2022

PERIODIC REVIEW REPORT

FOR
240 – 260 LAKEFRONT BOULEVARD SITE
240 LAKEFRONT BOULEVARD
NYSDEC SITE #C915340
CITY OF BUFFALO, ERIE COUNTY, NEW YORK

Prepared by:

C&S ENGINEERS, INC.
141 ELM STREET
BUFFALO, NEW YORK 14203

Prepared on Behalf of:

LAKEFRONT BOULEVARD, LLC
50 FOUNTAIN PLAZA
SUITE 500
BUFFALO, NEW YORK 14202

REPORTING PERIOD:
JUNE 15, 2020 TO DECEMBER 4, 2021

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ACRONYM LIST

AAR	ALTERNATIVES ANALYSIS REPORT
BCA	BROWNFIELD CLEANUP AGREEMENT
BCP	BROWNFIELD CLEANUP PROGRAM
BGS	BELOW GROUND SURFACE
DD	DECISION DOCUMENT
DER	DEPARTMENT OF ENVIRONMENTAL REMEDIATION
EC	ENGINEERING CONTROLS
HFM	HISTORIC FILL MATERIAL
IC	INSTITUTIONAL CONTROLS
NYSDEC	NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NYSDOH	NEW YORK STATE DEPARTMENT OF HEALTH
PAH	POLYCYCLIC AROMATIC HYDROCARBONS
PCBS	POLYCHLORINATED BIPHENYLS
PPM	PARTS PER MILLION
RAOS	REMEDIAL ACTION OBJECTIVES
RI	REMEDIAL INVESTIGATION
SCOS	SOIL CLEANUP OBJECTIVES
SITE	2.094-ACRE PORTION OF 240 LAKEFRONT BOULEVARD, BUFFALO, NEW YORK
SMP	SITE MANAGEMENT PLAN
SVOCS	SEMI-VOLATILE ORGANIC COMPOUNDS
VOCS	VOLATILE ORGANIC COMPOUNDS

EXECUTIVE SUMMARY

C&S Engineers, Inc. (C&S) has prepared this 2022 Periodic Review Report for a 2.094-acre portion of the 240 Lakefront Boulevard (hereinafter referred to as the Site) located at 240 Lakefront Boulevard in Buffalo, New York.

Lakefront Boulevard, LLC entered into a Brownfield Cleanup Agreement (BCA) on February 13, 2019 with the NYSDEC to remediate the Site. A figure showing the site location and boundaries of this site is provided in **Figure 1**. The boundaries of the site are more fully described in the metes and bounds site description that is part of the Environmental Easement provided in **Appendix A**.

Contamination consists of historic unregulated deposition of urban fill throughout the entire Site. The remedy for the Site consisted of the following:

- Removal and disposal of two feet of soil from across the Site;
- Placement of a two-foot clean cover across the Site;
- Removal and disposal of urban fill excavated during utility and foundation installations;
- Removal and disposal of a hotspot around TP-02 and EB-14; and
- Installation of passive soil vapor systems for all townhome buildings.

Areas with remaining contamination will be monitored and maintained as specified in the approved Site Management Plan (SMP).

The SMP was prepared by C&S Engineers, Inc. (C&S) on behalf of Lakefront Boulevard, LLC. , in accordance with the requirements of the NYSDEC's DER-10 ("Technical Guidance for Site Investigation and Remediation"), dated May 2010, and the guidelines provided by the NYSDEC. The SMP addresses the means for implementing the Intuitional Controls (ICs) and/or Engineering Controls (ECs) that are required by the Environmental Easement for the Site. A summary of the SMP is provided below.

Site Identification:	240 Lakefront Boulevard (SBL: 110.59-1-3.11) BCP Site No. C915340
Institutional Controls:	1. The property may be used for restricted residential use.
	2. All ECs must be inspected at a frequency and in a manner defined in the SMP.

Site Identification:	240 Lakefront Boulevard (SBL: 110.59-1-3.11) BCP Site No. C915340
	3. The use of groundwater underlying the Site 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. The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries, and any potential impacts that are identified must be monitored or mitigated.
	5. Compliance with the Department approved Site Management Plan and Periodic Review Reporting is required.
	6. The remedial party or site owner is required to complete and submit a periodic certification of institutional and engineering controls to the Department in accordance with 6NYCRR Part 375-1.8(h)(3).
Engineering Controls:	1. Soil Cover System: A site cover has been installed over the site in all areas exceeding applicable SCOs. The cover consists of two feet of clean soil in grassed areas and a hardscape (asphalt pavement and concrete floor slab) cover.
	2. Passive Soil Vapor System: The system underneath building floor slabs consists of a 10 mil vapor barrier and a network of perforated pipes to collect and passively exhaust sub-slab air. SVI will be conducted for each building to evaluate if the passive system will need to be converted to an active system.
Inspections: 1. Soil Cover Inspection	Frequency Annually
2. Shoring Wall Inspection	Annually
Monitoring: 1. None	
Maintenance: 1. Asphalt pavement and concrete floor repair	As needed
Reporting: 1. Periodic Review Report	Annually

The Institutional and Engineering Controls Certification form is provided in **Appendix C**.

1 SITE OVERVIEW

The Site is located in Buffalo, Erie County, New York and is comprised of a 2.09-acre portion of 240 Lakefront Boulevard (SBL: 110.59-1-3.11, total parcel size is 2.43 acres) (also see **Figure 1**).

The Site is an approximately a 2.09-acre area and is bounded by the Lakefront Boulevard to the northeast, Marina Parks townhomes to the south, Ojibwa Circle to the east, and Erie Basin Marina to the west. The boundaries of the site are more fully described in **Appendix A –Environmental Easement**.

The owner of the site parcels at the time of issuance of this PRR is/are:

Lakefront Boulevard, LLC.

50 Fountain Plaza, Suite 500

Buffalo, NY 14202

The properties adjoining the Site and in the neighborhood surrounding the Site primarily include residential properties.

1.1 Geology and Hydrogeology

Topsoil thickness varied throughout the Site. Generally, topsoil was approximately two to ten inches thick. Underneath the topsoil, the Site contains historic fill material (HFM) to approximate depths ranging from 24 to 32 (top of bedrock) feet below grade. HFM is defined as material coming from anthropogenic sources re-worked to build a site to a defined grade.

HFM is defined as material coming from anthropogenic sources of the material re-worked to build a site to a defined grade. The HFM material at the Site contains:

- Crushed Rock
- Sand
- Silt
- Clay
- Plastics
- Construction Debris
- Lumber
- Ash/Cinders
- Ceramics
- Bricks

- Metal

The HFM at this Site consisted of dark grey to black silt, clay and gravel with lesser amounts of fine to coarse sand and varying amounts of anthropogenic materials. Multiple refusals of soil borings throughout the Site indicate random pieces of concrete or brick present in the subsurface.

In some locations, fine-grained fill materials were observed. This fill material contains predominantly silty clay with trace fragments of construction material (crushed concrete or brick). In some cases, fine-grained fill materials were sandwiched between layers of urban fill.

In some instances, native material was encountered; however, these were highly variable in location and depth. When encountered, native soils consisted of moderately plastic silty clay or silty sand. On the eastern portion of the Site, silty sand with decomposing peat and organic matter was observed above the bedrock.

Many of the deep soil borings indicate that urban fill extends to bedrock at 32 feet below grade. The January 2018 geotechnical study identified the bedrock as Onondaga Limestone, which is described as a moderately hard, slightly weathered, light grey, medium bedded porous and calcareous limestone.

The principal groundwater bearing zone beneath the Site is located between six to eleven feet below grade. Groundwater beneath the Site generally flows to the northeast and is highly influenced by Lake Erie conditions.

1.2 Site History

According to historical records, the Site was initially part of a commercial harbor (Erie Basin Marina) with most of the area consisting of waterway for freight shipments. A portion of a railway dock intersected the center of the Site with a marina and the Niagara Slip to the Erie Canal to the north.

The marina and Site were backfilled in the late 1960s, such that the Site remained vacant land.

1.3 Summary of Selected Remedy

As excerpted from the DD, elements of the selected remedy for the property include:

1. A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31.

2. Cover System – A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the restricted residential SCOs. Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative cover. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

3. Institutional Control - Imposition of an institutional control for the Track 4 areas in the form of an Environmental Easement for the controlled property which will:
    a. require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
    b. allow the use and development of the controlled property for restricted residential, commercial use or industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
    c. restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
    d. require compliance with the Department approved Site Management Plan.

4. Site Management Plan - A Site Management Plan is required for the Track 4 areas, which includes the following:
    a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective.

1.4 Nature and Extent of Remaining Contamination

The 240-260 Lakefront Boulevard Site was remediated to address SVOCs, metals and PCBs to achieve a Track 4 Restricted Residential Use Cleanup, which is consistent with the intended use of the Site.

Residual contamination remaining at the Site includes HFM located beneath the Site-wide soil cover system. Potential exposure is mitigated due to the depth of the contaminant, hotspot removals, and placement of a soil cover system.

Areas with remaining contamination will be monitored and maintained with a soil cover system.

1.4.1 Soil

Remaining contaminated urban fill is present throughout the Site from underneath the demarcation layer (2 feet below grade) to a depth of 32 feet below grade. Contaminated urban fill extends horizontally across the entire BCP boundary. The approximate area of contaminated material is 91, 040 square feet (2.09-acres).

Analytical results from the RI are summarized in the table below.

Table 1-1: Summary of Exceedances in Remaining Fill Material

Analyte	Samples with Detections above SCOs					Low Concentration (ppm)	High Concentration (ppm)
	UR	RS	RR	CM	IN		
VOCs							
Acetone	3					0.053	0.11
SVOCs / PAHs							
Benzo(a)anthracene			12			1	4.8
Benzo(a)pyrene				2	8	1	3.5
Benzo(b)fluoranthene			12			1.1	4.1
Benzo(k)fluoranthene	3	2				0.84	1.7
Chrysene		12				1	3.7
Dibenz(a,h)anthracene			2			0.45	0.48
Indeno(1,2,3-cd)pyrene		1	12			0.51	1.9
PCBs							
Total PCB	15					0.11	0.977
Pesticides							
4,4'-DDE	1					0.00766	0.00766
4,4'-DDD	1					0.00153	0.0153
4,4'-DDT	1					0.00128	0.0128
Metals							
Chromium	1					62.8	62.8
Copper	1					61.2	73
Lead	17					66.4	1510
Mercury	17		2		1	0.191	13.8
Zinc	9					110	508

Notes: UR = Unrestricted Use SCOs
RS = Residential Use SCOs
RR = Restricted Residential Use SCOs
CM = Commercial Use SCOs
IN = Industrial Use SCOs

Sample locations documenting remaining contamination is presented in **Figure 2**.

1.4.2 Groundwater

No post remedial action groundwater sampling was conducted on-site. RI results identified marginal concentrations of VOCs (acetone and benzene), SVOCs (phenol and PAHs), PCBs and metals (aluminum, iron, lead, magnesium and manganese) that exceed NYSDEC standards. Remaining concentrations of metals above NYSDEC standards are primarily limited to naturally occurring metals commonly found in regional groundwater. Depth to groundwater ranges from six to eleven feet. Due to the depth of contamination, city wide groundwater use ban and the placement of the soil cover system, the potential exposure to remaining groundwater contamination is unlikely.

1.4.3 Soil Vapor

Contaminated soil vapor may be present throughout the Site. During the RI, two soil vapor samples were collected in areas adjacent to neighboring buildings. Samples were placed in the locations requested by the NYSDOH. One sample was located on the northern portion of the Site adjacent to Portside Condominiums; the second location was placed adjacent to the Marina Park Condominiums tennis court. Chlorinated VOCs were detected. Other VOCs were detected in the two soil vapor samples.

VOCs

- Sample SVI-01: only one chlorinated VOC, methylene chloride, was detected at 1.7 micrograms per cubic meter (ug/m3). Total concentration of other VOCs in this sample is 2,515 ug/m3. Acetone was detected at 1,900 mg/m3 in this sample; however, acetone is a common laboratory contaminant. This acetone concentration may indicate a residual laboratory artifact.
- Sample SVI-02: two chlorinated VOCs, methylene chloride and vinyl chloride, were both detected at 1.8 ug/m3. Total concentration of other VOCs in this sample is 1,215 ug/m3. Acetone was detected at 870 mg/m3 in this sample.

The NYSDOH regulates soil vapor intrusion mostly for chlorinated volatile organic compounds (CVOC). Concentrations of regulated CVOCs in the fill material were either marginal or not detected.

As described in Section 2.1.2, indoor air and sub-slab vapor were collected from the townhome complex. Based on the sample results and comparing the results to NYSDOH Matrices, no further action for CVOCs was determined.

2 IC/EC Plan Compliance Report

2.1 IC/EC Requirements and Compliance

As stated in the 2020 Decision Document, the remedial action objectives (RAO) selected for this Site are:

Groundwater
RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

Soil
RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

RAOs for Environmental Protection

- Prevent impacts to biota from ingestion/direct contact with soil causing toxicity or impacts from bioaccumulation through the terrestrial food chain.

Soil Vapor
RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

2.1.1 Institutional Controls

The institutional controls for this Site are:

- The property may be used for : restricted residential 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.
- Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in the SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP;
- Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries and any potential impacts that are identified must be monitored or mitigated; and
- Vegetable gardens and farming on the site are prohibited;

The Site has not changed owners and the land use of the Site has not change. All intuitional controls for this Site are in accordance with requirements of the Environmental Easement.

2.1.2 Engineering Controls

The engineering controls for this Site are:

- Cover System: A site cover has been installed and/or maintained over the Site in all areas exceeding applicable SCOs. The cover consists of a two foot thick clean soil cover and hardscape (asphalt pavement and concrete floor slab).
- Passive Soil Vapor System: The system underneath all building floor slabs consists of a 10 mil vapor barrier and a network of perforated pipes to collect and passively exhaust sub-slab air. After each building is enclosed, indoor air samples and air samples from the vent piping will be collected to evaluate if the passive system will need to be converted to an active system.

On November 20, 2020, C&S conducted the soil vapor intrusion on the only building constructed on the Site to date. The analytical results for the samples were compared to the guidance values outlined in the NYSDOH 2006 guidance document (updated May 2017, including updates to the matrices). The findings of this investigation are provided below:

- Regulated chlorinated volatile organic compounds (CVOC) were non-detect or detected at low concentrations that are below NYSDOH matrices in all samples.
- All air samples, including the outdoor air sample, contained low level concentrations of methylene chloride that ranged from 0.52 ug/m3 to 1.9 ug/m3. The highest concentration of methylene chloride was detected in the outdoor air sample, OA-01. Based on NYSDOH Matrix B, No Further Action for methylene chloride consists of the following:

Indoor Air Concentration (ug/m^3)	< 3	< 3	3 to < 10
Sub-slab Vapor Concentration (ug/m^3)	< 100	100 to < 1,000	< 100

- All indoor air samples contained low level concentrations of carbon tetrachloride that ranged from 0.38 ug/m3 to 0.44 ug/m3. Carbon tetrachloride was not detected in sub-slab samples. Based on NYSDOH Matrix A, No Further Action for carbon tetrachloride consists of the following:

Indoor Air Concentration (ug/m^3)	< 0.2	< 0.2	0.2 to < 1
Sub-slab Vapor Concentration (ug/m^3)	< 6	6 to < 60	< 6

- The highest concentration of regulated CVOCs was vinyl chloride in SS-01 at 3.5 ug/m3. This sample was collected from the sub-slab vapor system. Vinyl chloride was not detected in the indoor air sample collected at this location. Based on NYSDOH Matrix C, No Further Action for vinyl chloride consists of the following:

Indoor Air Concentration (ug/m^3)	< 0.2
Sub-slab Vapor Concentration (ug/m^3)	< 6

- Petroleum based VOCs were not detected or detected at low concentrations.
- Previous soil vapor samples collected during Remedial Investigation detected acetone at concentrations of 870 ug/m3 and 1,900 ug/m3. Acetone was detected at lower concentrations and ranged from 12 ug/m3 to 180 ug/m3. The highest concentration of acetone was detected in SS-03 at 180 ug/m3; however, the indoor air sample, IA-02, contained acetone at 12 ug/m3.

