Period Review Report

1155 Niagara Street Site
Buffalo, New York
BCP Site No. C915367

Prepared for:

Great Point Studio Management (B) QOZB, LLC

Prepared by:

Roux Environmental Engineering and Geology, D.P.C.

2558 Hamburg Turnpike, Suite 300
Buffalo, New York 14218

Revised January 2026
May 2025

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1. Introduction

Roux Environmental Engineering and Geology, D.P.C. (Roux) has prepared this Periodic Review Report (PRR) on behalf of Great Point Studio Management (B) QOZB, LLC (Great Point) to summarize the post-remedial status of NYS Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C915367, located at 1155 Niagara Street, in Buffalo, Erie County, New York (Site; see Figures 1 and 2).

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

This PRR and the associated inspection form have been completed for post-remedial activities at the Site during the reporting period of December 27, 2023 to April 27, 2025.

1.1 Site Background

Great Point entered into a Brownfield Cleanup Agreement (BCA) with NYSDEC in April 2021 to investigate and remediate the 3.64-acre property located 1155 Niagara Street, City of Buffalo, Erie County, New York (BCP Site No. C915367). The Site is located at the corner of Niagara Street and W Ferry Street, and is bound by Niagara Street to the west, W. Ferry to the North, West Avenue to the East, and commercial and residential use properties to the south (see Figure 2).

Historically a portion of the Site was developed with numerous residential properties from at least 1899 through at least 1981. Portions of the Site were also previously developed with commercial and industrial uses from at least 1925 through at least 1981, including a vehicle garage/storage, s contractor's yard, a blacksmith, a pipe shop, a garage, and storage. Additionally, a portion of the Site was a dairy manufacturing operation from at least 1951 through at least 1981.

The Site was remediated to Part 375 Track 4 Commercial Use and the site was redeveloped as a multi-media production facility.

1.2 Remedial History

After acceptance into the NYS BCP, Remedial Investigation (RI) / Interim Remedial Measures Work Plan was submitted to the Department for review and approval. After completion of the RI, IRM activities were completed to address petroleum impacted soil-fill and non-petroleum impacted soil-fill, groundwater management, and excavation backfilling. A Remedial Action Work Plan (RAWP) was submitted and approved by the Department in July 2022. The cleanup was successful in achieving the Track 4 Commercial Use remedial objectives for the Site. The Site Management Plan (SMP) and Final Engineering Report were approved by the Department in December 2023. NYSDEC issued the Certificate of Completion (COC) for the Site on December 27, 2023.

1.3 Compliance

The Site is in general compliance with the requirements of the SMP. The completed IC/EC form is included in Appendix A.

1.4 Recommendation

No modifications are recommended at this time for the Site.

2. Site Overview

Previous investigations identified environmental contamination on-Site that required remediation. Great Point entered into a Brownfield Cleanup Agreement with the NYSDEC to investigate and remediate the Site. The BCP investigation and remediation was completed between 2021 and 2023

Remedial activities were completed at the site in accordance with the NYSDEC approved RI-IRM Work Plan (April 2021) and Remedial Action Work Plan (July 2022).

The Remedial activities included:

- Excavation and offsite disposal of 4,656 tons of non-hazardous petroleum impacted soil-fill.
- Excavation and offsite disposal 4,116 tons of non-hazardous PAH and metals impacted soil-fill.
- Backfilling with NYSDEC-approved material.
- Supplemental groundwater investigation was completed to assess freon detections at MW-4. The supplemental investigation included the collection of additional groundwater samples and exploratory test pits surrounding MW-4. No onsite source (e.g. tanks or lines) was identified. Downgradient wells MW-1 and MW-3 had no freon detections during the June 2022 supplemental groundwater monitoring event.
- Construction and maintenance of a cover system consisting of the new building, asphalt and concrete pavement, sidewalks; and minimum 12-inches soil cover of approved clean material placed on top of demarcation layer, to prevent human exposure to remaining soil/fill; and
- Placement of an environmental easement to (1) implement, maintain, and monitor Engineering Controls; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and (3) limit the use and development of the Site for Commercial and/or Industrial uses only.

