94.6	96.5	85 - 115			1.96	20		7/7/2020
Selenium	2.50	2.50	mg/L	2.46	2.47	98.4	98.6	85 - 115			0.258	20		7/7/2020
Silver	0.250	0.250	mg/L	0.235	0.237	93.9	94.9	85 - 115			1.07	20		7/7/2020
Zinc	2.50	2.50	mg/L	2.43	2.48	97.2	99.2	85 - 115			2.04	20		7/7/2020

Report Prepared *Tuesday, July 7, 2020*

PARADIGM
ENVIRONMENTAL SERVICES, INC

QC Report for Laboratory Control Sample and Control Sample Duplicate

Client: BE3
Project Reference: 68 Tonawanda
Lab Project ID: 202935
Matrix: Groundwater

Part 375 Metals (ICP)

Analyte	LCS Added	LCSD Added	Spike Units	LCS Result	LCSD Result	LCS % Recovery	LCSD % Recovery	% Rec Limits	LCS Outliers	LCSD Outliers	Relative % Difference	RPD Limit	RPD Outliers	Date Analyzed

Method Reference(s): EPA 6010C
EPA 3005A
Preparation Date: 7/6/2020
Data File: 200707A
QC Number: 1
QC Batch ID: QC200706water

Report Prepared Tuesday, July 7, 2020

PARADIGM
ENVIRONMENTAL SERVICES, INC.

QC Report for Sample Spike and Sample Duplicate

Client: BE3 **Lab Project ID:** 202935

Project Reference: 68 Tonawanda

Lab Sample ID: 202935-03 **Date Sampled:** 6/25/2020
Sample Identifier: MW-3 **Date Received:** 6/30/2020
Matrix: Groundwater

Part 375 Metals (ICP)

Analyte	Sample Results	Result Units	Spike Added	Spike Result	Spike % Recovery	% Rec Limits	Spike Outliers	Duplicate Result	Relative % Difference	RPD Limit	RPD Outliers	Date Analyzed
Arsenic	**0.0220**	mg/L	2.50	2.69	107	75 - 125		0.0270	20.4	20	*	7/7/2020
Barium	**0.105**	mg/L	2.50	2.29	87.6	75 - 125		0.102	2.87	20		7/7/2020
Beryllium	< 0.00500	mg/L	0.500	0.450	90.0	75 - 125		<0.00500	NC	20		7/7/2020
Cadmium	< 0.00500	mg/L	1.00	0.910	91.0	75 - 125		<0.00500	NC	20		7/7/2020
Chromium	< 0.0100	mg/L	2.50	2.29	91.6	75 - 125		<0.0100	NC	20		7/7/2020
Copper	< 0.0400	mg/L	2.50	2.62	105	75 - 125		<0.0400	NC	20		7/7/2020
Lead	< 0.0100	mg/L	2.50	2.30	92.2	75 - 125		<0.0100	NC	20		7/7/2020
Manganese	**0.715**	mg/L	1.00	1.71	99.9	75 - 125		0.712	0.391	20		7/7/2020
Nickel	< 0.0400	mg/L	5.00	4.30	86.0	75 - 125		<0.0400	NC	20		7/7/2020
Selenium	< 0.0200	mg/L	2.50	2.74	110	75 - 125		<0.0200	NC	20		7/7/2020
Silver	< 0.0100	mg/L	0.250	0.251	100	75 - 125		<0.0100	NC	20		7/7/2020
Zinc	< 0.0600	mg/L	2.50	2.37	94.9	75 - 125		<0.0600	NC	20		7/7/2020

NC = Not Calculable. Applicable to RPD if sample or duplicate result is non-detect or estimated (see primary report for data flags). Applicable to MS if sample is greater or equal to ten times the spike added.

This report is part of a multipage document and should only be evaluated in its entirety. The Chain of Custody provides additional sample information, including compliance with the sample condition requirements upon receipt.

Report Prepared Tuesday, July 7, 2020

PARADIGM
ENVIRONMENTAL SERVICES, INC.

QC Report for Sample Spike and Sample Duplicate

Client: BE3 **Lab Project ID:** 202935

Project Reference: 68 Tonawanda

Lab Sample ID: 202935-03 **Date Sampled:** 6/25/2020
Sample Identifier: MW-3 **Date Received:** 6/30/2020
Matrix: Groundwater

Part 375 Metals (ICP)

Analyte	Sample Results	Result Units	Spike Added	Spike Result	Spike % Recovery	% Rec Limits	Spike Outliers	Duplicate Result	Relative % Difference	RPD Limit	RPD Outliers	Date Analyzed

Method Reference(s): EPA 6010C
EPA 3005A
Preparation Date: 7/6/2020
200707A
QC Batch ID: QC200706water

NC = Not Calculable. Applicable to RPD if sample or duplicate result is non-detect or estimated (see primary report for data flags). Applicable to MS if sample is greater or equal to ten times the spike added.