On January 15, 2021, C&S received a correspondence from the NYSDEC stating that NYSDOH review the SVI report and the passive soil vapor system can remain passive. **Appendix C** provides the 2020 SVI repot.

All engineering controls for this Site are in accordance with requirements of the Environmental Easement.

2.2 IC/EC Certification

As required, the Site Management Periodic Review Report Notice – Institutional and Engineering Controls Certificate Form has been completed and a copy is provided in **Appendix D**.

3 SITE INSPECTION

Site reconnaissance of the property was performed on December 14, 2021. C&S conducted the site walkover to:

- Perform the annual site inspection, which included:
  - Review previous annual inspections
  - Meet with the site representative to solicit comments/concerns regarding the operation of the Engineering Controls over the past 12 months.
  - Inspection of the property exterior cover system.
  - An evaluation of the shoring wall condition:
    - Visual observation of the exposed portions of the sheet piling wall and surrounding area that front the Erie Basin Marina. Limits of the observation will be from western property boundary, approximately 121 linear feet.
    - Visual observation will include assess the wall for physical damage, corrosion, signs of subsidence and structural failure.
    - If any of the above, the observation will be noted in the PRR and notification will be sent to the owner of the shoring wall. Contact information will be updated for every reporting period.

3.1 Review of Institutional Controls

The following observations, related to the Site's ICs were noted at the time of the site reconnaissance:

- The Site is still under construction. The large townhome complex was completed in 2020.
- No groundwater was observed being used at the property. No potable or groundwater supply wells were observed.
- No new buildings or structures have been constructed at the property. The development plan calls for three townhome structures to be built. Based on

conversations with the developer, due to New York State regulations, additional townhomes structures cannot be built on a property until maximum occupancy is achieved in the first townhome structure.

- No vegetable gardens or farming is being conducted at the property.

3.2 Review of Engineering Controls

The following observations, related to the ECs were noted during the site reconnaissance:

- The asphalt surfaces of the parking lots were in good condition with no evidence of cracks, settlement, or deterioration.
- The exterior concrete surfaces were in good condition with no evidence of cracks, settlement, or deterioration.
- Green space areas with the two-foot soil cover was in good condition with no evidence of erosion, settlement, or deterioration. A small area to the east of the building needs a reapplication of grass seed.
- The shoring wall appeared to be in good condition with no evidence of physical damage, corrosion, signs of subsidence and structural failure.
- Interior concrete surfaces were in good condition with no evidence of cracks, settlement, or deterioration.
- No excavation or importation of materials occurred to the areas under the Environmental Easement within the certifying period.

A copy of the Site Inspection Checklist is provided in **Appendix B**. A Photo Log is provided in **Appendix B**.

4 CONCLUSIONS

4.1 Compliance with Site Management Plan

The requirements of the Site Management Plan appear to be satisfied.

4.2 Performance and Effectiveness of the Remedy

The cover system remains fully intact and continues to provide protection for human health and the environment, as designed.

FIGURES

TABLES

GRAPHS

APPENDICES

APPENDIX A

ENVIRONMENTAL EASEMENT

APPENDIX B

SITE INSPECTION FORMS

APPENDIX C

2020 SOIL VAPOR INTRUSION REPORT

APPENDIX D

INSTITUTIONAL AND ENGINEERING CONTROLS CERTIFICATION FORM

FIGURES

Legend

BROWNFIELD CLEANUP (BCP) BOUNDARY

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

0 250 500 1,000 Feet

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240-260 LAKEFRONT BLVD. SITE
BROWNFIELD CLEANUP PROGRAM

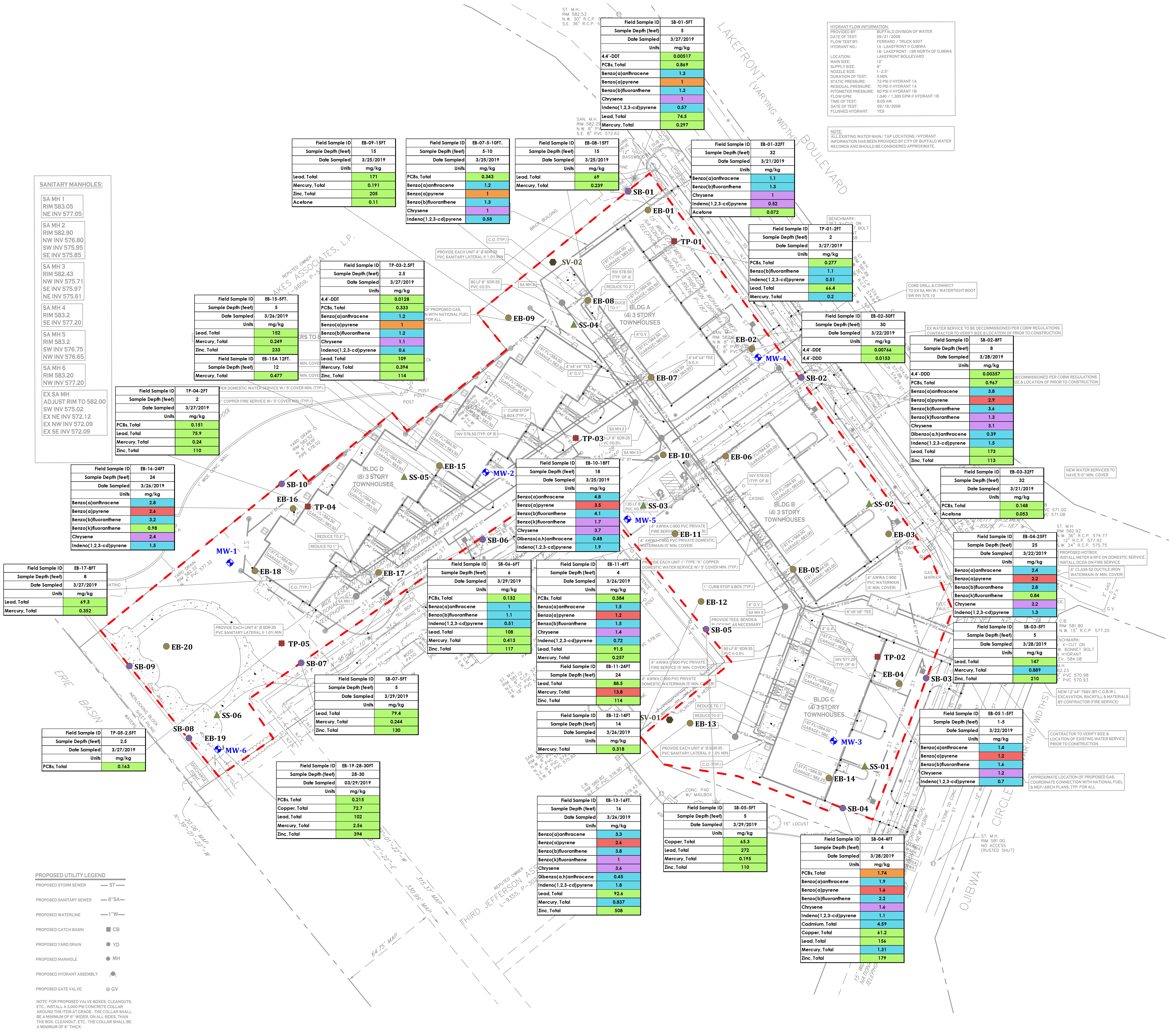
CITY OF BUFFALO, NEW YORK

MARK	DATE	DESCRIPTION
REVISIONS		

PROJECT NO:	E67.022.003
DATE:	AUGUST 15, 2018
DRAWN BY:	C. MARTIN
DESIGNED BY:	C. MARTIN
CHECKED BY:	D. RIKER

SITE LOCATION

FIGURE 1



SANITARY MANHOLES:

SA MH 1
RIM 583.05
NE INV 577.05

SA MH 2
RIM 582.90
NW INV 576.80
SW INV 575.95
SE INV 575.85

SA MH 3
RIM 582.43
NW INV 575.71
SE INV 575.97
NE INV 575.61

SA MH 4
RIM 583.2
SE INV 577.20

SA MH 5
RIM 583.2
SW INV 576.75
NW INV 576.65

SA MH 6
RIM 583.20
NW INV 577.20

EX SA MH
ADJUST RIM TO 582.00
SW INV 575.02
EX NE INV 572.12
EX NW INV 572.09
EX SE INV 572.09

HYDRANT FLOW INFORMATION:
PROVIDED BY: BUFFALO DIVISION OF WATER
DATE OF TEST: 09/21/2006
FLOW TEST BY: FERRARO / TRUCK #207
HYDRANT NO.: 1A - LAKEFRONT @ OJIBWA
1B - LAKEFRONT - 1SR NORTH OF OJIBWA
LOCATION: LAKEFRONT BOULEVARD
MAIN SIZE: 12"
SUPPLY SIZE: 6"
NOZZLE SIZE: 1 - 2.5"
DURATION OF TEST: 5 MIN.
STATIC PRESSURE: 72 PSI @ HYDRANT 1A
RESIDUAL PRESSURE: 70 PSI @ HYDRANT 1A
PITOMETER PRESSURE: 60 PSI @ HYDRANT 1B
FLOW GPM: 1,040 / 1,300 GPM @ HYDRANT 1B
TIME OF TEST: 8:05 AM
DATE OF TEST: 09/18/2006
FLUSHED HYDRANT: YES

NOTE:
ALL EXISTING WATER MAIN/ TAP LOCATIONS / HYDRANT INFORMATION HAS BEEN PROVIDED BY CITY OF BUFFALO WATER RECORDS AND SHOULD BE CONSIDERED APPROXIMATE.

Field Sample ID	EB-09-15FT
Sample Depth (feet)	15
Date Sampled	3/25/2019
Units	mg/kg
Lead, Total	171
Mercury, Total	0.191
Zinc, Total	205
Acetone	0.11

Field Sample ID	EB-07-5-10FT.
Sample Depth (feet)	5-10
Date Sampled	3/25/2019
Units	mg/kg
PCBs, Total	0.343
Benzo(a)anthracene	1.2
Benzo(a)pyrene	1
Benzo(b)fluoranthene	1.3
Chrysene	1
Indeno(1,2,3-cd)pyrene	0.58

Field Sample ID	EB-08-15FT
Sample Depth (feet)	15
Date Sampled	3/25/2019
Units	mg/kg
Lead, Total	69
Mercury, Total	0.239

Field Sample ID	SB-01-5FT
Sample Depth (feet)	5
Date Sampled	3/27/2019
Units	mg/kg
4,4'-DDT	0.00517
PCBs, Total	0.869
Benzo(a)anthracene	1.3
Benzo(a)pyrene	1
Benzo(b)fluoranthene	1.3
Chrysene	1
Indeno(1,2,3-cd)pyrene	0.57
Lead, Total	74.5
Mercury, Total	0.297

Field Sample ID	EB-01-32FT
Sample Depth (feet)	32
Date Sampled	3/21/2019
Units	mg/kg
Benzo(a)anthracene	1.1
Benzo(b)fluoranthene	1.3
Chrysene	1
Indeno(1,2,3-cd)pyrene	0.52
Acetone	0.072

Field Sample ID	TP-01-2FT
Sample Depth (feet)	2
Date Sampled	3/27/2019
Units	mg/kg
PCBs, Total	0.277
Benzo(b)fluoranthene	1.1
Indeno(1,2,3-cd)pyrene	0.51
Lead, Total	66.4
Mercury, Total	0.2

Field Sample ID	TP-03-2.5FT
Sample Depth (feet)	2.5
Date Sampled	3/27/2019
Units	mg/kg
4,4'-DDT	0.0128
PCBs, Total	0.333
Benzo(a)anthracene	1.2
Benzo(a)pyrene	1
Benzo(b)fluoranthene	1.2
Chrysene	1.1
Indeno(1,2,3-cd)pyrene	0.6
Lead, Total	109
Mercury, Total	0.394
Zinc, Total	114

Field Sample ID	EB-15-5FT.
Sample Depth (feet)	5
Date Sampled	3/26/2019
Units	mg/kg
Lead, Total	152
Mercury, Total	0.249
Zinc, Total	233
Field Sample ID	EB-15A 12FT.
Sample Depth (feet)	12
Mercury, Total	0.477

Field Sample ID	EB-02-30FT
Sample Depth (feet)	30
Date Sampled	3/22/2019
Units	mg/kg
4,4'-DDE	0.00766
4,4'-DDD	0.0153

Field Sample ID	SB-02-8FT
Sample Depth (feet)	8
Date Sampled	3/28/2019
Units	mg/kg
4,4'-DDD	0.00357
PCBs, Total	0.967
Benzo(a)anthracene	3.8
Benzo(a)pyrene	2.9
Benzo(b)fluoranthene	3.6
Benzo(k)fluoranthene	1.3
Chrysene	3.1
Dibenzo(a,h)anthracene	0.39
Indeno(1,2,3-cd)pyrene	1.5
Lead, Total	173
Zinc, Total	113

Field Sample ID	TP-04-2FT
Sample Depth (feet)	2
Date Sampled	3/27/2019
Units	mg/kg
PCBs, Total	0.151
Lead, Total	75.9
Mercury, Total	0.24
Zinc, Total	110

Field Sample ID	EB-16-24FT
Sample Depth (feet)	24
Date Sampled	3/26/2019
Units	mg/kg
Benzo(a)anthracene	2.8
Benzo(a)pyrene	2.6
Benzo(b)fluoranthene	3.2
Benzo(k)fluoranthene	0.98
Chrysene	2.4
Indeno(1,2,3-cd)pyrene	1.5

Field Sample ID	EB-10-18FT
Sample Depth (feet)	18
Date Sampled	3/25/2019
Units	mg/kg
Benzo(a)anthracene	4.8
Benzo(a)pyrene	3.5
Benzo(b)fluoranthene	4.1
Benzo(k)fluoranthene	1.7
Chrysene	3.7
Dibenzo(a,h)anthracene	0.48
Indeno(1,2,3-cd)pyrene	1.9

Field Sample ID	EB-03-32FT
Sample Depth (feet)	32
Date Sampled	3/21/2019
Units	mg/kg
PCBs, Total	0.148
Acetone	0.053

Field Sample ID	EB-17-8FT
Sample Depth (feet)	8
Date Sampled	3/27/2019
Units	mg/kg
Lead, Total	69.3
Mercury, Total	0.352