The FER and SMP for the Site were approved by the Department in December 2023. The Certificate of Completion (COC) was issued for the Site on December 27, 2023.

3. Remedy Performance

Post-remedial site inspections and groundwater sampling have been completed at the Site for the current reporting period. Groundwater sample results are summarized on Table 1. Groundwater sampling logs are provided in Appendix C, and laboratory analytical data reports are provided in Appendix D.

Post-remedial groundwater sample results indicate no elevated VOCs, including associated Freon's dichlorodifluoromethane and trichlorofluoromethane. The RI groundwater results for MW-4 are provided for comparison.

Site inspections were complete in 2024 and 2025 and indicates that the controls are in-place and functioning as intended in accordance with the SMP.

4. Site Management Plan

The NYSDEC-approved December 2023 SMP includes an IC/EC Plan, a Monitoring and Sampling Plan, an Operation & Maintenance (O&M) Plan, an Excavation Work Plan (EWP), and a copy of the Environmental Easement. A brief description of the components of the SMP is presented below.

4.1 IC/EC Plan

As detailed in the Environmental Easement, several IC/ECs need to be maintained as a requirement of the BCA.

4.1.1 Institutional Controls

- Groundwater-Use Restriction: The use of groundwater for potable and non-potable purposes without necessary water quality treatment as determined by the NYSDOH or ECDOH is prohibited.
- Land-Use Restriction: The controlled property may be used for commercial and/or industrial use.
- Implementation of the SMP: The O&M Plan (including groundwater monitoring) and EWP must be followed.

4.1.2 Engineering Controls

- All engineering controls must be maintained, and inspected as specified in the SMP;
- Cover System: The integrated cover system, including building; concrete sidewalks/pads; asphalt parking areas; and landscaped vegetated areas are all being maintained in compliance with the SMP.

4.2 Monitoring and Sampling Plan

The Monitoring and Sampling Plan consists of two components, including the Site Wide Inspections and the Groundwater Sampling program.

4.2.1 Site Inspection & Certification

The Annual Inspection and Certification program outlines the requirements for the Site, and information necessary to document the IC/EC certification. The certification primarily consists of a Site inspection to complete the NYSDEC “Site Management Periodic Review Report Notice-Institutional and Engineering Controls Certification Form” and confirm the IC/ECs:

- Are in place, performing properly, and remain effective;
- Nothing has occurred that would impair the ability of the controls to protect the public health and environment;

- Nothing has occurred that would constitute a violation or failure to comply with the SMP for such controls; and

- That access is available to the Site to evaluate continued maintenance of such controls.

The Site inspection includes inspection of the following components in accordance with the SMP.

- Final cover system; and

- Site monitoring well MW-4

The site inspection was completed on November 11, 2024 and April 30, 2025, and the site was compliant with the SMP requirements. Copies of the inspection forms are provided in Appendix C. It should be noted that the entrance gate from Niagara Street was damaged during the winter season, and future repairs are planned. Any import or export of material will be completed in accordance with Excavation Work Plan, included in the SMP. Details will be provided to the Department once repair information is available.

4.2.2 Groundwater Sampling and Analysis

Groundwater sample was collected and analyzed for VOCs on November 11, 2024. Table 1 summarizes the analytical results from the reporting period and provides the prior RI groundwater sample results for comparison. Appendix C includes the laboratory analytical data packages and field notes from the groundwater sampling events. Appendix D includes Data Usability Summary Reports (DUSRs). Roux submitted the laboratory data to the NYSDEC EQuIS database.

During the reporting period site inspection and sampling event, MW-4 was observed to be in good condition. Based on the low water level within the well, the groundwater sample was collected as a grab sample. Low water levels have been typical since completion of the cover.

Laboratory analytical results indicate no elevated results above the GWQS were reported, including Freon's dichlorodifluoromethane and trichlorofluoromethane. All VOC concentrations were reported below their respective GWQS.