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Report Prepared Tuesday, July 7, 2020

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ENVIRONMENTAL SERVICES, INC

Method Blank Report

Client: **BE3**

Project Reference: 68 Tonawanda

Lab Project ID: 202935

Matrix: Groundwater

Mercury

Analyte	Result	Units	Qualifier	Date Analyzed
Mercury	<0.000200	mg/L		7/2/2020 09:20

Method Reference(s): EPA 7470A
Preparation Date: 7/1/2020
Data File: Hg200702A
QC Batch ID: QC200701Hgwater
QC Number: 1

PARADIGM
ENVIRONMENTAL SERVICES, INC.

QC Report for Laboratory Control Sample and Control Sample Duplicate

Client: **BE3**

Project Reference: 68 Tonawanda

Lab Project ID: 202935

Matrix: Groundwater

Mercury

Analyte	LCS Added	LCSD Added	Spike Units	LCS Result	LCSD Result	LCS % Recovery	LCSD % Recovery	% Rec Limits	LCS Outliers	LCSD Outliers	Relative % Difference	RPD Limit	RPD Outliers	Date Analyzed
Mercury	0.00200	0.00200	mg/L	0.00191	0.00196	95.5	97.9	80 - 120			2.51	20		7/2/2020

Method Reference(s): EPA 7470A
Preparation Date: 7/1/2020
Data File: Hg200702A
QC Number: 1
QC Batch ID: QC200701Hgwater

Report Prepared Monday, July 6, 2020

PARADIGM
ENVIRONMENTAL SERVICES, INC.

QC Report for Sample Spike and Sample Duplicate

Client: **BE3** **Lab Project ID:** 202935

Project Reference: 68 Tonawanda

Lab Sample ID: 202935-01 **Date Sampled:** 6/25/2020
Sample Identifier: MW-1 **Date Received:** 6/30/2020
Matrix: Groundwater

Mercury

Analyte	Sample Results	Result Units	Spike Added	Spike Result	Spike % Recovery	% Rec Limits	Spike Outliers	Duplicate Result	Relative % Difference	RPD Limit	RPD Outliers	Date Analyzed
Mercury	< 0.000200	mg/L	0.00200	0.00142	71.1	75 - 125	*	<0.000200	NC	20		7/2/2020

Method Reference(s): EPA 7470A
Preparation Date: 7/1/2020
Hg200702A
QC Batch ID: QC200701Hgwater

NC = Not Calculable. Applicable to RPD if sample or duplicate result is non-detect or estimated (see primary report for data flags). Applicable to MS if sample is greater or equal to ten times the spike added.

This report is part of a multipage document and should only be evaluated in its entirety. The Chain of Custody provides additional sample information, including compliance with the sample condition requirements upon receipt.

Report Prepared Monday, July 6, 2020

PARADIGM
ENVIRONMENTAL SERVICES, INC

Method Blank Report

Client: **BE3**

Project Reference: 68 Tonawanda

Lab Project ID: 202935

Matrix: Groundwater

Mercury

Analyte	Result	Units	Qualifier	Date Analyzed
Mercury	<0.000200	mg/L		7/7/2020 08:25

Method Reference(s): EPA 7470A
Preparation Date: 7/6/2020
Data File: Hg200707B
QC Batch ID: QC200706HgWater
QC Number: 1

PARADIGM
ENVIRONMENTAL SERVICES, INC.

QC Report for Laboratory Control Sample and Control Sample Duplicate

Client: **BE3**

Project Reference: 68 Tonawanda

Lab Project ID: 202935

Matrix: Groundwater

Mercury

Analyte	LCS Added	LCSD Added	Spike Units	LCS Result	LCSD Result	LCS % Recovery	LCSD % Recovery	% Rec Limits	LCS Outliers	LCSD Outliers	Relative % Difference	RPD Limit	RPD Outliers	Date Analyzed
Mercury	0.00200	0.00200	mg/L	0.00201	0.00199	101	99.5	80 - 120			1.17	20		7/7/2020

Method Reference(s): EPA 7470A
Preparation Date: 7/6/2020
Data File: Hg200707B
QC Number: 1
QC Batch ID: QC200706HgWater

Report Prepared Tuesday, July 7, 2020

PARADIGM
ENVIRONMENTAL SERVICES, INC.

QC Report for Sample Spike and Sample Duplicate

Client: BE3 **Lab Project ID:** 202935

Project Reference: 68 Tonawanda

Lab Sample ID: 202935-03 **Date Sampled:** 6/25/2020
Sample Identifier: MW-3 **Date Received:** 6/30/2020
Matrix: Groundwater

Mercury

Analyte	Sample Results	Result Units	Spike Added	Spike Result	Spike % Recovery	% Rec Limits	Spike Outliers	Duplicate Result	Relative % Difference	RPD Limit	RPD Outliers	Date Analyzed
Mercury	< 0.000200	mg/L	0.00200	0.00171	85.4	75 - 125		<0.000200	NC	20		7/7/2020

Method Reference(s): EPA 7470A
Preparation Date: 7/6/2020
Hg200707B
QC Batch ID: QC200706HgWater

NC = Not Calculable. Applicable to RPD if sample or duplicate result is non-detect or estimated (see primary report for data flags). Applicable to MS if sample is greater or equal to ten times the spike added.