Field Sample ID	SB-06-6FT
Sample Depth (feet)	6
Date Sampled	3/29/2019
Units	mg/kg
PCBs, Total	0.132
Benzo(a)anthracene	1
Benzo(b)fluoranthene	1.1
Indeno(1,2,3-cd)pyrene	0.51
Lead, Total	108
Mercury, Total	0.413
Zinc, Total	117

Field Sample ID	EB-11-4FT
Sample Depth (feet)	4
Date Sampled	3/26/2019
Units	mg/kg
PCBs, Total	0.384
Benzo(a)anthracene	1.5
Benzo(a)pyrene	1.2
Benzo(b)fluoranthene	1.5
Chrysene	1.4
Indeno(1,2,3-cd)pyrene	0.72
Lead, Total	91.5
Mercury, Total	0.257
Field Sample ID	EB-11-24FT
Sample Depth (feet)	24
Lead, Total	88.5
Mercury, Total	13.8
Zinc, Total	114

Field Sample ID	EB-04-25FT
Sample Depth (feet)	25
Date Sampled	3/22/2019
Units	mg/kg
Benzo(a)anthracene	2.4
Benzo(a)pyrene	2.2
Benzo(b)fluoranthene	2.8
Benzo(k)fluoranthene	0.84
Chrysene	2.2
Indeno(1,2,3-cd)pyrene	1.3

Field Sample ID	SB-03-5FT
Sample Depth (feet)	5
Date Sampled	3/28/2019
Units	mg/kg
Lead, Total	147
Mercury, Total	0.889
Zinc, Total	210

Field Sample ID	SB-07-5FT
Sample Depth (feet)	5
Date Sampled	3/29/2019
Units	mg/kg
Lead, Total	79.4
Mercury, Total	0.244
Zinc, Total	130

Field Sample ID	EB-12-14FT
Sample Depth (feet)	14
Date Sampled	3/26/2019
Units	mg/kg
Mercury, Total	0.318

Field Sample ID	EB-05 1-5FT
Sample Depth (feet)	1-5
Date Sampled	3/22/2019
Units	mg/kg
Benzo(a)anthracene	1.4
Benzo(a)pyrene	1.2
Benzo(b)fluoranthene	1.6
Chrysene	1.2
Indeno(1,2,3-cd)pyrene	0.7

Field Sample ID	TP-05-2.5FT
Sample Depth (feet)	2.5
Date Sampled	3/27/2019
Units	mg/kg
PCBs, Total	0.163

Field Sample ID	EB-19-28-30FT
Sample Depth (feet)	28-30
Date Sampled	03/29/2019
Units	mg/kg
PCBs, Total	0.215
Copper, Total	72.7
Lead, Total	102
Mercury, Total	2.56
Zinc, Total	394

Field Sample ID	EB-13-16FT.
Sample Depth (feet)	16
Date Sampled	3/26/2019
Units	mg/kg
Benzo(a)anthracene	3.3
Benzo(a)pyrene	2.6
Benzo(b)fluoranthene	3.8
Benzo(k)fluoranthene	1
Chrysene	3.6
Dibenzo(a,h)anthracene	0.45
Indeno(1,2,3-cd)pyrene	1.8
Lead, Total	92.6
Mercury, Total	0.837
Zinc, Total	508

Field Sample ID	SB-05-5FT
Sample Depth (feet)	5
Date Sampled	3/29/2019
Units	mg/kg
Copper, Total	65.3
Lead, Total	272
Mercury, Total	0.195
Zinc, Total	110

Field Sample ID	SB-04-4FT
Sample Depth (feet)	4
Date Sampled	3/28/2019
Units	mg/kg
PCBs, Total	1.74
Benzo(a)anthracene	1.9
Benzo(a)pyrene	1.6
Benzo(b)fluoranthene	2.2
Chrysene	1.6
Indeno(1,2,3-cd)pyrene	1.1
Cadmium, Total	4.59
Copper, Total	61.2
Lead, Total	156
Mercury, Total	1.31
Zinc, Total	179

PROPOSED UTILITY LEGEND

PROPOSED STORM SEWER — ST —
PROPOSED SANITARY SEWER — 6"SA —
PROPOSED WATERLINE — 1"W —
PROPOSED CATCH BASIN CB
PROPOSED YARD DRAIN YD
PROPOSED MANHOLE MH
PROPOSED HYDRANT ASSEMBLY
PROPOSED GATE VALVE GV

NOTE: FOR PROPOSED VALVE BOXES, CLEANOUTS, ETC., INSTALL A 3,000 PSI CONCRETE COLLAR AROUND THE ITEM AT GRADE. THE COLLAR SHALL BE A MINIMUM OF 6" WIDER, ON ALL SIDES, THAN THE BOX, CLEANOUT, ETC. THE COLLAR SHALL BE A MINIMUM OF 6" THICK.

LEGEND

BROWNFIELD CLEANUP PROGRAM (BCP) BOUNDARY

NOTES

1) UTILITY PLAN PROVIDED BY CARMINA WOOD MORRIS, D.P.C., 1/23/2019

0 30 60 120 FEET

SCALE: 1" = 30'

C&S Engineers, Inc.
141 Elm Street.
Buffalo, New York 14203
Phone: 716-847-1630
Fax: 716-847-1454
www.cscos.com

240 - 260 LAKEFRONT BOULEVARD SITE
BROWNFIELD CLEANUP PROGRAM
SITE NO. C915340

CITY OF BUFFALO, NY

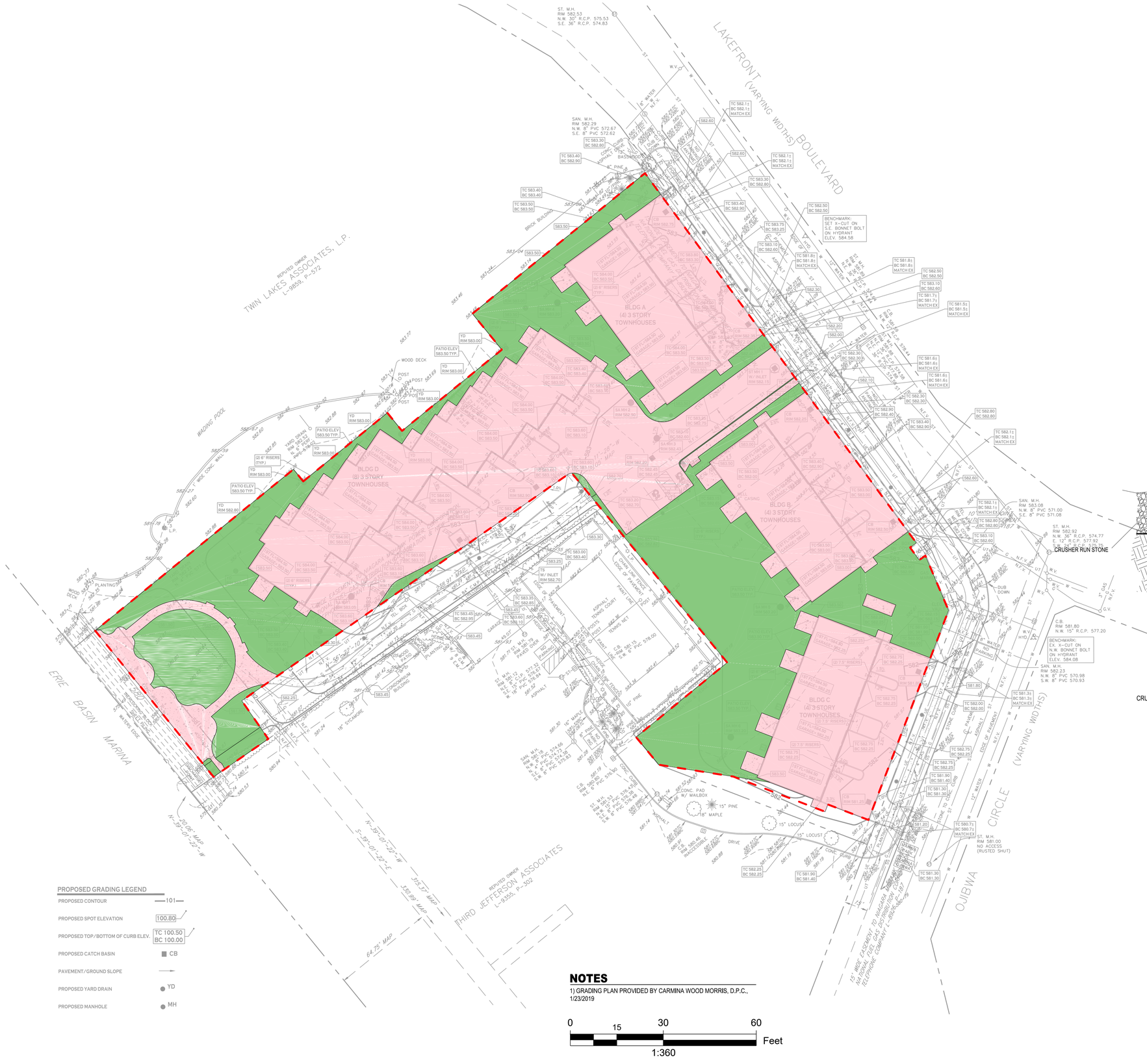
PROJECT NO:	E67.022.002
DATE:	02/7/2019
DRAWN BY:	C. MARTIN
DESIGNED BY:	C. MARTIN
CHECKED BY:	D. RIKER

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW

REMAINING SOIL CONTAMINATION

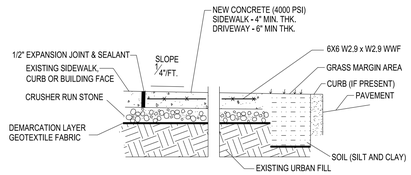
FIGURE 2

F:\Project\E67 - Ciminelli Development\E67.022.001 - 240-260 Lakefront Boulevard\Planning-Study\CADD\3 REMAINING CONTAMINATION.dwg

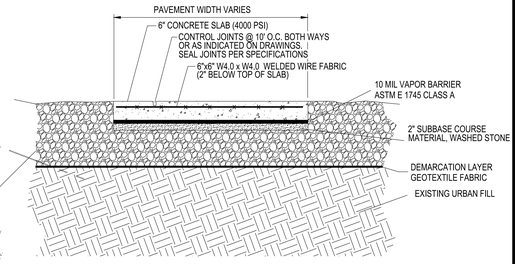


LEGEND

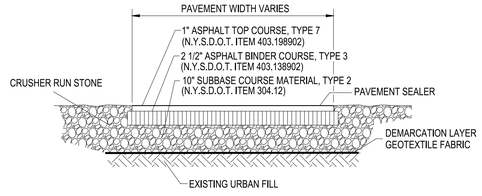
- BROWNFIELD CLEANUP PROGRAM (BCP) BOUNDARY
- SOIL COVER TYPE A
  - HARDSCAPE (CONCRETE AND ASPHALT) AND SUB-BASE MATERIAL
  - SEE SITE PLAN DETAILS
  - TOTAL AREA = 57,207 SQUARE FEET



CONCRETE SIDEWALK
N.T.S.

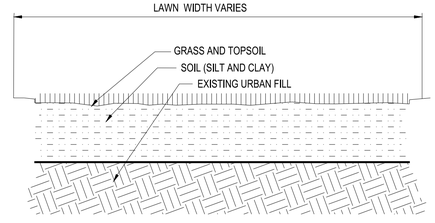


SLAB-ON-GRADE SECTION
N.T.S.



STANDARD DUTY ASPHALT SECTION
N.T.S.

- SOIL COVER TYPE B
  - AREAS NOT COVERED BY HARDSCAPE REQUIRE AT LEAST 2-FEET OF NYSDEC APPROVED MATERIAL ABOVE CONTAMINATED FILL MATERIAL
  - SEE SITE PLAN DETAILS
  - TOTAL AREA = 33,809 SQUARE FEET



LAWN SECTION
N.T.S.

PROPOSED GRADING LEGEND

- PROPOSED CONTOUR — 101
- PROPOSED SPOT ELEVATION — 100.80
- PROPOSED TOP/BOTTOM OF CURB ELEV. — TC 100.50 / BC 100.00
- PROPOSED CATCH BASIN — CB
- PAVEMENT/GROUND SLOPE
- PROPOSED YARD DRAIN — YD
- PROPOSED MANHOLE — MH

NOTES

1) GRADING PLAN PROVIDED BY CARMINA WOOD MORRIS, D.P.C., 1/23/2019

0 15 30 60 Feet
1:360

F:\Project\E67 - Cimino\8 Development\E67.022.001 - 240-260 Lakefront Boulevard\Planning-Study\CADD\SOIL COVER SYSTEM.dwg

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Buffalo, New York 14203
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www.cscos.com

240 - 260 LAKEFRONT BOULEVARD SITE
BROWNFIELD CLEANUP PROGRAM
SITE NO. C915340

CITY OF BUFFALO, NY

PROJECT NO:	E67.022.002
DATE:	03/21/2019
DRAWN BY:	C. MARTIN
DESIGNED BY:	C. MARTIN
CHECKED BY:	D. RIKER

SOIL COVER SYSTEM

FIGURE 3

APPENDICES

APPENDIX A

ENVIRONMENTAL EASEMENT

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Office of the General Counsel
625 Broadway, 14th Floor, Albany, New York 12233-1500
P: (518) 402-9185 | F: (518) 402-9018
www.dec.ny.gov

September 18, 2019

SENT VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
AND ELECTRONIC MAIL cslater@cslaterlaw.com

Craig A. Slater, Esq.
The Slater Law Firm
500 Seneca Street, Suite 504
Buffalo, NY 14204

RE: Environmental Easement Package
Site Name: 204 – 260 Lakefront Boulevard Site
Site No.: C915340

Dear Mr. Slater:

Enclosed, please find a fully executed Environmental Easement and TP-584 tax form referencing the site located at 240 – 260 Lakefront Boulevard, Buffalo, County of Erie, New York.

Once the Environmental Easement is recorded, the local municipality will need to be notified via Certified Mail, Return Receipt Requested.

Please return a copy of the recorded easement marked by the County Clerk's Office with the date and location of recording, and a certified copy of the municipal notice. The information from the recorded easement and notices are necessary to process the Certificate of Completion.

If you have any further questions or concerns relating to this matter, please contact our office at (518) 408-0409.

Sincerely,

Jennifer Andaloro, Esq.
Section Chief A
Remediation Bureau

ec: B. Burns, Esq., NYSDEC

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

THIS INDENTURE made this 17th day of Sept, 2019, between Owner(s) Lakefront Boulevard, LLC, having an office at 50 Fountain Plaza, Suite 500, Buffalo, New York 14202, 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 240 Lakefront Boulevard 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 numbers: Section 110.59 Block 1 Lot 4.1, being a portion of the property conveyed to Grantor by deed dated May 10, 2019 and recorded in the Erie County Clerk's Office in Liber and Page 11344/2108.

WHEREAS, Grantor, is the owner of real property located at the address of 260 Lakefront Boulevard 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 numbers: Section 110.59 Block 1 Lot 3.1, being a portion of the property conveyed to Grantor by deed dated May 10, 2019 and recorded in the Erie County Clerk's Office in Liber and Page 11344/2108.