4.2.3 Site-Wide Inspection – Cover System Monitoring

The Site was remediated to a Track 4 Commercial Use cleanup, therefore, a cover system was installed to prevent exposure to remaining contamination. This cover system is comprised of concrete building foundation slab, asphalt parking areas, and parking lot islands with soil cover. Figure 3 shows cover system details.

In accordance with the SMP, the cover system must be maintained and replaced in the event it is breached as described in the EWP (SMP Appendix D). The cover system is inspected on an annual

basis and following severe storm events. Procedures for the inspection of this cover are provided in the Monitoring and Sampling Plan included in Section 4.0 of the SMP.

At the time of the Site inspection, the cover system was intact and functioning as intended. Appendix B provides photographic documentation of Site conditions at the time of the Site inspection.

4.3 Excavation Work Plan

An Excavation Work Plan (EWP) was included in the approved-SMP for the Site. The EWP provides guidelines for the management of soil and fill material during any future intrusive activities.

No intrusive activities requiring management of on-Site soil or fill material; or the import and placement of backfill materials occurred during the reporting period. Repairs to the Niagara Street entrance gate are planned, as noted above, and details will be provided to the Department once available.

6. Conclusions and Recommendations

6.1 Conclusions

- The Site was in general compliance with the SMP.
- All VOC concentrations at MW-4 were below GWQS.

6.2 Recommendation

No modifications are recommended at this time for the Site.

7. Declaration/Limitation

Roux Environmental Engineering and Geology, D.P.C. personnel conducted the annual site inspection for BCP Site No. C915367 in Buffalo, New York, according to generally accepted practices. This report is compliant with the scope of work provided to Great Point Studio Management (B) QOZB, LLC by Roux Environmental Engineering and Geology, D.P.C.

This report has been prepared for the exclusive use of Great Point Studio Management (B) QOZB, LLC. The contents of this report are limited to information available at the time of the site inspection. The findings herein may be relied upon only at the discretion of Great Point Studio Management (B) QOZB, LLC. Use of or reliance upon this report or its findings by any other person or entity is prohibited without written permission of Roux Environmental Engineering and Geology, D.P.C.

TABLE

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TABLE 1
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