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Report Prepared Tuesday, July 7, 2020

PARADIGM
ENVIRONMENTAL SERVICES, INC

Method Blank Report

Client: **BE3**

Project Reference: 68 Tonawanda

Lab Project ID: 202935

Matrix: Groundwater

Part 375 Metals (ICP)

Analyte	Result	Units	Qualifier	Date Analyzed	
Arsenic	<0.0100	mg/L		7/7/2020	07:27
Barium	<0.100	mg/L		7/7/2020	07:27
Beryllium	<0.00500	mg/L		7/7/2020	07:27
Cadmium	<0.00500	mg/L		7/7/2020	07:27
Chromium	<0.0100	mg/L		7/7/2020	07:27
Copper	<0.0400	mg/L		7/7/2020	07:27
Lead	<0.0100	mg/L		7/7/2020	07:27
Manganese	<0.0150	mg/L		7/7/2020	07:27
Nickel	<0.0400	mg/L		7/7/2020	07:27
Selenium	<0.0200	mg/L		7/7/2020	07:27
Silver	<0.0100	mg/L		7/7/2020	07:27
Zinc	<0.0600	mg/L		7/7/2020	07:27

Method Reference(s): EPA 6010C
EPA 3005A
Preparation Date: 7/6/2020
Data File: 200707A
QC Batch ID: QC200706water
QC Number: 1

PARADIGM

PARADIGM
ENVIRONMENTAL SERVICES, INC

Method Blank Report

Client: **BE3**

Project Reference: 68 Tonawanda

Lab Project ID: 202935

Matrix: Groundwater

PCBs

Analyte	Result	Units	Qualifier	Date Analyzed
PCB-1016	<1.00	ug/L		6/30/2020 18:23
PCB-1221	<1.00	ug/L		6/30/2020 18:23
PCB-1232	<1.00	ug/L		6/30/2020 18:23
PCB-1242	<1.00	ug/L		6/30/2020 18:23
PCB-1248	<1.00	ug/L		6/30/2020 18:23
PCB-1254	<1.00	ug/L		6/30/2020 18:23
PCB-1260	<1.00	ug/L		6/30/2020 18:23
PCB-1262	<1.00	ug/L		6/30/2020 18:23
PCB-1268	<1.00	ug/L		6/30/2020 18:23

Surrogate	Percent Recovery	Limits	Outliers	Date Analyzed
Tetrachloro-m-xylene	**62.8**	29.6 - 91.8		6/30/2020 18:23

Method Reference(s): EPA 8082A
EPA 3510C

Preparation Date: 6/30/2020

QC Batch ID: QC200630PCBW

QC Number: 1

PARADIGM
ENVIRONMENTAL SERVICES, INC

QC Report for Laboratory Control Sample

Client: **BE3**
Project Reference: 68 Tonawanda
Lab Project ID: 202935
Matrix: Groundwater

PCBs

Analyte	Spike Added	Spike Units	LCS Result	LCS % Recovery	% Rec Limits	LCS Outliers	Date Analyzed
PCB-1016/1260	5.00	ug/L	3.65	73.0	23.1 - 92.8		6/30/2020

Method Reference(s): EPA 8082A
EPA 3510C
Preparation Date: 6/30/2020
QC Number: 1
QC Batch ID: QC200630PCBW

Report Prepared *Monday, July 06, 2020*

PARADIGM
ENVIRONMENTAL SERVICES, INC

QC Report for Matrix Spike and Matrix Spike Duplicate

Client: BE3 **Lab Project ID:** 202935

Project Reference: 68 Tonawanda

Lab Sample ID: 202935-03
Sample Identifier: MW-3
Matrix: Groundwater

Date Sampled: 6/25/2020
Date Received: 6/30/2020
Date Analyzed: 6/30/2020

PCBs

Analyte	Sample Result	Result Units	MS Added	MS Result	MS % Recovery	MSD Added	MSD Result	MSD % Recovery	% Rec. Limits	MS Outlier	MSD Outlier	Relative % Diff.	RPD Limit	RPD Outlier
PCB-1016/1260	< 1.00	ug/L	5.00	3.28	65.7	5.00	3.42	68.3	23.1 - 92.8			3.91	114	

Method Reference(s): EPA 8082A
EPA 3510C
Preparation Date: 6/30/2020
1
QC Batch ID: QC200630PCBW

Any estimated values are displayed, and derived values calculated, based on numeric result only. See primary analytical report for data flags.

This report is part of a multipage document and should only be evaluated in its entirety. The Chain of Custody provides additional sample information, including compliance with the sample condition requirements upon receipt.