WHEREAS, the property subject to this Environmental Easement (the "Controlled

Property") comprises approximately 2.08 +/- acres, and is hereinafter more fully described in the Land Title Survey dated October 20, 2016 and last revised August 1, 2019 prepared by John E. McIntosh, III, L.L.S. of McIntosh & McIntosh, P.C., 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 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: C915340-01-19 as amended May 17, 2019, 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: C915340
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.

Lakefront Boulevard, LLC:

By: _____

Print Name: Paul F. Ciminelli

Title: Managing Member Date: 9/3/19

Grantor's Acknowledgment

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

On the 3rd day of September in the year 20 19, before me, the undersigned, personally appeared Paul F. Ciminelli, 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.

Notary Public - State of New York

KATHLEEN A. GUENTHER #01GU4675162
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My Commission Expires August 31, 2020

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 17th day of September, in the year 2019, 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, State of New York, and being part of Lots 5 and 14 of the New York State Mile Reserve and also being part of Sublots 19 and 20 as shown on a map prepared by Bissell Merrill Associates titled "Waterfront Village Part II" as filed in the Erie County Clerk's Office under Map Cover No. 2433, bounded and described as follows:

BEGINNING AT A POINT on the southeast line of lands conveyed to Twin Lakes Associates, L.P. by deed recorded in the Erie County Clerk's Office in Liber 9859 of Deeds at Page 572 at a distance of 5.01 feet southwesterly measured along the southeast line of said Twin Lakes Associates, L.P. lands, from its intersection with the southwest line of Lakefront Boulevard;

RUNNING THENCE: S-36°-07'-00"-E, parallel with the southwest line of Lakefront Boulevard and 5.0 feet southwesterly therefrom as measured at right angles thereto, a distance of 296.53 feet to a point;

RUNNING THENCE: S-53°-53'-00"-W, a distance of 5.0 feet to a point;

RUNNING THENCE: S-36°-07'-00"-E, a distance of 10.0 feet to a point;

RUNNING THENCE: N-53°-53'-00"-E, a distance of 4.74 feet to a point;

RUNNING THENCE: S-22°-48"-28"-E, parallel with the southwest line of Lakefront Boulevard and 5.0 feet southwesterly therefrom as measured at right angles thereto, a distance of 37.89 feet to a point;

RUNNING THENCE: S-21°-03'-33"-W, parallel with the northwest line of Ojibwa Circle and 5.0 feet northwesterly therefrom as measured at right angles thereto, a distance of 144.82 feet to a point;

RUNNING THENCE: N-68°-57'-01"-W, a distance of 28.0 feet to a point;

RUNNING THENCE: S-21°-04'-04"-W, a distance of 5.0 feet to a point;

RUNNING THENCE: N-68°-53'-24"-W, a distance of 63.29 feet to a point;

RUNNING THENCE: N-80°-50'-33"-W, a distance of 48.76 feet to a point on a northerly line of lands conveyed to Third Jeffersonian Associates by deed recorded in the Erie County Clerk's Office in Liber 9355 of Deeds at Page 302;

RUNNING THENCE: N-39°-21'-04"-W, along a northerly line of said Third Jeffersonian Associates, a distance of 23.10 feet to a point;

RUNNING THENCE: N-50°-48'-32"-E, parallel with a southeast line of said Third Jeffersonian

Associates lands and 3.0 feet southeasterly therefrom as measured at right angles thereto, a distance of 75.99 feet to a point;

RUNNING THENCE: N-39°-11'-28"-W, parallel with a northeast line of said Third Jeffersonian Associates lands and 3.0 feet northeasterly therefrom as measured at right angles thereto, a distance of 158.86 feet to a point;

RUNNING THENCE: S-55°-22'-10"-W, parallel with the northwest line of said Third Jeffersonian Associates lands and 30.0 feet northwesterly therefrom as measured at right angles thereto, a distance of 258.70 feet to a point;

RUNNING THENCE: S-34°-37'-50"-E, a distance of 30.0 feet to a point on the northwesterly line of said Third Jeffersonian Associates lands;

RUNNING THENCE: S-55°-22'-10"-W, along the northwest line of said Third Jeffersonian Associates lands, a distance of 42.97 feet to a point on the northeast face of a concrete wall;

RUNNING THENCE: N-38°-50'-37"-W, along the northeast face of said concrete wall, a distance of 121.38 feet to a point on the southeast line of said Twin Lake Associates, L.P. lands;

RUNNING THENCE: The following seven (7) courses and distances along the southeast line of said Twin Lakes Associates, L.P. lands:

1. N-50°-58'-38"-E, a distance of 164.97 feet to an angle point therein;
2. S-39°-01'-22"-E, a distance of 10.0 feet to an angle point therein;
3. N-50°-58'-38"-E, a distance of 70.0 feet to an angle point therein;
4. S-39°-01'-22"-E, a distance of 15.0 feet to an angle point therein;
5. N-50°-58'-38"-E, a distance of 83.0 feet to an angle point therein;
6. N-39°-01'-22"-W, a distance of 30.0 feet to an angle point therein;
7. N-50°-58'-38"-E, a distance of 143.57 feet to the POINT OR PLACE OF BEGINNING, containing 2.09 Acres, be the same, more or less.

SUBJECT to easements, rights of way and restrictions of record.

TP-584 (4/13)

New York State Department of Taxation and Finance

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

Recording office time stamp

See Form TP-584-I, Instructions for Form TP-584, *before completing this form. Print or type.*

Schedule A — Information relating to conveyance

Grantor/Transferor	Name *(if individual, last, first, middle initial)* (☐ *check if more than one grantor)*	Social security number
☐ Individual	Lakefront Boulevard, LLC	
☐ Corporation	Mailing address	Social security number
☐ Partnership	50 Fountain Plaza, Suite 500	
☐ Estate/Trust	City / State / ZIP code	Federal EIN
☒ Single member LLC	Buffalo / NY / 14202	38-4047638
☐ Other	Single member's name if grantor is a single member LLC *(see instructions)*	Single member EIN or SSN

Grantee/Transferee	Name *(if individual, last, first, middle initial)* (☐ *check if more than one grantee)*	Social security number
☐ Individual	New York State Department of Environmental Conservation	
☐ Corporation	Mailing address	Social security number
☐ Partnership	625 Broadway	
☐ Estate/Trust	City / State / ZIP code	Federal EIN
☐ Single member LLC	Albany / NY / 12233	14-6013200
☒ Other	Single member's name if grantee is a single member LLC *(see instructions)*	Single member EIN or SSN

Location and description of property conveyed

Tax map designation – Section, block & lot *(include dots and dashes)*	SWIS code (six digits)	Street address	City, town, or village	County
110.59-1-4.1;110.59-1-3.	140200	240-260 Lakefront Boulevard	Buffalo	Erie

Type of property conveyed *(check applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☐ Vacant land
5 ☐ Commercial/Industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☒ Other Easement

Date of conveyance: 09 (month) | 17 (day) | 2019 (year)

Percentage of real property conveyed which is residential real property 0 % *(see instructions)*

Condition of conveyance *(check all that apply)*

a. ☐ Conveyance of fee interest
b. ☐ Acquisition of a controlling interest (state percentage acquired _____ %)
c. ☐ Transfer of a controlling interest (state percentage transferred _____ %)
d. ☐ Conveyance to cooperative housing corporation
e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*
f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*
g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*
h. ☐ Conveyance of cooperative apartment(s)
i. ☐ Syndication
j. ☐ Conveyance of air rights or development rights
k. ☐ Contract assignment
l. ☐ Option assignment or surrender
m. ☐ Leasehold assignment or surrender
n. ☐ Leasehold grant
o. ☒ Conveyance of an easement
p. ☒ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part III)*
q. ☐ Conveyance of property partly within and partly outside the state
r. ☐ Conveyance pursuant to divorce or separation
s. ☒ Other *(describe)* Easement

For recording officer's use	Amount received Schedule B., Part I $ Schedule B., Part II $	Date received	Transaction number

Schedule B — Real estate transfer tax return (Tax Law, Article 31)

Part I – Computation of tax due

1	Enter amount of consideration for the conveyance *(if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III)* ☒ **Exemption claimed**	1.	
2	Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)*	2.	
3	Taxable consideration *(subtract line 2 from line 1)*	3.	
4	Tax: $2 for each $500, or fractional part thereof, of consideration on line 3	4.	
5	Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1, Schedule G)*	5.	
6	Total tax due* *(subtract line 5 from line 4)*	6.	

Part II – Computation of additional tax due on the conveyance of residential real property for $1 million or more

1	Enter amount of consideration for conveyance *(from Part I, line 1)*	1.	
2	Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)*	2.	
3	Total additional transfer tax due* *(multiply line 2 by 1% (.01))*	3.	

Part III – Explanation of exemption claimed on Part I, line 1 *(check any boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a ☒

b. Conveyance is to secure a debt or other obligation ..... b ☐

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ..... c ☐

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d ☐

e. Conveyance is given in connection with a tax sale ..... e ☐

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ..... f ☐

g. Conveyance consists of deed of partition ..... g ☐

h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h ☐

i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i ☐

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than $200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment ..... j ☐

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) *(attach documents supporting such claim)* ..... k ☐

*The total tax (from Part I, line 6 and Part II, line 3 above) is due within 15 days from the date conveyance. Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, make check(s) payable to the ***NYC Department of Finance.*** If a recording is not required, send this return and your check(s) made payable to the ***NYS Department of Taxation and Finance,*** directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule C — Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.
I (we) certify that: *(check the appropriate box)*

1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.

2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
   - ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
   - ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
   - ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
   - ☐ The maximum principal amount secured by the credit line mortgage is $3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

     Please note: for purposes of determining whether the maximum principal amount secured is $3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.
   - ☐ Other *(attach detailed explanation)*.

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
   - ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
   - ☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance**.)*

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature	Title	Grantee signature	Title
[signature]	Managing Member	[signature]	NYSDEC Attorney
Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked *e*, *f*, or *g* in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the ***NYC Department of Finance***? If no recording is required, send your check(s), made payable to the ***Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part II, and check the second box under *Exemptions for nonresident transferor(s)/seller(s)* and sign at bottom.

Part I - New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form.* For more information, see *Payment of estimated personal income tax,* on page 1 of Form TP-584-I.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ (Date) to _____ (Date) *(see instructions).*

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

APPENDIX B

SITE INSPECTION FORMS

240 - 260 Lakefront Boulevard Site
240 Lakefront Boulevard, Buffalo, New York

Inspector's Name: Cody Martin
Weather Conditions: Sunny
Inspection Date: 12/14/2021
Temperature (°F): 47
Inspection Time: 2:00 PM
Comments:

Pre Inspection Checklist

- Review previous annual inspections
- Meet with the site representative to solicit comments/concerns regarding the

Comments: Spoke with Erik Wagner from Ciminelli Real Estate

Cover System - Floor Inspection

1. **Walk all freely accessable floors**
   - Any visible cracks or settlement in the ground floors?
   - Any other visible openings (unintended) in the ground floors?
   - Draw approximate location of floor cracks/openings on site map.
   - Note the length of the crack/opening.

Comments: Accessed the unoccupied townhouses only. The concrete floors were in good condition with no cracks or settlement.

Cover System - Exterior Inspection

1. **Walk and inspect the entire perimeter of the Site.**
2. **Walk and inspect all of the paved areas (concrete and asphalt) of the Site.**
   - Are there any signs of significant cracks, settlement or deterioration of the paved areas?
   - Has any of the pavement material been removed?
   - Have any structures been constructed on the unpaved areas?
   - Are there any signs of soil washing or erosion (gullies, soil washed out onto the pavement)?
   - Are there any signs of intrusive activities (drilling, digging, trenching, grading,

Comments: None. One building/townhome fully built. Three foundations of future buildings.

Repair

Summarize needed/completed repairs to the Engineering Controls:
Small area to the east of the building needs grass seed.

Shoring Wall

1. **Walk and inspect the western property boundary along the Erie Basin Marina.**
   - Are there any visual signs of physical damage, corrosion, subsidence or structural failure ?

Comments: No. The shoring wall appears to be in good condition.

Inspector's Signature: _____

240 – 260 Lakefront Boulevard Site
Site Inspection: 12/14/2021

View of Track 4 cover system adjacent to Ojibwa Circle. Showing Soil Cover Type A (hardscape) and Soil Cover Type B (landscape).

View of Track 4 cover system looking at the corner of Lakefront Boulevard and Ojibwa Circle. Soil Cover Type A and foundations for two future townhome structures.

240 – 260 Lakefront Boulevard Site
Site Inspection: 12/14/2021

View of the Track 4 cover and foundations for future townhomes.

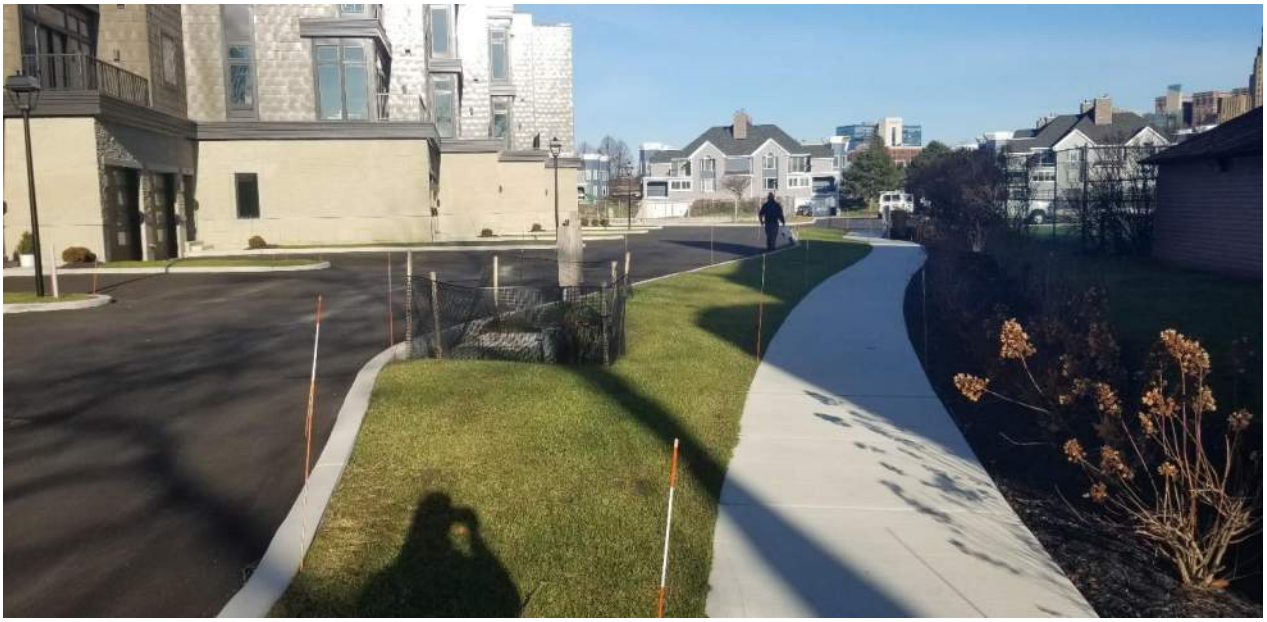
View of the Track 4 cover and foundations for future townhome adjacent to the completed townhome complex (Soil Cover Type A).