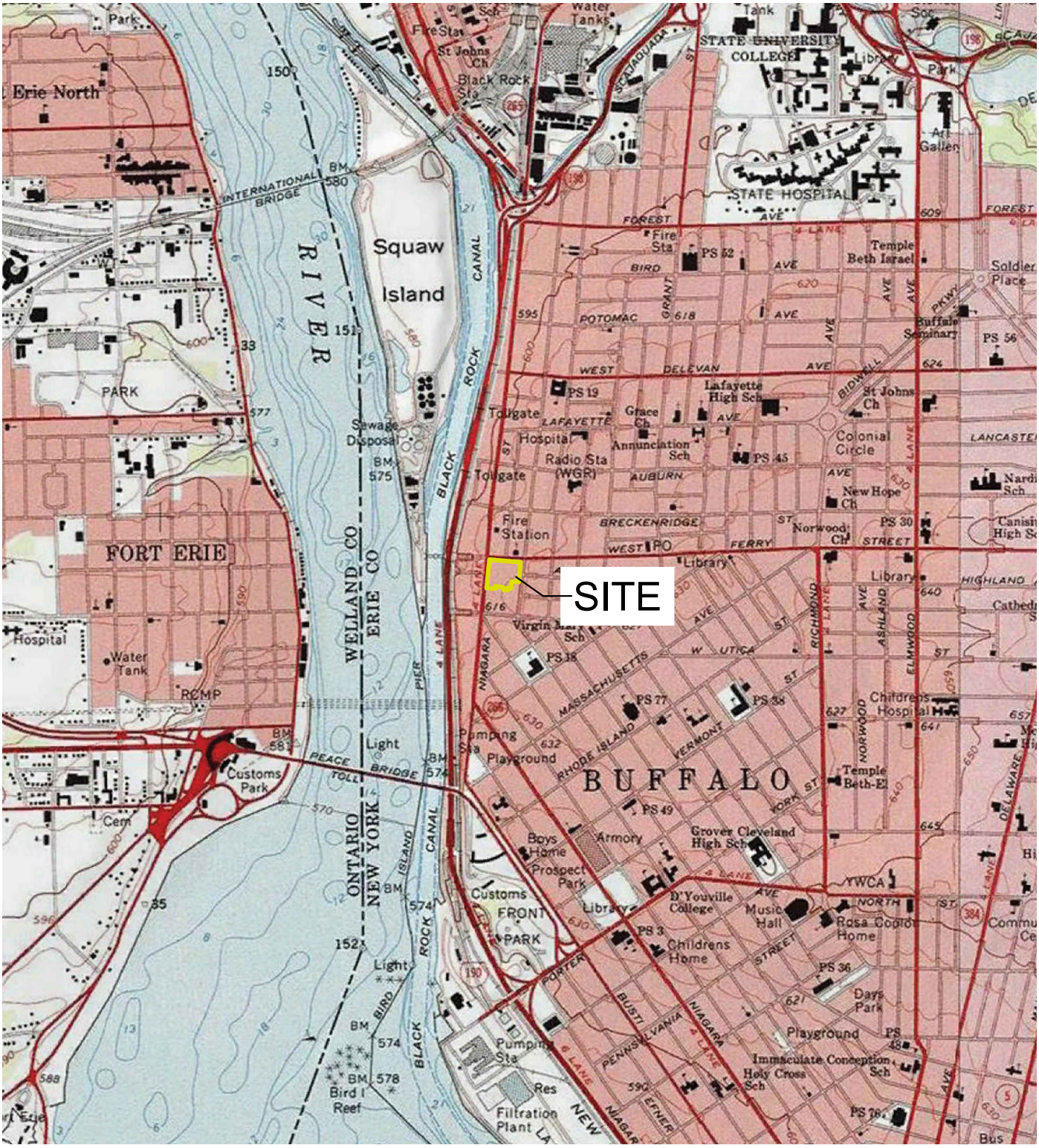
1155 NIAGARA STREET SITE
BCP SITE NO. C915367
BUFFALO, NEW YORK

Parameters [1]	Class GA GWQS/GV[2]	MW-4		
		6/2/2021	6/3/2022	11/11/2024
Volatile Organic Compounds (VOCs) - ug/L				
2-Butanone	**50**	ND	ND	3 J
Acetone	**50**	6.5	3.2 J	5.1
Benzene	**1**	0.57	ND	0.17 J
Bromomethane	**5**	ND	2.3 J	ND
Cyclohexane	**--**	0.88 J	ND	ND
Dichlorodifluoromethane	**5**	**95**	**26**	1.3 J
Methylcyclohexane	**--**	0.65 J	ND	ND
Toluene	**5**	0.94 J	ND	ND
Trichloroethene	**5**	ND	ND	ND
Trichlorofluoromethane	**5**	**220**	**75**	5

Notes:
1. Only parameters detected at a minimum of one sample location are presented in this table; all other compounds were reported as non-detect.
2. Values per NYSDEC TOGS 1.1.1 Class GA Groundwater Quality Standards/Guidance Values (GWQS/GV).

Qualifiers:
ND = Parameter not detected above laboratory detection limit.
J = Estimated Value - Below calibration range.
BOLD = Result exceeds GWQS/GV

FIGURES



Title:

SITE LOCATION AND VICINITY MAP

1155 NIAGARA STREET SITE
BCP SITE NO. C915367
BUFFLO, NEW YORK

PERIODIC REVIEW REPORT

Prepared for:

GREAT POINT STUDIO MANAGEMENT (B) QOZB, LLC

ROUX

Compiled by: CMS	Date: APRIL 2025	FIGURE
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Project Mgr: NTM	Project: 4341.0001B002	1
File: FIGURE 1; SITE LOCATION AND VICINITY MAP.DWG		