Report Prepared Monday, July 06, 2020

PARADIGM

ENVIRONMENTAL SERVICES, INC

Method Blank Report

Client: **BE3**

Project Reference: 68 Tonawanda

Lab Project ID: 202935

Matrix: Groundwater

Semi-Volatile Organics (Acid/Base Neutrals)

Analyte	Result	Units	Qualifier	Date Analyzed	
1,1-Biphenyl	<10.0	ug/L		7/2/2020	00:36
1,2,4,5-Tetrachlorobenzene	<10.0	ug/L		7/2/2020	00:36
1,2,4-Trichlorobenzene	<10.0	ug/L		7/2/2020	00:36
1,2-Dichlorobenzene	<10.0	ug/L		7/2/2020	00:36
1,3-Dichlorobenzene	<10.0	ug/L		7/2/2020	00:36
1,4-Dichlorobenzene	<10.0	ug/L		7/2/2020	00:36
2,2-Oxybis (1-chloropropane)	<10.0	ug/L		7/2/2020	00:36
2,3,4,6-Tetrachlorophenol	<10.0	ug/L		7/2/2020	00:36
2,4,5-Trichlorophenol	<10.0	ug/L		7/2/2020	00:36
2,4,6-Trichlorophenol	<20.0	ug/L		7/2/2020	00:36
2,4-Dichlorophenol	<10.0	ug/L		7/2/2020	00:36
2,4-Dimethylphenol	<10.0	ug/L		7/2/2020	00:36
2,4-Dinitrophenol	<20.0	ug/L		7/2/2020	00:36
2,4-Dinitrotoluene	<10.0	ug/L		7/2/2020	00:36
2,6-Dinitrotoluene	<10.0	ug/L		7/2/2020	00:36
2-Chloronaphthalene	<10.0	ug/L		7/2/2020	00:36
2-Chlorophenol	<10.0	ug/L		7/2/2020	00:36
2-Methylnapthalene	<10.0	ug/L		7/2/2020	00:36
2-Methylphenol	<10.0	ug/L		7/2/2020	00:36
2-Nitroaniline	<20.0	ug/L		7/2/2020	00:36
2-Nitrophenol	<10.0	ug/L		7/2/2020	00:36
3&4-Methylphenol	<10.0	ug/L		7/2/2020	00:36
3,3'-Dichlorobenzidine	<10.0	ug/L		7/2/2020	00:36
3-Nitroaniline	<20.0	ug/L		7/2/2020	00:36
4,6-Dinitro-2-methylphenol	<20.0	ug/L		7/2/2020	00:36
4-Bromophenyl phenyl ether	<10.0	ug/L		7/2/2020	00:36
4-Chloro-3-methylphenol	<10.0	ug/L		7/2/2020	00:36
4-Chloroaniline	<10.0	ug/L		7/2/2020	00:36

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PARADIGM
ENVIRONMENTAL SERVICES, INC

Method Blank Report

Client: **BE3**

Project Reference: 68 Tonawanda

Lab Project ID: 202935

Matrix: Groundwater

Semi-Volatile Organics (Acid/Base Neutrals)

Analyte	Result	Units	Qualifier	Date Analyzed	
4-Chlorophenyl phenyl ether	<10.0	ug/L		7/2/2020	00:36
4-Nitroaniline	<20.0	ug/L		7/2/2020	00:36
4-Nitrophenol	<20.0	ug/L		7/2/2020	00:36
Acenaphthene	<10.0	ug/L		7/2/2020	00:36
Acenaphthylene	<10.0	ug/L		7/2/2020	00:36
Acetophenone	<10.0	ug/L		7/2/2020	00:36
Anthracene	<10.0	ug/L		7/2/2020	00:36
Atrazine	<10.0	ug/L		7/2/2020	00:36
Benzaldehyde	<10.0	ug/L		7/2/2020	00:36
Benzo (a) anthracene	<10.0	ug/L		7/2/2020	00:36
Benzo (a) pyrene	<10.0	ug/L		7/2/2020	00:36
Benzo (b) fluoranthene	<10.0	ug/L		7/2/2020	00:36
Benzo (g,h,i) perylene	<10.0	ug/L		7/2/2020	00:36
Benzo (k) fluoranthene	<10.0	ug/L		7/2/2020	00:36
Bis (2-chloroethoxy) methane	<10.0	ug/L		7/2/2020	00:36
Bis (2-chloroethyl) ether	<10.0	ug/L		7/2/2020	00:36
Bis (2-ethylhexyl) phthalate	<10.0	ug/L		7/2/2020	00:36
Butylbenzylphthalate	<10.0	ug/L		7/2/2020	00:36
Caprolactam	<10.0	ug/L		7/2/2020	00:36
Carbazole	<10.0	ug/L		7/2/2020	00:36
Chrysene	<10.0	ug/L		7/2/2020	00:36
Dibenz (a,h) anthracene	<10.0	ug/L		7/2/2020	00:36
Dibenzofuran	<10.0	ug/L		7/2/2020	00:36
Diethyl phthalate	<10.0	ug/L		7/2/2020	00:36
Dimethyl phthalate	<20.0	ug/L		7/2/2020	00:36
Di-n-butyl phthalate	<10.0	ug/L		7/2/2020	00:36
Di-n-octylphthalate	<10.0	ug/L		7/2/2020	00:36
Fluoranthene	<10.0	ug/L		7/2/2020	00:36

PARADIGM
ENVIRONMENTAL SERVICES, INC

Method Blank Report

Client: **BE3**
Project Reference: 68 Tonawanda
Lab Project ID: 202935
Matrix: Groundwater

Semi-Volatile Organics (Acid/Base Neutrals)