240 – 260 Lakefront Boulevard Site
Site Inspection: 12/14/2021

View of the Track 4 Soil Cover Type B along the southwest border. Note existing tennis courts in background.

View of the Track 4 cover – driveway (Soil Cover Type A) and landscape areas (Soil Cover Type B).

240 – 260 Lakefront Boulevard Site
Site Inspection: 12/14/2021



View of the Track 4 cover – driveway (Soil Cover Type A) and landscape areas (Soil Cover Type B).

View of the Track 4 cover – driveway (Soil Cover Type A) and landscape areas (Soil Cover Type B).

240 – 260 Lakefront Boulevard Site
Site Inspection: 12/14/2021

View of the Track 4 cover – driveway (Soil Cover Type A) and landscape areas (Soil Cover Type B).

View of the Track 4 cover –landscape areas (Soil Cover Type B) on the east side of the building. Poor grass growth.

240 – 260 Lakefront Boulevard Site
Site Inspection: 12/14/2021

View of the shoring wall looking north.

View of the shoring wall looking south.

APPENDIX C

2020 SOIL VAPOR INTRUSION REPORT

C&S Companies
141 Elm Street
Suite 100
Buffalo, NY 14203
p: (716) 847-1630
f: (716) 847-1454
www.cscos.com

December 1, 2020

Anthony Lopes, P.E.
NYSDEC - Region 9, Buffalo
Division of Environmental Remediation
270 Michigan Avenue
Buffalo, New York, 14203

Re: Soil Vapor Intrusion Investigation Report
240 - 260 Lakefront Boulevard Site (C915340), Buffalo, New York

Mr. Lopes:

On behalf of Lakefront Boulevard, LLC, C&S Engineers (C&S) is providing this report on collected soil vapor samples within the new building located at 240 Lakefront Boulevard in Buffalo, New York.

I. PROJECT UNDERSTANDING

The Site is an approximately a 2.09-acre area and is bounded by the Lakefront Boulevard to the northeast, Marina Parks townhomes to the south, Ojibwa Circle to the east, and Erie Basin Marina to the west.

Lakefront Boulevard, LLC entered into a Brownfield Cleanup Agreement (BCA) on February 13, 2019 with the NYSDEC to remediate the Site to achieve a Track 4 Restricted Residential Use Level Cleanup. A Site Management Plan (SMP) was prepared and approved by the NYSDEC and NYSDOH to manage the remaining contamination at the Site. The SMP states that after each building is enclosed, indoor air samples and air samples from the vent piping will be collected to evaluate if the passive system will need to be converted to an active system.

II. NATURE AND EXTENT OF GROUNDWATER CONTAMINATION

A. Historic Fill Material

Environmental impacts to the Site consist of unregulated historic fill material. Based on investigations conducted to date, the known contaminants of concern in the historic fill include volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, and metals. The variation in analyte concentrations across the Site indicates that the source of contamination in soil samples is the variable historic fill material and no discrete source is located on-site or off-site.

Remaining contaminated historic fill is present throughout the Site from underneath the demarcation layer (2 feet below grade) to a depth of 32 feet below grade. Contaminated historic fill extends horizontally across the entire BCP boundary. The approximate area of contaminated material is 91,040 square feet (2.09 acres).

B. Groundwater

The Remedial Investigation included second round of groundwater sampling in May 2019. The results of the groundwater sampling are provided below:

VOCs

- Acetone was detected above the TOGS in only two wells (MW-01 and MW-04). Benzene was detected slightly above TOGS in MW-03 and MW-04. Concentrations ranged from 1.1 ug/l to 2.9 ug/l.

SVOCs

- Phenol was detected above the TOGS in two wells (MW-01 and MW-04); concentrations were 320 ug/l and 790 ug/l, respectively.
- Naphthalene was detected at 35 ug/l in MW-03.
- Multiple PAHs including Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, and Indeno(1,2,3-cd) pyrene were detected above TOGS in all six monitoring wells.
- Pentachlorophenol was detected in MW-04 at 3.4 ug/l.

PCBs

- PCBs were detected above TOGS in MW-03 and MW-05. Total PCB concentrations are 0.102 ug/l and 0.605 ug/l, respectively.

Metals

- Metals commonly found in regional groundwater such as aluminum, iron, magnesium, manganese, and sodium were detected at concentrations above TOGS in all six wells.
- Lead was detected in four wells (MW-01, MW-04, MW-05 and MW-06). Concentrations ranged from 70 ug/l to 339 ug/l.

C. Soil Vapor

The Remedial Investigation included sampling of soil vapor in April 2019. The results of the two soil vapor samples are provided below:

VOCs

- Sample SVI-01: only one chlorinated VOC, methylene chloride, was detected at 1.7 micrograms per cubic meter (ug/m^3). Total concentration of other VOCs in this sample is 2,515 ug/m^3. Acetone was detected at 1,900 ug/m^3 in this sample; however, acetone is a common

laboratory contaminant. This acetone concentration may indicate a residual laboratory artifact.

- Sample SVI-02: two chlorinated VOCs, methylene chloride and vinyl chloride, were both detected at 1.8 ug/m^3. Total concentration of other VOCs in this sample is 1,215 ug/m^3. Acetone was detected at 870 ug/m^3 in this sample

III. BUILDING CONSTRUCTION AND USAGE

The Site was purchased in order to redevelop the property under the BCP to construct one eight-unit townhome and three four-unit townhomes. Each townhome is a slab-on-grade construction with a garage on the first floor and the living spaces above.

A. Passive Sub-slab Depressurization System

Each building was constructed with a passive sub-slab depressurization system. The system underneath all building floor slabs consists of a 10 mil vapor barrier and a network of perforated pipes to collect and passively exhaust sub-slab air. **Figure 3** shows the as-built layout of the sub-slab depressurization system (SSDS) installed on the new eight-unit townhome. These systems were designed such that each could be converted to an active SSDS if sampling results indicate that elevated VOC concentrations are detected in the buildings.

IV. SOIL VAPOR SAMPLING

The sampling program was designed to determine if sub-slab and interior conditions require the passive SSDS to be converted into an active SSDS.

The sampling program was completed in accordance with the NYSDOH, "Guidance for Evaluating Soil Vapor Intrusion in New York State, 2006." The air sampling locations for this investigation are shown on **Figure 1**.

Sub-slab Sampling

The following approach was used to collect the sub-slab samples:

- C&S collected three sub-slab air samples within the building using the following methods:
  - Sub-slab samples were collected from the risers of the new passive SSDS.
  - Prior to sampling from the SSDS, the exhaust pipes on the roof of the building were plugged.
  - The sub-slab sampling point was purged 1 to 3 tubing volumes at a rate that did not exceed 0.2 L/m to ensure that a representative sample of soil vapor were obtained. During purging, the purged soil gas was tested for the tracer gas by an appropriate meter (i.e., a meter capable of measuring the concentration of the tracer gas in at least percentage increments). Tracer gas was not detected at a concentration of 10% or greater.
  - Subsequent to purging, a certified clean summa canister equipped with a laboratory calibrated regulator was connected to the tubing to collect the sample over a 24-hour period.
  - At the end of sampling, at least one inch of vacuum remained in the summa canister to meet data quality objectives.

- C&S also collected three air samples to evaluate indoor air quality. The indoor air samples were co-located with the sub-slab vapor samples. The sampling devices were placed approximately three to five feet off the ground floor for sample collection purposes and samples will be collected using a Summa canister equipped with a laboratory calibrated regulator over a 24-hour period.
- C&S collected one outdoor air sample to characterize background air quality in the vicinity of the building as a means to evaluate the sub-slab and indoor air results. The sampling device was placed approximately three to five feet off the ground for sample collection purposes. The outdoor air sample was collected using a Summa canister equipped with a laboratory calibrated regulator over a 24-hour period.
- A total of seven air samples were collected from the new building.
- Sampling was conducted on November 19, 2020 through November 20, 2020. Weather conditions were partly sunny, approximately 50 F to 60 F with 25 mph wind gusts from the west.
- Air samples were collected from the first of four buildings to be constructed on this Site. The only building constructed on this Site to date is a three-story eight unit townhome.
- At the time of sampling, the townhome was still under construction. The townhomes were vacant and unfurnished. The heating system was operational during the sample event.

Laboratory Analysis of Air Samples

The collected samples were sent to Centek laboratories in Syracuse, New York on November 20, 2020 and analyzed for VOCs by United States Environmental Protection Agency (USEPA) Method TO-15. Centek is an NYSDOH ELAP certified laboratory.

V. FINDINGS

The analytical results for the samples have been compared to the guidance values outlined in the NYSDOH 2006 guidance document (updated May 2017, including updates to the matrices). Results are summarized in **Table 1**. The findings of this investigation are provided below:

- Regulated chlorinated volatile organic compounds (CVOC) were non-detect or detected at low concentrations that are below NYSDOH matrices in all samples.
- All air samples, including the outdoor air sample, contained low level concentrations of methylene chloride that ranged from 0.52 ug/m^3 to 1.9 ug/m^3. The highest concentration of methylene chloride was detected in the outdoor air sample, OA-01. Based on NYSDOH Matrix B, No Further Action for methylene chloride consists of the following:

Indoor Air Concentration (ug/m^3)	< 3	< 3	3 to < 10
Sub-slab Vapor Concentration (ug/m^3)	< 100	100 to < 1,000	< 100

- All indoor air samples contained low level concentrations of carbon tetrachloride that ranged from 0.38 ug/m^3 to 0.44 ug/m^3. Carbon tetrachloride was not detected in sub-slab samples. Based on NYSDOH Matrix A, No Further Action for carbon tetrachloride consists of the following:

Indoor Air Concentration (ug/m^3)	< 0.2	< 0.2	0.2 to < 1
Sub-slab Vapor Concentration (ug/m^3)	< 6	6 to < 60	< 6

- The highest concentration of regulated CVOCs was vinyl chloride in SS-01 at 3.5 ug/m^3. This sample was collected from the sub-slab vapor system. Vinyl chloride was not detected in the indoor air sample collected at this location. Based on NYSDOH Matrix C, No Further Action for vinyl chloride consists of the following:

Indoor Air Concentration (ug/m^3)	< 0.2
Sub-slab Vapor Concentration (ug/m^3)	< 6

- Petroleum based VOCs were not detected or detected at low concentrations.
- Previous soil vapor samples collected during Remedial Investigation detected acetone at concentrations of 870 ug/m^3 and 1,900 ug/m^3. Acetone was detected at lower concentrations and ranged from 12 ug/m^3 to 180 ug/m^3. The highest concentration of acetone was detected in SS-03 at 180 ug/m^3; however, the indoor air sample, IA-02, contained acetone at 12 ug/m^3.

VI. RECOMMENDATIONS

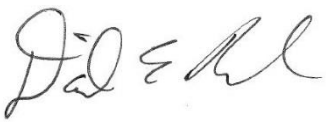
Based on the results of this investigation, C&S Engineers, recommends the passive sub-slab depressurization system remain operational for the eight unit townhome. This system does not require modification to an active sub-slab depressurization system.

Should you have any questions regarding this work plan, please feel free to contact me at (716) 847-1630.

Sincerely,

C&S ENGINEERS, INC.

Cody Martin
Project Environmental Scientist



Daniel E. Riker, P.G.
Department Manager – Environmental Services

F:\Project\E67 - Ciminelli Development\E67.022.001 - 240-260 Lakefront Boulevard\Remediation\Correspondence\Report Soil Vapor 240-260 Lakefront Street.docx

TABLE 1

VAPOR SAMPLING RESULTS
240-260 LAKEFRONT BOULEVARD
BUFFALO, NEW YORK

Location ID	SS-01	IA-01	SS-02	IA-02	SS-03	IA-03	OA-01
Date Sampled	11/20/2020	11/20/2020	11/21/2020	11/20/2020	11/22/2020	11/20/2020	11/20/2020
Sample Matrix	Air	Air	Air	Air	Air	Air	Air
Units	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3	ug/m^3
VOCs							
Trichloroethene	ND	ND	ND	ND	ND	ND	0.48
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.24	ND
1,1-Dichloroethene	ND	ND	ND	ND	ND	ND	ND
Carbon Tetrachloride	ND	0.44	ND	0.38	ND	0.44	0.38
Tetrachloroethylene	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride	0.76	0.76	0.73	0.66	0.63	0.52	1.9
Vinyl Chloride	3.5	ND	ND	ND	1.3	ND	ND

Indicates analyte concentration exceeds NYDOH Matric A, B or C

ND indicates analyte was not detected.

Blank space indicates analyte was not analyzed for in that sample.

Only analytes detected in at least one sample are shown.

J - Data indicates the presence of a compound that meets the identification criteria. The result is less than the quantitation limit but greater than MDL. The concentration given is an approximate value.

P - For dual column analysis, the percent difference between the quantitated concentrations on the two columns is greater than 40%. (Organics) - For dual column analysis, the lowest quantitated concentration is being reported due to coeluting interference. (Inorganics) - The sample/duplicate %RPD was above the control limit.

D - The reported value is from a secondary analysis with a dilution factor. The original analysis exceeded the calibration range.

M - Matrix spike recoveries outside QC limits. Matrix bias indicated.

< indicates analyte was not detected. Method Detection Limit shown.

SSDS As Built Drawing 2/25/20
Michael Lignos
NRPP ID 110934 RMT

6" layer of 1" crushed stone under all slab on grade

SS-03 AND IA-03

SS-02 AND IA-02

SS-01 AND IA-01

OA-01
LOCATION AT THE SOUTHERN PROPERTY BOUNDARY

4" Schedule 40 Riser to roof

4" Schedule 35 perforated pipe

(4) #6 TOP & BOTTOM AT CORNER BARS TYP.

(4) #6 TOP & BOTTOM @ 48" GB/GB CONNECTIONS TYP.

FOUNDATION PLAN

SCALE: 1/8"= 1'-0"

LEGEND

PILE SIZE — PC — PIER TYPE
PILE CAP LOCATION — Z — PR — C — COLUMN

GRADE BEAM SCHEDULE

TYPE	SIZE	REINFORCING
GB1–GB4	SEE DETAILS S300	SEE DETAILS S300

COLUMN SCHEDULE

TYPE	SIZE	BASE PLATE
C1	HSS5x5x5/16	1

PILE SCHEDULE

TYPE	SIZE
PC1	SEE DETAILS S302

NOTE: PILES ARE HP10x42.

PILE LOCATION SCHEDULE

TYPE	TOP PILE CAP ELEVATION	LOCATION
Z1	(–1'–6") @ BUILDING 'A' (–2'–0") @ BUILDING 'B' (–2'–9") @ BUILDING 'C'	PER PLAN; SEE DETAIL

THIS PLAN HAS BEEN PREPARED IN CONJUNCTION WITH THE SITE GRADING PLAN PREPARED
BY: CARMINA WOOD MORRIS
PROJECT NO.: 18–122
DRAWING NO.: C–200
REVISION NO.:
DATED: 6–29–18

ALL PILES MUST BE INSTALLED PER THE SOILS REPORT NOTED BELOW

NOTE:
VERIFY ALL COLUMN LOCATIONS WITH ARCH. DRAWINGS

TOP OF SLAB ELEV. 0'–0" = REFERENCE ELEV.

NOTE:
VERIFY LOCATIONS & SIZES OF ALL EXTERIOR DOORS WITH ARCH. DWGS. VERIFY DIMENSIONS WITH ARCH. DWGS.