F:\CAD\TURNKEY\GREAT POINT OPPORTUNITY FUND\PRR\2025\FIGURE 1; SITE LOCATION AND VICINITY MAP.DWG

LEGEND:

PROPERTY BOUNDARY

PARCEL BOUNDARY

N

100' 0 100'

Title:

SITE PLAN (AERIAL)

1155 NIAGARA STREET SITE
BCP SITE NO. C915367
BUFFALO, NEW YORK
PERIODIC REVIEW REPORT

Prepared for:

GREAT POINT STUDIO MANAGEMENT (B) QOZB, LLC

ROUX

Compiled by: CMS	Date: APRIL 2025	FIGURE
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Project Mgr: NTM	Project: 4341.0001B002	2
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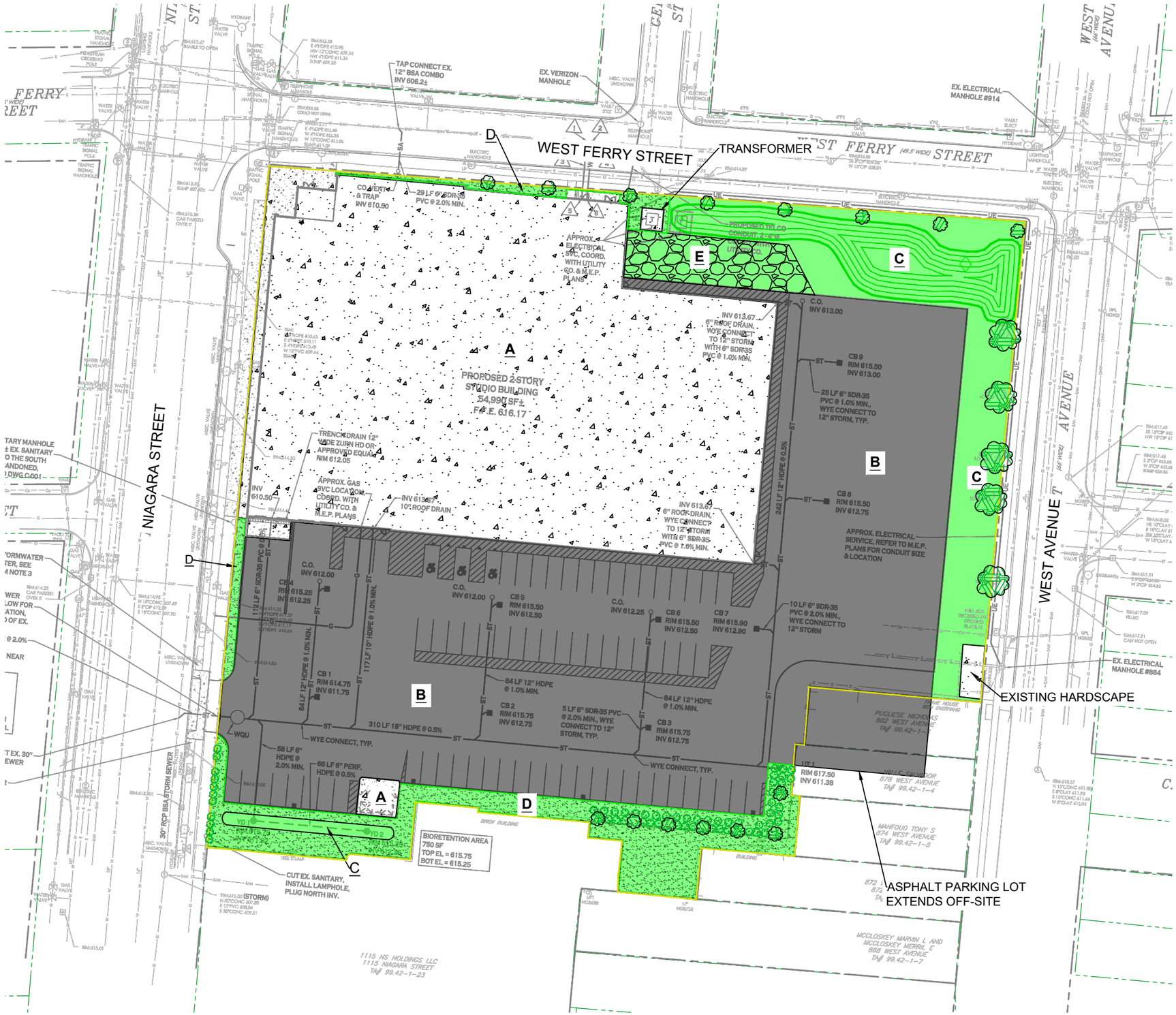
F:\CAD\TURNKEY\GREAT POINT OPPORTUNITY FUND\PRR\2025\FIGURE 2; SITE PLAN (AERIAL)_REV2.DWG