Analyte	Result	Units	Qualifier	Date Analyzed	
Fluorene	<10.0	ug/L		7/2/2020	00:36
Hexachlorobenzene	<10.0	ug/L		7/2/2020	00:36
Hexachlorobutadiene	<10.0	ug/L		7/2/2020	00:36
Hexachlorocyclopentadiene	<10.0	ug/L		7/2/2020	00:36
Hexachloroethane	<10.0	ug/L		7/2/2020	00:36
Indeno (1,2,3-cd) pyrene	<10.0	ug/L		7/2/2020	00:36
Isophorone	<10.0	ug/L		7/2/2020	00:36
Naphthalene	<10.0	ug/L		7/2/2020	00:36
Nitrobenzene	<10.0	ug/L		7/2/2020	00:36
N-Nitroso-di-n-propylamine	<10.0	ug/L		7/2/2020	00:36
N-Nitrosodiphenylamine	<10.0	ug/L		7/2/2020	00:36
Pentachlorophenol	<20.0	ug/L		7/2/2020	00:36
Phenanthrene	<10.0	ug/L		7/2/2020	00:36
Phenol	<10.0	ug/L		7/2/2020	00:36
Pyrene	<10.0	ug/L		7/2/2020	00:36

Surrogate	Percent Recovery	Limits	Outliers	Date Analyzed	
2,4,6-Tribromophenol	**78.7**	61.4 - 115		7/2/2020	00:36
2-Fluorobiphenyl	**61.6**	38.4 - 101		7/2/2020	00:36
2-Fluorophenol	**47.5**	12.7 - 105		7/2/2020	00:36
Nitrobenzene-d5	**87.7**	57.3 - 100		7/2/2020	00:36
Phenol-d5	**31.6**	10 - 107		7/2/2020	00:36
Terphenyl-d14	**82.4**	58.1 - 117		7/2/2020	00:36

Method Reference(s): EPA 8270D
EPA 3510C
Preparation Date: 7/1/2020
Data File: B47619.D
QC Batch ID: QC200701ABNW
QC Number: 1

PARADIGM
ENVIRONMENTAL SERVICES, INC

QC Report for Laboratory Control Sample

Client: **BE3**
Project Reference: 68 Tonawanda
Lab Project ID: 202935
Matrix: Groundwater

Semi-Volatile Organics (Acid/Base Neutrals)

Analyte	Spike Added	Spike Units	LCS Result	LCS % Recovery	% Rec Limits	LCS Outliers	Date Analyzed
1,2,4-Trichlorobenzene	50.0	ug/L	26.6	53.1	35.2 - 98.2		7/6/2020
1,4-Dichlorobenzene	50.0	ug/L	21.9	43.7	25.3 - 96.3		7/6/2020
2,4-Dichlorophenol	75.0	ug/L	61.8	82.4	63.5 - 106		7/6/2020
2,4-Dinitrophenol	75.0	ug/L	51.0	68.0	17.1 - 131		7/6/2020
2,4-Dinitrotoluene	50.0	ug/L	43.7	87.3	62.6 - 111		7/6/2020
2-Chlorophenol	75.0	ug/L	55.3	73.7	53.9 - 104		7/6/2020
4-Chloro-3-methylphenol	75.0	ug/L	60.9	81.2	63.1 - 111		7/6/2020
4-Nitrophenol	75.0	ug/L	29.1	38.9	10 - 125		7/6/2020
Acenaphthene	50.0	ug/L	37.8	75.5	59.2 - 103		7/6/2020
N-Nitroso-di-n-propylamine	50.0	ug/L	40.5	81.1	62.4 - 105		7/6/2020
Pentachlorophenol	75.0	ug/L	94.6	126	48 - 151		7/6/2020
Phenol	75.0	ug/L	25.3	33.8	10 - 112		7/6/2020
Pyrene	50.0	ug/L	43.6	87.3	63.7 - 111		7/6/2020

Report Prepared *Tuesday, July 07, 2020*

PARADIGM
ENVIRONMENTAL SERVICES, INC.

QC Report for Laboratory Control Sample

Client: **BE3**

Project Reference: 68 Tonawanda

Lab Project ID: 202935

Matrix: Groundwater

Semi-Volatile Organics (Acid/Base Neutrals)

Analyte	Spike Added	Spike Units	LCS Result	LCS % Recovery	% Rec Limits	LCS Outliers	Date Analyzed

Method Reference(s): EPA 8270D
EPA 3510C
Preparation Date: 7/1/2020
Data File: B47689.D
QC Number: 1
QC Batch ID: QC200701ABNW

Report Prepared *Tuesday, July 07, 2020*

PARADIGM
ENVIRONMENTAL SERVICES, INC.