NOTE:
VERIFY ALL SLAB RECESS DIMENSIONS AND LOCATIONS WITH ARCHITECTURAL DRAWINGS.

NOTE: ALL FOUNDATION & BACKFILL WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED
BY: BARRON & ASSOCIATES P.C.
PROJECT NO.: 17–510
DATED: JANUARY 25, 2018

FLOOR CONSTRUCTION: 4" CONCRETE SLAB ON GRADE WITH FIBERMESH REINFORCING ON COMPACTED GRANULAR FILL PER GEOTECHNICAL ENGINEERS REPORT. GENERAL CONTRACTOR MUST REVIEW FLOOR SLAB CONSTRUCTION REQ'TS. IN SOILS REPORT PRIOR TO PREPARING SUBGRADE FOR SLAB ON GRADE.

FIGURE 1

Carmina Wood Morris DPC
487 Main Street Suite 500
Buffalo, New York 14203
P 716.842.3165
F 716.816.8143

STATE OF NEW YORK · ANDREW V. TERRACE · LICENSED PROFESSIONAL ENGINEER · 080634

PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction:
The West End
240-260 Lakefront Blvd
Buffalo Ny, 14202

Issued for Construction:	xx.xx.xx
Municipality Submission:	19/01/23
Drawn By:	M.Kieffer
Checked By:	L.Traynor

DRAWING NAME:
7 Unit Foundation Plan;

DRAWING NO.
S-101

Project No: 18.122

studio T3
ENGINEERING, PLLC
2495 Main Street, Suite 301
Buffalo, New York 14214
Phone: (716) 803-6400
Fax: (716) 810-9504

12/3/2018 5:15:30 PM

Centek Laboratories, LLC

Date: *01-Dec-20*

CLIENT:	C&S Companies	**Client Sample ID:**	SS-01
Lab Order:	C2011036	**Tag Number:**	234,393
Project:	Lakefront	**Collection Date:**	11/20/2020
Lab ID:	C2011036-001A	**Matrix:**	AIR

Analyses	Result	DL	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	< 0.82	0.82		ug/m3	1	11/24/2020 3:43:00 AM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	11/24/2020 3:43:00 AM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	11/24/2020 3:43:00 AM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	11/24/2020 3:43:00 AM
1,1-Dichloroethene	< 0.59	0.59		ug/m3	1	11/24/2020 3:43:00 AM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	11/24/2020 3:43:00 AM
1,2,4-Trimethylbenzene	< 0.74	0.74		ug/m3	1	11/24/2020 3:43:00 AM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	11/24/2020 3:43:00 AM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 3:43:00 AM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	11/24/2020 3:43:00 AM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	11/24/2020 3:43:00 AM
1,3,5-Trimethylbenzene	< 0.74	0.74		ug/m3	1	11/24/2020 3:43:00 AM
1,3-butadiene	< 0.33	0.33		ug/m3	1	11/24/2020 3:43:00 AM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 3:43:00 AM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 3:43:00 AM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	11/24/2020 3:43:00 AM
2,2,4-trimethylpentane	< 0.70	0.70		ug/m3	1	11/24/2020 3:43:00 AM
4-ethyltoluene	< 0.74	0.74		ug/m3	1	11/24/2020 3:43:00 AM
Acetone	18	7.1		ug/m3	10	11/24/2020 3:49:00 PM
Allyl chloride	< 0.47	0.47		ug/m3	1	11/24/2020 3:43:00 AM
Benzene	1.3	0.48		ug/m3	1	11/24/2020 3:43:00 AM
Benzyl chloride	< 0.86	0.86		ug/m3	1	11/24/2020 3:43:00 AM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	11/24/2020 3:43:00 AM
Bromoform	< 1.6	1.6		ug/m3	1	11/24/2020 3:43:00 AM
Bromomethane	< 0.58	0.58		ug/m3	1	11/24/2020 3:43:00 AM
Carbon disulfide	1.4	0.47		ug/m3	1	11/24/2020 3:43:00 AM
Carbon tetrachloride	< 0.94	0.94		ug/m3	1	11/24/2020 3:43:00 AM
Chlorobenzene	< 0.69	0.69		ug/m3	1	11/24/2020 3:43:00 AM
Chloroethane	2.0	0.40		ug/m3	1	11/24/2020 3:43:00 AM
Chloroform	< 0.73	0.73		ug/m3	1	11/24/2020 3:43:00 AM
Chloromethane	15	3.1		ug/m3	10	11/24/2020 3:49:00 PM
cis-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	11/24/2020 3:43:00 AM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	11/24/2020 3:43:00 AM
Cyclohexane	< 0.52	0.52		ug/m3	1	11/24/2020 3:43:00 AM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	11/24/2020 3:43:00 AM
Ethyl acetate	< 0.54	0.54		ug/m3	1	11/24/2020 3:43:00 AM
Ethylbenzene	0.52	0.65	J	ug/m3	1	11/24/2020 3:43:00 AM
Freon 11	1.2	0.84		ug/m3	1	11/24/2020 3:43:00 AM
Freon 113	< 1.1	1.1		ug/m3	1	11/24/2020 3:43:00 AM
Freon 114	< 1.0	1.0		ug/m3	1	11/24/2020 3:43:00 AM

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: *01-Dec-20*

CLIENT:	C&S Companies	**Client Sample ID:**	SS-01
Lab Order:	C2011036	**Tag Number:**	234,393
Project:	Lakefront	**Collection Date:**	11/20/2020
Lab ID:	C2011036-001A	**Matrix:**	AIR

Analyses	Result	DL	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
Freon 12	2.3	0.74		ug/m3	1	11/24/2020 3:43:00 AM
Heptane	< 0.61	0.61		ug/m3	1	11/24/2020 3:43:00 AM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	11/24/2020 3:43:00 AM
Hexane	< 0.53	0.53		ug/m3	1	11/24/2020 3:43:00 AM
Isopropyl alcohol	< 0.37	0.37		ug/m3	1	11/24/2020 3:43:00 AM
m&p-Xylene	1.8	1.3		ug/m3	1	11/24/2020 3:43:00 AM
Methyl Butyl Ketone	9.1	1.2		ug/m3	1	11/24/2020 3:43:00 AM
Methyl Ethyl Ketone	27	8.8		ug/m3	10	11/24/2020 3:49:00 PM
Methyl Isobutyl Ketone	0.98	1.2	J	ug/m3	1	11/24/2020 3:43:00 AM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	11/24/2020 3:43:00 AM
Methylene chloride	0.76	0.52		ug/m3	1	11/24/2020 3:43:00 AM
o-Xylene	0.61	0.65	J	ug/m3	1	11/24/2020 3:43:00 AM
Propylene	< 0.26	0.26		ug/m3	1	11/24/2020 3:43:00 AM
Styrene	< 0.64	0.64		ug/m3	1	11/24/2020 3:43:00 AM
Tetrachloroethylene	< 1.0	1.0		ug/m3	1	11/24/2020 3:43:00 AM
Tetrahydrofuran	6.5	4.4		ug/m3	10	11/24/2020 3:49:00 PM
Toluene	2.1	0.57		ug/m3	1	11/24/2020 3:43:00 AM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	11/24/2020 3:43:00 AM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	11/24/2020 3:43:00 AM
Trichloroethene	< 0.81	0.81		ug/m3	1	11/24/2020 3:43:00 AM
Vinyl acetate	< 0.53	0.53		ug/m3	1	11/24/2020 3:43:00 AM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	11/24/2020 3:43:00 AM
Vinyl chloride	3.5	0.38		ug/m3	1	11/24/2020 3:43:00 AM

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: *01-Dec-20*

CLIENT:	C&S Companies	**Client Sample ID:**	IA-01
Lab Order:	C2011036	**Tag Number:**	1318,447
Project:	Lakefront	**Collection Date:**	11/20/2020
Lab ID:	C2011036-002A	**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	11/24/2020 12:46:00 AM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	11/24/2020 12:46:00 AM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	11/24/2020 12:46:00 AM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	11/24/2020 12:46:00 AM
1,1-Dichloroethene	< 0.16	0.16		ug/m3	1	11/24/2020 12:46:00 AM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	11/24/2020 12:46:00 AM
1,2,4-Trimethylbenzene	< 0.74	0.74		ug/m3	1	11/24/2020 12:46:00 AM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	11/24/2020 12:46:00 AM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 12:46:00 AM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	11/24/2020 12:46:00 AM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	11/24/2020 12:46:00 AM
1,3,5-Trimethylbenzene	< 0.74	0.74		ug/m3	1	11/24/2020 12:46:00 AM
1,3-butadiene	< 0.33	0.33		ug/m3	1	11/24/2020 12:46:00 AM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 12:46:00 AM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 12:46:00 AM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	11/24/2020 12:46:00 AM
2,2,4-trimethylpentane	< 0.70	0.70		ug/m3	1	11/24/2020 12:46:00 AM
4-ethyltoluene	< 0.74	0.74		ug/m3	1	11/24/2020 12:46:00 AM
Acetone	20	7.1		ug/m3	10	11/24/2020 12:15:00 PM
Allyl chloride	< 0.47	0.47		ug/m3	1	11/24/2020 12:46:00 AM
Benzene	0.32	0.48	J	ug/m3	1	11/24/2020 12:46:00 AM
Benzyl chloride	< 0.86	0.86		ug/m3	1	11/24/2020 12:46:00 AM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	11/24/2020 12:46:00 AM
Bromoform	< 1.6	1.6		ug/m3	1	11/24/2020 12:46:00 AM
Bromomethane	< 0.58	0.58		ug/m3	1	11/24/2020 12:46:00 AM
Carbon disulfide	< 0.47	0.47		ug/m3	1	11/24/2020 12:46:00 AM
Carbon tetrachloride	0.44	0.19		ug/m3	1	11/24/2020 12:46:00 AM
Chlorobenzene	< 0.69	0.69		ug/m3	1	11/24/2020 12:46:00 AM
Chloroethane	< 0.40	0.40		ug/m3	1	11/24/2020 12:46:00 AM
Chloroform	< 0.73	0.73		ug/m3	1	11/24/2020 12:46:00 AM
Chloromethane	0.76	0.31		ug/m3	1	11/24/2020 12:46:00 AM
cis-1,2-Dichloroethene	< 0.16	0.16		ug/m3	1	11/24/2020 12:46:00 AM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	11/24/2020 12:46:00 AM
Cyclohexane	< 0.52	0.52		ug/m3	1	11/24/2020 12:46:00 AM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	11/24/2020 12:46:00 AM
Ethyl acetate	< 0.54	0.54		ug/m3	1	11/24/2020 12:46:00 AM
Ethylbenzene	< 0.65	0.65		ug/m3	1	11/24/2020 12:46:00 AM
Freon 11	1.2	0.84		ug/m3	1	11/24/2020 12:46:00 AM
Freon 113	< 1.1	1.1		ug/m3	1	11/24/2020 12:46:00 AM
Freon 114	< 1.0	1.0		ug/m3	1	11/24/2020 12:46:00 AM

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: *01-Dec-20*

CLIENT:	C&S Companies	**Client Sample ID:**	IA-01
Lab Order:	C2011036	**Tag Number:**	1318,447
Project:	Lakefront	**Collection Date:**	11/20/2020
Lab ID:	C2011036-002A	**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	11/24/2020 12:46:00 AM
Heptane	1.1	0.61		ug/m3	1	11/24/2020 12:46:00 AM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	11/24/2020 12:46:00 AM
Hexane	0.49	0.53	J	ug/m3	1	11/24/2020 12:46:00 AM
Isopropyl alcohol	2.2	0.37		ug/m3	1	11/24/2020 12:46:00 AM
m&p-Xylene	< 1.3	1.3		ug/m3	1	11/24/2020 12:46:00 AM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	11/24/2020 12:46:00 AM
Methyl Ethyl Ketone	1.2	0.88		ug/m3	1	11/24/2020 12:46:00 AM
Methyl Isobutyl Ketone	< 1.2	1.2		ug/m3	1	11/24/2020 12:46:00 AM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	11/24/2020 12:46:00 AM
Methylene chloride	0.76	0.52		ug/m3	1	11/24/2020 12:46:00 AM
o-Xylene	< 0.65	0.65		ug/m3	1	11/24/2020 12:46:00 AM
Propylene	< 0.26	0.26		ug/m3	1	11/24/2020 12:46:00 AM
Styrene	< 0.64	0.64		ug/m3	1	11/24/2020 12:46:00 AM
Tetrachloroethylene	< 1.0	1.0		ug/m3	1	11/24/2020 12:46:00 AM
Tetrahydrofuran	6.5	4.4		ug/m3	10	11/24/2020 12:15:00 PM
Toluene	0.79	0.57		ug/m3	1	11/24/2020 12:46:00 AM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	11/24/2020 12:46:00 AM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	11/24/2020 12:46:00 AM
Trichloroethene	< 0.16	0.16		ug/m3	1	11/24/2020 12:46:00 AM
Vinyl acetate	< 0.53	0.53		ug/m3	1	11/24/2020 12:46:00 AM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	11/24/2020 12:46:00 AM
Vinyl chloride	< 0.10	0.10		ug/m3	1	11/24/2020 12:46:00 AM

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: *01-Dec-20*

CLIENT:	C&S Companies	**Client Sample ID:**	SS-02
Lab Order:	C2011036	**Tag Number:**	158,391
Project:	Lakefront	**Collection Date:**	11/20/2020
Lab ID:	C2011036-003A	**Matrix:**	AIR

Analyses	Result	DL	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	< 0.82	0.82		ug/m3	1	11/24/2020 4:31:00 AM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	11/24/2020 4:31:00 AM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	11/24/2020 4:31:00 AM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	11/24/2020 4:31:00 AM
1,1-Dichloroethene	< 0.59	0.59		ug/m3	1	11/24/2020 4:31:00 AM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	11/24/2020 4:31:00 AM
1,2,4-Trimethylbenzene	< 0.74	0.74		ug/m3	1	11/24/2020 4:31:00 AM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	11/24/2020 4:31:00 AM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 4:31:00 AM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	11/24/2020 4:31:00 AM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	11/24/2020 4:31:00 AM
1,3,5-Trimethylbenzene	< 0.74	0.74		ug/m3	1	11/24/2020 4:31:00 AM
1,3-butadiene	< 0.33	0.33		ug/m3	1	11/24/2020 4:31:00 AM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 4:31:00 AM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 4:31:00 AM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	11/24/2020 4:31:00 AM
2,2,4-trimethylpentane	< 0.70	0.70		ug/m3	1	11/24/2020 4:31:00 AM
4-ethyltoluene	< 0.74	0.74		ug/m3	1	11/24/2020 4:31:00 AM
Acetone	23	7.1		ug/m3	10	11/24/2020 5:15:00 PM
Allyl chloride	< 0.47	0.47		ug/m3	1	11/24/2020 4:31:00 AM
Benzene	0.77	0.48		ug/m3	1	11/24/2020 4:31:00 AM
Benzyl chloride	< 0.86	0.86		ug/m3	1	11/24/2020 4:31:00 AM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	11/24/2020 4:31:00 AM
Bromoform	< 1.6	1.6		ug/m3	1	11/24/2020 4:31:00 AM
Bromomethane	< 0.58	0.58		ug/m3	1	11/24/2020 4:31:00 AM
Carbon disulfide	< 0.47	0.47		ug/m3	1	11/24/2020 4:31:00 AM
Carbon tetrachloride	< 0.94	0.94		ug/m3	1	11/24/2020 4:31:00 AM
Chlorobenzene	< 0.69	0.69		ug/m3	1	11/24/2020 4:31:00 AM
Chloroethane	0.26	0.40	J	ug/m3	1	11/24/2020 4:31:00 AM
Chloroform	< 0.73	0.73		ug/m3	1	11/24/2020 4:31:00 AM
Chloromethane	1.1	0.31		ug/m3	1	11/24/2020 4:31:00 AM
cis-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	11/24/2020 4:31:00 AM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	11/24/2020 4:31:00 AM
Cyclohexane	< 0.52	0.52		ug/m3	1	11/24/2020 4:31:00 AM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	11/24/2020 4:31:00 AM
Ethyl acetate	< 0.54	0.54		ug/m3	1	11/24/2020 4:31:00 AM
Ethylbenzene	0.56	0.65	J	ug/m3	1	11/24/2020 4:31:00 AM
Freon 11	1.1	0.84		ug/m3	1	11/24/2020 4:31:00 AM
Freon 113	< 1.1	1.1		ug/m3	1	11/24/2020 4:31:00 AM
Freon 114	< 1.0	1.0		ug/m3	1	11/24/2020 4:31:00 AM