QC Report for Matrix Spike and Matrix Spike Duplicate

Client: BE3 **Lab Project ID:** 202935

Project Reference: 68 Tonawanda

Lab Sample ID: 202935-03
Sample Identifier: MW-3
Matrix: Groundwater

Date Sampled: 6/25/2020
Date Received: 6/30/2020
Date Analyzed: 7/7/2020

Semi-Volatile Organics (Acid/Base Neutrals)

Analyte	Sample Result	Result Units	MS Added	MS Result	MS % Recovery	MSD Added	MSD Result	MSD % Recovery	% Rec. Limits	MS Outlier	MSD Outlier	Relative % Diff.	RPD Limit	RPD Outlier
1,2,4-Trichlorobenzene	< 10.0	ug/L	50.0	25.8	51.6	50.0	22.1	44.2	35.2 - 98.2			15.4	60.9	
1,4-Dichlorobenzene	< 10.0	ug/L	50.0	22.1	44.1	50.0	18.2	36.4	25.3 - 96.3			19.3	76.5	
2,4-Dichlorophenol	< 10.0	ug/L	75.0	56.8	75.7	75.0	50.3	67.0	63.5 - 106			12.1	25.5	
2,4-Dinitrophenol	< 20.0	ug/L	75.0	39.8	53.1	75.0	28.3	37.7	17.1 - 131			33.9	99.3	
2,4-Dinitrotoluene	< 10.0	ug/L	50.0	42.8	85.7	50.0	37.3	74.7	62.6 - 111			13.7	28.9	
2-Chlorophenol	< 10.0	ug/L	75.0	50.3	67.0	75.0	43.0	57.3	53.9 - 104			15.5	38.7	
4-Chloro-3-methylphenol	< 10.0	ug/L	75.0	60.4	80.5	75.0	51.6	68.9	63.1 - 111			15.6	27.3	
4-Nitrophenol	< 20.0	ug/L	75.0	26.2	35.0	75.0	20.1	26.8	10 - 125			26.4	152	
Acenaphthene	< 10.0	ug/L	50.0	44.0	88.0	50.0	38.7	77.3	59.2 - 103			12.9	34.3	
N-Nitroso-di-n-propylamine	< 10.0	ug/L	50.0	38.7	77.4	50.0	35.3	70.7	62.4 - 105			9.14	29.4	
Pentachlorophenol	< 20.0	ug/L	75.0	79.5	106	75.0	66.6	88.8	48 - 151			17.8	63.3	
Phenol	< 10.0	ug/L	75.0	22.3	29.8	75.0	18.6	24.8	10 - 112			18.1	150	
Pyrene	< 10.0	ug/L	50.0	42.6	85.3	50.0	37.2	74.3	63.7 - 111			13.8	31.9	

Any estimated values are displayed, and derived values calculated, based on numeric result only. See primary analytical report for data flags.

This report is part of a multipage document and should only be evaluated in its entirety. The Chain of Custody provides additional sample information, including compliance with the sample condition requirements upon receipt.

Report Prepared Tuesday, July 07, 2020

PARADIGM
ENVIRONMENTAL SERVICES, INC.

QC Report for Matrix Spike and Matrix Spike Duplicate

Client: BE3 **Lab Project ID:** 202935

Project Reference: 68 Tonawanda

Lab Sample ID: 202935-03
Sample Identifier: MW-3
Matrix: Groundwater

Date Sampled: 6/25/2020
Date Received: 6/30/2020
Date Analyzed: 7/7/2020

Semi-Volatile Organics (Acid/Base Neutrals)

Analyte	Sample Result	Result Units	MS Added	MS Result	MS % Recovery	MSD Added	MSD Result	MSD % Recovery	% Rec. Limits	MS Outlier	MSD Outlier	Relative % Diff.	RPD Limit	RPD Outlier

Method Reference(s): EPA 8270D
EPA 3510C
Preparation Date: 7/1/2020
Data File(s): B47697.D
B47698.D
B47621.D
1
QC Batch ID: QC200701ABNW

Any estimated values are displayed, and derived values calculated, based on numeric result only. See primary analytical report for data flags.

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Report Prepared Tuesday, July 07, 2020

Analytical Report Appendix

The reported results relate only to the samples as they have been received by the laboratory.

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All soil/sludge samples have been reported on a dry weight basis, unless qualified "reported as received". Other solids are reported as received.

Low level Volatiles blank reports for soil/solid matrix are based on a nominal 5 gram weight. Sample results and reporting limits are based on actual weight, which may be more or less than 5 grams.

The Chain of Custody provides additional information, including compliance with sample condition requirements upon receipt. Sample condition requirements are defined under the 2003 NELAC Standard, sections 5.5.8.3.1 and 5.5.8.3.2.

NYSDOH ELAP does not certify for all parameters. Paradigm Environmental Services or the indicated subcontracted laboratory does hold certification for all analytes where certification is offered by ELAP unless otherwise specified. Aliquots separated for certain tests, such as TCLP, are indicated on the Chain of Custody and final reports with an "A" suffix.

Data qualifiers are used, when necessary, to provide additional information about the data. This information may be communicated as a flag or as text at the bottom of the report. Please refer to the following list of analyte-specific, frequently used data flags and their meaning:

"<" = Analyzed for but not detected at or above the quantitation limit.
"E" = Result has been estimated, calibration limit exceeded.
"Z" = See case narrative.
"D" = Sample, Laboratory Control Sample, or Matrix Spike Duplicate results above Relative Percent Difference limit.
"M" = Matrix spike recoveries outside QC limits. Matrix bias indicated.
"B" = Method blank contained trace levels of analyte. Refer to included method blank report.
"J" = Result estimated between the quantitation limit and half the quantitation limit.
"L" = Laboratory Control Sample recovery outside accepted QC limits.
"P" = Concentration differs by more than 40% between the primary and secondary analytical columns.
"NC" = Not calculable. Applicable to RPD if sample or duplicate result is non-detect or estimated (see primary report for data flags). Applicable to MS if sample is greater or equal to ten times the spike added. Applicable to sample surrogates or MS if sample dilution is 10x or higher.
"" = Indicates any recoveries outside associated acceptance windows. Surrogate outliers in samples are presumed matrix effects. LCS demonstrates method compliance unless otherwise noted.*
"(1)" = Indicates data from primary column used for QC calculation.
"A" = denotes a parameter for which ELAP does not offer approval as part of their laboratory certification program.
"F" = denotes a parameter for which Paradigm does not carry certification, the results for which should therefore only be used where ELAP certification is not required, such as personal exposure assessment.