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: *01-Dec-20*

CLIENT:	C&S Companies	**Client Sample ID:**	SS-02
Lab Order:	C2011036	**Tag Number:**	158,391
Project:	Lakefront	**Collection Date:**	11/20/2020
Lab ID:	C2011036-003A	**Matrix:**	AIR

Analyses	Result	DL	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
Freon 12	2.2	0.74		ug/m3	1	11/24/2020 4:31:00 AM
Heptane	9.3	0.61		ug/m3	1	11/24/2020 4:31:00 AM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	11/24/2020 4:31:00 AM
Hexane	< 0.53	0.53		ug/m3	1	11/24/2020 4:31:00 AM
Isopropyl alcohol	< 0.37	0.37		ug/m3	1	11/24/2020 4:31:00 AM
m&p-Xylene	1.8	1.3		ug/m3	1	11/24/2020 4:31:00 AM
Methyl Butyl Ketone	4.9	1.2		ug/m3	1	11/24/2020 4:31:00 AM
Methyl Ethyl Ketone	40	8.8		ug/m3	10	11/24/2020 5:15:00 PM
Methyl Isobutyl Ketone	< 1.2	1.2		ug/m3	1	11/24/2020 4:31:00 AM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	11/24/2020 4:31:00 AM
Methylene chloride	0.73	0.52		ug/m3	1	11/24/2020 4:31:00 AM
o-Xylene	0.56	0.65	J	ug/m3	1	11/24/2020 4:31:00 AM
Propylene	< 0.26	0.26		ug/m3	1	11/24/2020 4:31:00 AM
Styrene	< 0.64	0.64		ug/m3	1	11/24/2020 4:31:00 AM
Tetrachloroethylene	< 1.0	1.0		ug/m3	1	11/24/2020 4:31:00 AM
Tetrahydrofuran	13	4.4		ug/m3	10	11/24/2020 5:15:00 PM
Toluene	1.1	0.57		ug/m3	1	11/24/2020 4:31:00 AM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	11/24/2020 4:31:00 AM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	11/24/2020 4:31:00 AM
Trichloroethene	< 0.81	0.81		ug/m3	1	11/24/2020 4:31:00 AM
Vinyl acetate	< 0.53	0.53		ug/m3	1	11/24/2020 4:31:00 AM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	11/24/2020 4:31:00 AM
Vinyl chloride	< 0.38	0.38		ug/m3	1	11/24/2020 4:31:00 AM

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: *01-Dec-20*

CLIENT:	C&S Companies	**Client Sample ID:**	IA-02
Lab Order:	C2011036	**Tag Number:**	141,436
Project:	Lakefront	**Collection Date:**	11/20/2020
Lab ID:	C2011036-004A	**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	11/24/2020 1:30:00 AM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	11/24/2020 1:30:00 AM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	11/24/2020 1:30:00 AM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	11/24/2020 1:30:00 AM
1,1-Dichloroethene	< 0.16	0.16		ug/m3	1	11/24/2020 1:30:00 AM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	11/24/2020 1:30:00 AM
1,2,4-Trimethylbenzene	< 0.74	0.74		ug/m3	1	11/24/2020 1:30:00 AM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	11/24/2020 1:30:00 AM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 1:30:00 AM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	11/24/2020 1:30:00 AM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	11/24/2020 1:30:00 AM
1,3,5-Trimethylbenzene	< 0.74	0.74		ug/m3	1	11/24/2020 1:30:00 AM
1,3-butadiene	< 0.33	0.33		ug/m3	1	11/24/2020 1:30:00 AM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 1:30:00 AM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 1:30:00 AM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	11/24/2020 1:30:00 AM
2,2,4-trimethylpentane	< 0.70	0.70		ug/m3	1	11/24/2020 1:30:00 AM
4-ethyltoluene	< 0.74	0.74		ug/m3	1	11/24/2020 1:30:00 AM
Acetone	15	7.1		ug/m3	10	11/24/2020 12:57:00 PM
Allyl chloride	< 0.47	0.47		ug/m3	1	11/24/2020 1:30:00 AM
Benzene	0.35	0.48	J	ug/m3	1	11/24/2020 1:30:00 AM
Benzyl chloride	< 0.86	0.86		ug/m3	1	11/24/2020 1:30:00 AM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	11/24/2020 1:30:00 AM
Bromoform	< 1.6	1.6		ug/m3	1	11/24/2020 1:30:00 AM
Bromomethane	< 0.58	0.58		ug/m3	1	11/24/2020 1:30:00 AM
Carbon disulfide	< 0.47	0.47		ug/m3	1	11/24/2020 1:30:00 AM
Carbon tetrachloride	0.38	0.19		ug/m3	1	11/24/2020 1:30:00 AM
Chlorobenzene	< 0.69	0.69		ug/m3	1	11/24/2020 1:30:00 AM
Chloroethane	< 0.40	0.40		ug/m3	1	11/24/2020 1:30:00 AM
Chloroform	< 0.73	0.73		ug/m3	1	11/24/2020 1:30:00 AM
Chloromethane	0.95	0.31		ug/m3	1	11/24/2020 1:30:00 AM
cis-1,2-Dichloroethene	< 0.16	0.16		ug/m3	1	11/24/2020 1:30:00 AM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	11/24/2020 1:30:00 AM
Cyclohexane	< 0.52	0.52		ug/m3	1	11/24/2020 1:30:00 AM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	11/24/2020 1:30:00 AM
Ethyl acetate	< 0.54	0.54		ug/m3	1	11/24/2020 1:30:00 AM
Ethylbenzene	< 0.65	0.65		ug/m3	1	11/24/2020 1:30:00 AM
Freon 11	1.3	0.84		ug/m3	1	11/24/2020 1:30:00 AM
Freon 113	< 1.1	1.1		ug/m3	1	11/24/2020 1:30:00 AM
Freon 114	< 1.0	1.0		ug/m3	1	11/24/2020 1:30:00 AM

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: *01-Dec-20*

CLIENT:	C&S Companies	**Client Sample ID:**	IA-02
Lab Order:	C2011036	**Tag Number:**	141,436
Project:	Lakefront	**Collection Date:**	11/20/2020
Lab ID:	C2011036-004A	**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	11/24/2020 1:30:00 AM
Heptane	1.0	0.61		ug/m3	1	11/24/2020 1:30:00 AM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	11/24/2020 1:30:00 AM
Hexane	0.67	0.53		ug/m3	1	11/24/2020 1:30:00 AM
Isopropyl alcohol	2.4	0.37		ug/m3	1	11/24/2020 1:30:00 AM
m&p-Xylene	< 1.3	1.3		ug/m3	1	11/24/2020 1:30:00 AM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	11/24/2020 1:30:00 AM
Methyl Ethyl Ketone	1.4	0.88		ug/m3	1	11/24/2020 1:30:00 AM
Methyl Isobutyl Ketone	< 1.2	1.2		ug/m3	1	11/24/2020 1:30:00 AM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	11/24/2020 1:30:00 AM
Methylene chloride	0.66	0.52		ug/m3	1	11/24/2020 1:30:00 AM
o-Xylene	< 0.65	0.65		ug/m3	1	11/24/2020 1:30:00 AM
Propylene	< 0.26	0.26		ug/m3	1	11/24/2020 1:30:00 AM
Styrene	< 0.64	0.64		ug/m3	1	11/24/2020 1:30:00 AM
Tetrachloroethylene	< 1.0	1.0		ug/m3	1	11/24/2020 1:30:00 AM
Tetrahydrofuran	4.8	0.44		ug/m3	1	11/24/2020 1:30:00 AM
Toluene	0.57	0.57		ug/m3	1	11/24/2020 1:30:00 AM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	11/24/2020 1:30:00 AM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	11/24/2020 1:30:00 AM
Trichloroethene	< 0.16	0.16		ug/m3	1	11/24/2020 1:30:00 AM
Vinyl acetate	< 0.53	0.53		ug/m3	1	11/24/2020 1:30:00 AM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	11/24/2020 1:30:00 AM
Vinyl chloride	< 0.10	0.10		ug/m3	1	11/24/2020 1:30:00 AM

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: *01-Dec-20*

CLIENT:	C&S Companies	**Client Sample ID:**	SS-03
Lab Order:	C2011036	**Tag Number:**	478,394
Project:	Lakefront	**Collection Date:**	11/20/2020
Lab ID:	C2011036-005A	**Matrix:**	AIR

Analyses	Result	DL	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	< 0.82	0.82		ug/m3	1	11/24/2020 5:15:00 AM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	11/24/2020 5:15:00 AM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	11/24/2020 5:15:00 AM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	11/24/2020 5:15:00 AM
1,1-Dichloroethene	< 0.59	0.59		ug/m3	1	11/24/2020 5:15:00 AM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	11/24/2020 5:15:00 AM
1,2,4-Trimethylbenzene	0.59	0.74	J	ug/m3	1	11/24/2020 5:15:00 AM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	11/24/2020 5:15:00 AM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 5:15:00 AM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	11/24/2020 5:15:00 AM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	11/24/2020 5:15:00 AM
1,3,5-Trimethylbenzene	< 0.74	0.74		ug/m3	1	11/24/2020 5:15:00 AM
1,3-butadiene	< 0.33	0.33		ug/m3	1	11/24/2020 5:15:00 AM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 5:15:00 AM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 5:15:00 AM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	11/24/2020 5:15:00 AM
2,2,4-trimethylpentane	< 0.70	0.70		ug/m3	1	11/24/2020 5:15:00 AM
4-ethyltoluene	< 0.74	0.74		ug/m3	1	11/24/2020 5:15:00 AM
Acetone	180	57		ug/m3	81	11/24/2020 6:43:00 PM
Allyl chloride	< 0.47	0.47		ug/m3	1	11/24/2020 5:15:00 AM
Benzene	1.4	0.48		ug/m3	1	11/24/2020 5:15:00 AM
Benzyl chloride	< 0.86	0.86		ug/m3	1	11/24/2020 5:15:00 AM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	11/24/2020 5:15:00 AM
Bromoform	< 1.6	1.6		ug/m3	1	11/24/2020 5:15:00 AM
Bromomethane	< 0.58	0.58		ug/m3	1	11/24/2020 5:15:00 AM
Carbon disulfide	0.72	0.47		ug/m3	1	11/24/2020 5:15:00 AM
Carbon tetrachloride	< 0.94	0.94		ug/m3	1	11/24/2020 5:15:00 AM
Chlorobenzene	< 0.69	0.69		ug/m3	1	11/24/2020 5:15:00 AM
Chloroethane	< 0.40	0.40		ug/m3	1	11/24/2020 5:15:00 AM
Chloroform	< 0.73	0.73		ug/m3	1	11/24/2020 5:15:00 AM
Chloromethane	4.5	3.1		ug/m3	10	11/24/2020 7:04:00 AM
cis-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	11/24/2020 5:15:00 AM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	11/24/2020 5:15:00 AM
Cyclohexane	< 0.52	0.52		ug/m3	1	11/24/2020 5:15:00 AM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	11/24/2020 5:15:00 AM
Ethyl acetate	< 0.54	0.54		ug/m3	1	11/24/2020 5:15:00 AM
Ethylbenzene	0.69	0.65		ug/m3	1	11/24/2020 5:15:00 AM
Freon 11	1.1	0.84		ug/m3	1	11/24/2020 5:15:00 AM
Freon 113	< 1.1	1.1		ug/m3	1	11/24/2020 5:15:00 AM
Freon 114	< 1.0	1.0		ug/m3	1	11/24/2020 5:15:00 AM

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: *01-Dec-20*

CLIENT:	C&S Companies	**Client Sample ID:**	SS-03
Lab Order:	C2011036	**Tag Number:**	478,394
Project:	Lakefront	**Collection Date:**	11/20/2020
Lab ID:	C2011036-005A	**Matrix:**	AIR

Analyses	Result	DL	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
Freon 12	2.2	0.74		ug/m3	1	11/24/2020 5:15:00 AM
Heptane	< 0.61	0.61		ug/m3	1	11/24/2020 5:15:00 AM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	11/24/2020 5:15:00 AM
Hexane	< 0.53	0.53		ug/m3	1	11/24/2020 5:15:00 AM
Isopropyl alcohol	< 0.37	0.37		ug/m3	1	11/24/2020 5:15:00 AM
m&p-Xylene	2.3	1.3		ug/m3	1	11/24/2020 5:15:00 AM
Methyl Butyl Ketone	11	12	J	ug/m3	10	11/24/2020 7:04:00 AM
Methyl Ethyl Ketone	74	71		ug/m3	81	11/24/2020 6:43:00 PM
Methyl Isobutyl Ketone	2.9	1.2		ug/m3	1	11/24/2020 5:15:00 AM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	11/24/2020 5:15:00 AM
Methylene chloride	0.63	0.52		ug/m3	1	11/24/2020 5:15:00 AM
o-Xylene	0.87	0.65		ug/m3	1	11/24/2020 5:15:00 AM
Propylene	< 0.26	0.26		ug/m3	1	11/24/2020 5:15:00 AM
Styrene	< 0.64	0.64		ug/m3	1	11/24/2020 5:15:00 AM
Tetrachloroethylene	< 1.0	1.0		ug/m3	1	11/24/2020 5:15:00 AM
Tetrahydrofuran	960	350		ug/m3	810	11/24/2020 7:25:00 PM
Toluene	1.8	0.57		ug/m3	1	11/24/2020 5:15:00 AM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	11/24/2020 5:15:00 AM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	11/24/2020 5:15:00 AM
Trichloroethene	< 0.81	0.81		ug/m3	1	11/24/2020 5:15:00 AM
Vinyl acetate	< 0.53	0.53		ug/m3	1	11/24/2020 5:15:00 AM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	11/24/2020 5:15:00 AM
Vinyl chloride	1.3	0.38		ug/m3	1	11/24/2020 5:15:00 AM