GENERAL TERMS AND CONDITIONS
LABORATORY SERVICES

These Terms and Conditions embody the whole agreement of the parties in the absence of a signed and executed contract between the Laboratory (LAB) and Client. They shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties. The LAB specifically rejects all additional, inconsistent, or conflicting terms, whether printed or otherwise set forth in any purchase order or other communication from the Client to the LAB. The invalidity or unenforceability in whole or in part of any provision, tern or condition hereof shall not affect in any way the validity or enforceability of the remainder of the Terms and Conditions. No waiver by LAB of any provision, term, or condition hereof or of any breach by or obligation of the Client hereunder shall constitute a waiver of such provision, term, or condition on any other occasion or a waiver of any other breach by or obligation of the Client. This agreement shall be administered and interpreted under the laws of the state which services are procured.

Warranty. Recognizing that the nature of many samples is unknown and that some may contain potentially hazardous components, LAB warrants only that it will perform testing services, obtain findings, and prepare reports in accordance with generally accepted analytical laboratory principles and practices at the time of performance of services. LAB makes no other warranty, express or implied.

Scope and Compensation. LAB agrees to perform the services described in the chain of custody to which these terms and conditions are attached. Unless the parties agree in writing to the contrary, the duties of LAB shall not be construed to exceed the services specifically described. LAB wi use LAB default method for all tests unless specified otherwise on the Work Order.
Payment terms are net 30 days from the date of invoice. All overdue payments are subject to an interest charge of one and one-half percent (1-1/2%) per month or a portion thereof. Client shall also be responsible for costs of collection, including payment of reasonable attorney fees if such expense is incurred. The prices, unless stated, do not include any sale, use or other taxes. Such taxes will be added to invoice prices when required.

Prices. Compensation for services performed will be based on the current Lab Analytical Fee Schedule or on quotations agreed to in writing by the parties. Turnaround time based charges are determined from the time of resolution of all work order questions. Testimony, court appearances or data compilation for legal action will be charged separately. Evaluation and reporting of initial screening runs may incur additional fees.

Limitations of Liability. In the event of any error, omission, or other professional negligence, the sole and exclusive responsibility of LAB shall be to re-perform the deficient work at its own expense and LAB shall have no other liability whatsoever. All claims shall be deemed waived unless made in writing and received by LAB within ninety (90) days following completion of services.
LAB shall have no liability, obligation, or responsibility of any kind for losses, costs, expenses, or other damages (including but not limited to any special, direct, incidental or consequential damages) with respect to LAB's services or results.
All results provided by LAB are strictly for the use of its clients and LAB is in no way responsible for the use of such results by clients or third parties. All reports should be considered in their entirety, and LAB is not responsible for the separation, detachment, or other use of any portion of these reports. Client may not assign the lab report without the written consent of the LAB.
Client covenants and agrees, at its/his/her sole expense, to indemnify, protect, defend, and save harmless the LAB from and against any and all damages, losses, liabilities, obligations, penalties, claims, litigation, demands, defenses, judgments, suits, actions, proceedings, costs, disbursements and/or expenses (including, without limitation attorneys' and experts' fees and disbursements) of any kind whatsoever which may at any time be imposed upon, incurred by or asserted or awarded against client relating to, resulting from or arising out of (a) the breach of this agreement by this client, (b) the negligence of the client in handling, delivering or disclosing any hazardous substance, (c) the violation of the Client of any applicable law, (d) non-compliance by the Client with any environmental permit or (e) a material misrepresentation in disclosing the materials to be tested.

Hazard Disclosure. Client represents and warrants that any sample delivered to LAB will be preceded or accompanied by complete written disclosure of the presence of any hazardous substances known or suspected by Client. Client further warrants that any sample containing any hazardous substance that is to be delivered to LAB will be packaged, labeled, transported, and delivered properly and in accordance with applicable laws.

Sample Handling. Prior to LAB's acceptance of any sample (or after any revocation of acceptance), the entire risk of loss or of damage to such sample remains with Client. Samples are accepted when receipt is acknowledged on chain of custody documentation. In no event will LAB have any responsibility for the action or inaction of any carrier shipping or delivering any sample to or from LAB premises.
Client authorizes LAB to proceed with the analysis of samples as received by the laboratory, recognizing that any samples not in compliance with all current DOH-ELAP-NELAP requirements for containers, preservation or holding time will be noted as such on th final report.
Disposal of hazardous waste samples is the responsibility of the Client. If the Client does not wish such samples returned, LAB may add storage and disposal fees to the final invoice. Maximum storage time for samples is 30 days after completion of analysis unless modified by applicable state or federal laws. Client will be required to give the LAB written instructions concerning disposal of these samples.
LAB reserves the absolute right, exercisable at any time, to refuse to receive delivery of, refuse to accept, or revoke acceptance of any sample, which, in the sole judgment of LAB (a) is of unsuitable volume, (b) may be or become unsuitable for or may pose a risk in handling, transport, or processing for any health, safety, environmental or other reason whether or not due to the presence in the sample of any hazardous substance, and whether or not such presence has been disclosed to LAB by Client or (c) if the condition or sample date make the sample unsuitable for analysis.

Legal Responsibility. LAB is solely responsible for performance of this contract, and no affiliated company, director, officer, employee, or agent shall have any legal responsibility hereunder, whether in contract or tort including negligence.

Assignment. LAB may assign its performance obligations under this contract to other parties, as it deems necessary. LAB shall disclose to Client any assignee (subcontractor) by ELAP ID # on the submitted final report.

Force Majeure. LAB shall have no responsibility or liability to the Client for any failure or delay in performance by LAB, which results in whole or in part from any cause or circumstance beyond the reasonable control of LAB. Such causes and circumstances shall include, but not limited to, acts of God, acts or orders of any government authority, strikes or other labor disputes, natural disasters, accidents, wars, civil disturbances, difficulties or delays in transportation, mail or delivery services, inability to obtain sufficient services or supplies from LAB's usual suppliers, or any other cause beyond LAB's reasonable control.

Law. This contract shall be continued under the laws of the State of New York without regard to its conflicts of laws provision.

179 Lake Avenue, Rochester, NY 14608 Office (585) 647-2530 Fax (585) 647-3311

PARADIGM

CHAIN OF CUSTODY

REPORT TO:		INVOICE TO:		
CLIENT: BE3 Corp		CLIENT:		LAB PROJECT ID: 202935
ADDRESS: 1270 NIAGARA ST		ADDRESS:		
CITY: BUFFALO	STATE: NY ZIP: 14213	CITY:	STATE: ZIP:	Quotation #:
PHONE: 716-462-7401		PHONE:		Email: jzientek@be3corp.com
ATTN: Jesse Zientek		ATTN:		

PROJECT REFERENCE

68 Tonawanda

Matrix Codes:

AQ - Aqueous Liquid; **NQ** - Non-Aqueous Liquid; **WA** - Water; **WG** - Groundwater; **DW** - Drinking Water; **WW** - Wastewater; **SO** - Soil; **SL** - Sludge; **SD** - Solid; **PT** - Paint; **WP** - Wipe; **CK** - Caulk; **OL** - Oil; **AR** - Air

REQUESTED ANALYSIS

DATE COLLECTED	TIME COLLECTED	COMPOSITE	GRAB	SAMPLE IDENTIFIER	MATRIX CODES	NUMBER OF CONTAINERS	Metals	SVOCs PT 375	PCBs	REMARKS	PARADIGM LAB SAMPLE NUMBER
6/25/2020	1030		✓	MW-1	WG	1	1				01
	0925		✓	MW-2	WG	1	1				02
	1145		✓	MW-3	WG	3	1	1	1		03
	1145		✓	MW-3MS	WG	3	1	1	1		
	1145		✓	MW-3-MSD	WG	3	1	1	1		
	1320		✓	MW-4	WG	1	1				04

6°C iced 6/29/2020 1557

Turnaround Time		Report Supplements			
Availability contingent upon lab approval; additional fees may apply.					
Standard 5 day	☒	None Required	☒	None Required	☒
10 day	☐	Batch QC	☐	Basic EDD	☐
Rush 3 day	☐	Category A	☐	NYSDEC EDD	☐
Rush 2 day	☐	Category B	☐		
Rush 1 day	☐				
Date Needed _____ please indicate date needed:		Other ☐ please indicate package needed:		Other EDD ☐ please indicate EDD needed :	

Jesse Zientek — Sampled By — 6/25/2020 — Date/Time

[signature] — Relinquished By — 6/25/2020 11:40 — Date/Time

[signature] — Received By — 6-26-20 11:40 — Date/Time

[signature] — Received @ Lab By — 6/30/2020 08:54 — Date/Time

Total Cost:

P.I.F.

By signing this form, client agrees to Paradigm Terms and Conditions (reverse).

See additional page for sample conditions.

PARADIGM

Chain of Custody Supplement

Client: BE3 **Completed by:** Glenn Pezzulo

Lab Project ID: 202935 **Date:** 6/30/2020

Sample Condition Requirements

Per NELAC/ELAP 210/241/242/243/244

Condition	NELAC compliance with the sample condition requirements upon receipt: Yes	No	N/A
Container Type	X		
Comments			
Transferred to method-compliant container			X
Headspace (<1 mL)			X
Comments			
Preservation	X metals		X
Comments			
Chlorine Absent (<0.10 ppm per test strip)			X
Comments			
Holding Time	X		
Comments			
Temperature	X		X metals
Comments	6°C iced		
Compliant Sample Quantity/Type	X		
Comments			

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