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: *01-Dec-20*

CLIENT:	C&S Companies	**Client Sample ID:**	IA-03
Lab Order:	C2011036	**Tag Number:**	353,454
Project:	Lakefront	**Collection Date:**	11/20/2020
Lab ID:	C2011036-006A	**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	11/24/2020 2:14:00 AM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	11/24/2020 2:14:00 AM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	11/24/2020 2:14:00 AM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	11/24/2020 2:14:00 AM
1,1-Dichloroethene	< 0.16	0.16		ug/m3	1	11/24/2020 2:14:00 AM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	11/24/2020 2:14:00 AM
1,2,4-Trimethylbenzene	< 0.74	0.74		ug/m3	1	11/24/2020 2:14:00 AM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	11/24/2020 2:14:00 AM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 2:14:00 AM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	11/24/2020 2:14:00 AM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	11/24/2020 2:14:00 AM
1,3,5-Trimethylbenzene	< 0.74	0.74		ug/m3	1	11/24/2020 2:14:00 AM
1,3-butadiene	< 0.33	0.33		ug/m3	1	11/24/2020 2:14:00 AM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 2:14:00 AM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 2:14:00 AM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	11/24/2020 2:14:00 AM
2,2,4-trimethylpentane	< 0.70	0.70		ug/m3	1	11/24/2020 2:14:00 AM
4-ethyltoluene	< 0.74	0.74		ug/m3	1	11/24/2020 2:14:00 AM
Acetone	12	7.1		ug/m3	10	11/24/2020 1:41:00 PM
Allyl chloride	< 0.47	0.47		ug/m3	1	11/24/2020 2:14:00 AM
Benzene	< 0.48	0.48		ug/m3	1	11/24/2020 2:14:00 AM
Benzyl chloride	< 0.86	0.86		ug/m3	1	11/24/2020 2:14:00 AM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	11/24/2020 2:14:00 AM
Bromoform	< 1.6	1.6		ug/m3	1	11/24/2020 2:14:00 AM
Bromomethane	< 0.58	0.58		ug/m3	1	11/24/2020 2:14:00 AM
Carbon disulfide	< 0.47	0.47		ug/m3	1	11/24/2020 2:14:00 AM
Carbon tetrachloride	0.44	0.19		ug/m3	1	11/24/2020 2:14:00 AM
Chlorobenzene	< 0.69	0.69		ug/m3	1	11/24/2020 2:14:00 AM
Chloroethane	< 0.40	0.40		ug/m3	1	11/24/2020 2:14:00 AM
Chloroform	< 0.73	0.73		ug/m3	1	11/24/2020 2:14:00 AM
Chloromethane	0.70	0.31		ug/m3	1	11/24/2020 2:14:00 AM
cis-1,2-Dichloroethene	0.24	0.16		ug/m3	1	11/24/2020 2:14:00 AM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	11/24/2020 2:14:00 AM
Cyclohexane	< 0.52	0.52		ug/m3	1	11/24/2020 2:14:00 AM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	11/24/2020 2:14:00 AM
Ethyl acetate	< 0.54	0.54		ug/m3	1	11/24/2020 2:14:00 AM
Ethylbenzene	< 0.65	0.65		ug/m3	1	11/24/2020 2:14:00 AM
Freon 11	1.2	0.84		ug/m3	1	11/24/2020 2:14:00 AM
Freon 113	< 1.1	1.1		ug/m3	1	11/24/2020 2:14:00 AM
Freon 114	< 1.0	1.0		ug/m3	1	11/24/2020 2:14:00 AM

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: *01-Dec-20*

CLIENT:	C&S Companies	**Client Sample ID:**	IA-03
Lab Order:	C2011036	**Tag Number:**	353,454
Project:	Lakefront	**Collection Date:**	11/20/2020
Lab ID:	C2011036-006A	**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	11/24/2020 2:14:00 AM
Heptane	0.61	0.61		ug/m3	1	11/24/2020 2:14:00 AM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	11/24/2020 2:14:00 AM
Hexane	< 0.53	0.53		ug/m3	1	11/24/2020 2:14:00 AM
Isopropyl alcohol	1.4	0.37		ug/m3	1	11/24/2020 2:14:00 AM
m&p-Xylene	< 1.3	1.3		ug/m3	1	11/24/2020 2:14:00 AM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	11/24/2020 2:14:00 AM
Methyl Ethyl Ketone	0.94	0.88		ug/m3	1	11/24/2020 2:14:00 AM
Methyl Isobutyl Ketone	< 1.2	1.2		ug/m3	1	11/24/2020 2:14:00 AM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	11/24/2020 2:14:00 AM
Methylene chloride	0.52	0.52		ug/m3	1	11/24/2020 2:14:00 AM
o-Xylene	< 0.65	0.65		ug/m3	1	11/24/2020 2:14:00 AM
Propylene	< 0.26	0.26		ug/m3	1	11/24/2020 2:14:00 AM
Styrene	< 0.64	0.64		ug/m3	1	11/24/2020 2:14:00 AM
Tetrachloroethylene	< 1.0	1.0		ug/m3	1	11/24/2020 2:14:00 AM
Tetrahydrofuran	0.53	0.44		ug/m3	1	11/24/2020 2:14:00 AM
Toluene	< 0.57	0.57		ug/m3	1	11/24/2020 2:14:00 AM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	11/24/2020 2:14:00 AM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	11/24/2020 2:14:00 AM
Trichloroethene	< 0.16	0.16		ug/m3	1	11/24/2020 2:14:00 AM
Vinyl acetate	< 0.53	0.53		ug/m3	1	11/24/2020 2:14:00 AM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	11/24/2020 2:14:00 AM
Vinyl chloride	< 0.10	0.10		ug/m3	1	11/24/2020 2:14:00 AM

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: *01-Dec-20*

CLIENT:	C&S Companies	**Client Sample ID:**	OA-01
Lab Order:	C2011036	**Tag Number:**	316,374
Project:	Lakefront	**Collection Date:**	11/20/2020
Lab ID:	C2011036-007A	**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	11/24/2020 2:59:00 AM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	11/24/2020 2:59:00 AM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	11/24/2020 2:59:00 AM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	11/24/2020 2:59:00 AM
1,1-Dichloroethene	< 0.16	0.16		ug/m3	1	11/24/2020 2:59:00 AM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	11/24/2020 2:59:00 AM
1,2,4-Trimethylbenzene	1.3	0.74		ug/m3	1	11/24/2020 2:59:00 AM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	11/24/2020 2:59:00 AM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 2:59:00 AM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	11/24/2020 2:59:00 AM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	11/24/2020 2:59:00 AM
1,3,5-Trimethylbenzene	0.64	0.74	J	ug/m3	1	11/24/2020 2:59:00 AM
1,3-butadiene	< 0.33	0.33		ug/m3	1	11/24/2020 2:59:00 AM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 2:59:00 AM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	11/24/2020 2:59:00 AM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	11/24/2020 2:59:00 AM
2,2,4-trimethylpentane	< 0.70	0.70		ug/m3	1	11/24/2020 2:59:00 AM
4-ethyltoluene	< 0.74	0.74		ug/m3	1	11/24/2020 2:59:00 AM
Acetone	63	28		ug/m3	40	11/24/2020 3:06:00 PM
Allyl chloride	< 0.47	0.47		ug/m3	1	11/24/2020 2:59:00 AM
Benzene	9.3	4.8		ug/m3	10	11/24/2020 2:23:00 PM
Benzyl chloride	< 0.86	0.86		ug/m3	1	11/24/2020 2:59:00 AM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	11/24/2020 2:59:00 AM
Bromoform	< 1.6	1.6		ug/m3	1	11/24/2020 2:59:00 AM
Bromomethane	< 0.58	0.58		ug/m3	1	11/24/2020 2:59:00 AM
Carbon disulfide	2.9	0.47		ug/m3	1	11/24/2020 2:59:00 AM
Carbon tetrachloride	0.38	0.19		ug/m3	1	11/24/2020 2:59:00 AM
Chlorobenzene	< 0.69	0.69		ug/m3	1	11/24/2020 2:59:00 AM
Chloroethane	< 0.40	0.40		ug/m3	1	11/24/2020 2:59:00 AM
Chloroform	< 0.73	0.73		ug/m3	1	11/24/2020 2:59:00 AM
Chloromethane	1.1	0.31		ug/m3	1	11/24/2020 2:59:00 AM
cis-1,2-Dichloroethene	< 0.16	0.16		ug/m3	1	11/24/2020 2:59:00 AM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	11/24/2020 2:59:00 AM
Cyclohexane	< 0.52	0.52		ug/m3	1	11/24/2020 2:59:00 AM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	11/24/2020 2:59:00 AM
Ethyl acetate	1.0	0.54		ug/m3	1	11/24/2020 2:59:00 AM
Ethylbenzene	0.52	0.65	J	ug/m3	1	11/24/2020 2:59:00 AM
Freon 11	1.1	0.84		ug/m3	1	11/24/2020 2:59:00 AM
Freon 113	< 1.1	1.1		ug/m3	1	11/24/2020 2:59:00 AM
Freon 114	< 1.0	1.0		ug/m3	1	11/24/2020 2:59:00 AM

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: *01-Dec-20*

CLIENT:	C&S Companies	**Client Sample ID:**	OA-01
Lab Order:	C2011036	**Tag Number:**	316,374
Project:	Lakefront	**Collection Date:**	11/20/2020
Lab ID:	C2011036-007A	**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	2.1	0.74		ug/m3	1	11/24/2020 2:59:00 AM
Heptane	14	6.1		ug/m3	10	11/24/2020 2:23:00 PM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	11/24/2020 2:59:00 AM
Hexane	4.5	0.53		ug/m3	1	11/24/2020 2:59:00 AM
Isopropyl alcohol	6.9	3.7		ug/m3	10	11/24/2020 2:23:00 PM
m&p-Xylene	1.2	1.3	J	ug/m3	1	11/24/2020 2:59:00 AM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	11/24/2020 2:59:00 AM
Methyl Ethyl Ketone	27	8.8		ug/m3	10	11/24/2020 2:23:00 PM
Methyl Isobutyl Ketone	0.61	1.2	J	ug/m3	1	11/24/2020 2:59:00 AM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	11/24/2020 2:59:00 AM
Methylene chloride	1.9	0.52		ug/m3	1	11/24/2020 2:59:00 AM
o-Xylene	0.43	0.65	J	ug/m3	1	11/24/2020 2:59:00 AM
Propylene	< 0.26	0.26		ug/m3	1	11/24/2020 2:59:00 AM
Styrene	< 0.64	0.64		ug/m3	1	11/24/2020 2:59:00 AM
Tetrachloroethylene	< 1.0	1.0		ug/m3	1	11/24/2020 2:59:00 AM
Tetrahydrofuran	< 0.44	0.44		ug/m3	1	11/24/2020 2:59:00 AM
Toluene	12	5.7		ug/m3	10	11/24/2020 2:23:00 PM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	11/24/2020 2:59:00 AM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	11/24/2020 2:59:00 AM
Trichloroethene	0.48	0.16		ug/m3	1	11/24/2020 2:59:00 AM
Vinyl acetate	< 0.53	0.53		ug/m3	1	11/24/2020 2:59:00 AM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	11/24/2020 2:59:00 AM
Vinyl chloride	< 0.10	0.10		ug/m3	1	11/24/2020 2:59:00 AM

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 Labs - Chain of Custody

143 Midler Park Drive
Syracuse, NY 13206
315-431-9730
www.CentekLabs.com

Vapor Intrusion & IAQ

Site Name: Lakefront
Project:
PO#: E67.022.006
Quote # Q- SP
Canister Order #: 8602

Detection Limit		Report Level	
☐	5ppbv	☐	Level I
☑	1ug/M3	☐	Level II
☑	1ug/M3 + 0.2 NYS	☑	Cat "B" Like

TAT Turnaround Time:	Check One	Rush TAT Surcharge %	Due Date:
5 Business Days	☑	0%	
4 Business Days	☐	25%	
3 Business Days	☐	50%	
2 Business Days	☐	75%	
*Next Day by 5pm	☐	100%	
*Next Day by Noon	☐	150%	
*Same Day	☐	200%	

*For Same and Next Day TAT Please Notify Lab

Company: C&S Engineers, Inc
Report to:
Address: 141 Elm Street, Suite 100
City, State, Zip: Buffalo, NY 14203
Email: Cmartin@cscos.com
Phone:

Company:
Check Here If Same: ☑
Invoice to:
Address:
City, State, Zip
Email:
Phone:

Sample ID	Date Sampled	Canister Number	Regulator Number	Analysis Request	Field Vacuum Start / Stop	Labs Vacuum** RecV/Analysis	Comments
SS-01	9:21 11/20/20	234	393	TO-15	31 / /	-1 / /	
IA-01	9:21	1318	447	↓	30 / /	-1 / /	
SS-02	9:48	158	391	↓	31 / 10	-12 /	
IA-02	9:48	141	436	↓	30 / /	-1 / /	
SS-03	10:24	478	394	↓	31 / 5	-2 /	
IA-03	10:24	353	454	↓	31 / /	-1 / /	
OA-01	10:30	~~[illegible]~~ 316	~~[illegible]~~ 374	↓	30 / /	-1 / /	
					/	/	
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Chain of Custody	Print Name	Signature	Date/Time	
Sampled by:	Cody Martin	Cody A Martin	11/20/20 12:00	Courier: CIRCLE ONE FedEx (UPS) Pickup/Dropoff
Relinquished by:				**For LAB USE ONLY
Received at Lab by:	Robin Gushlaw	Robin Gushlaw	11/23/20	Work Order # C2011036

***Chain of Custody must be completed in full. Lack of any missing information will affect your Turn Around Times (TAT)

*** By signing Centek Labs Chain of Custody, you are accepting Centek Labs Terms and Conditions listed on the reverse side.

APPENDIX D

INSTITUTIONAL AND 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. C915340

Site Name 240 - 260 Lakefront Boulevard Site

Site Address: 240~~ - 260~~ Lakefront Boulevard Zip Code: 14203
City/Town: Buffalo
County: Erie
Site Acreage: 2.094

Reporting Period: June 15, 2020 to December 04, 2021

	YES	NO
1. Is the information above correct?	☐	☒
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☒
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☒
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☒
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☒	☐

Box 2

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

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative Date

Box 2A

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

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

	YES	NO
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. C915340 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
110.59-1-3.11	~~240~~ Lakefront Boulevard, LLC	Ground Water Use Restriction Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan

Groundwater use is prohibited
Landuse is restricted to Restricted Residential
Adherence to Site Management Plan
Implementation of an IC/EC Plan

Box 4

Description of Engineering Controls

Parcel	Engineering Control
110.59-1-3.11	Cover System

Cover System per 6NYCRR Part 375-6.7(d)

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
☒	☐

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

   (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

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

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
☒	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____

Signature of Owner, Remedial Party or Designated Representative Date

IC CERTIFICATIONS
SITE NO. C915340

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 Paul Ciminelli (print name) at 50 Fountain Plaza, Suite 500, Buffalo, New York 14202 (print business address),

am certifying as Owner (Owner or Remedial Party)

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

Paul Ciminelli

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

12.29.21
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 John T. Camp (print name) at 141 Elm Street, Suite 100, Buffalo, New York 14203 (print business address),

am certifying as a Qualified Environmental Professional for the Owner (Owner or Remedial Party)

Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date
		1/3/2022