LEGEND:

- BCP SITE BOUNDARY
- PARCEL BOUNDARY
- LANDSCAPED
- HARDSCAPE (BUILDING/SIDEWALK)
- ASPHALT COVER
- STABILIZED LAWN AREA
- APPROVED SOIL WITH STONE SURFACE COVER
- TREE (EXISTING & NEW)
- SHRUB

Title:

COVER SYSTEM LAYOUT

1155 NIAGARA STREET SITE
BCP SITE NO. C915367
BUFFALO, NEW YORK

PERIODIC REVIEW REPORT

Prepared for:

GREAT POINT STUDIO MANAGEMENT (B) QOZB, LLC

ROUX

Compiled by: CMS	Date: APRIL 2025	FIGURE
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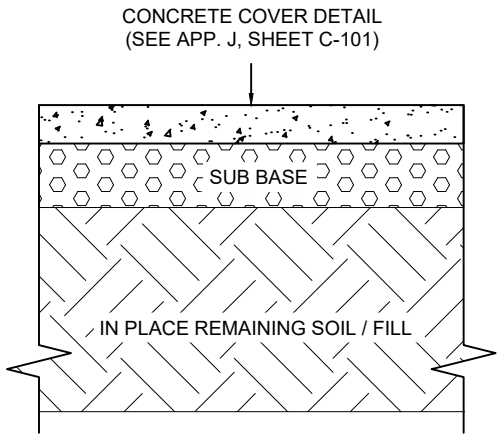

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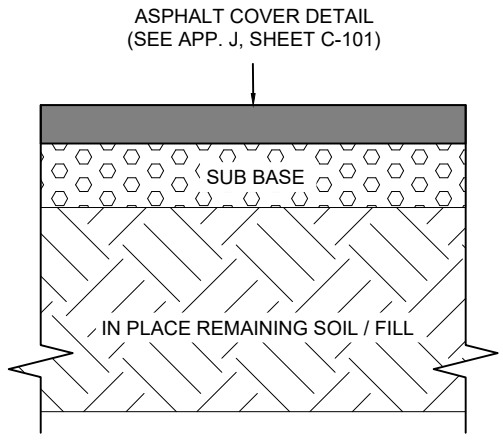

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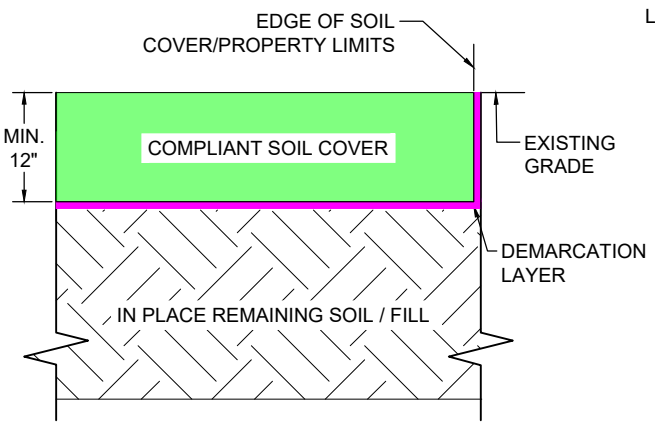

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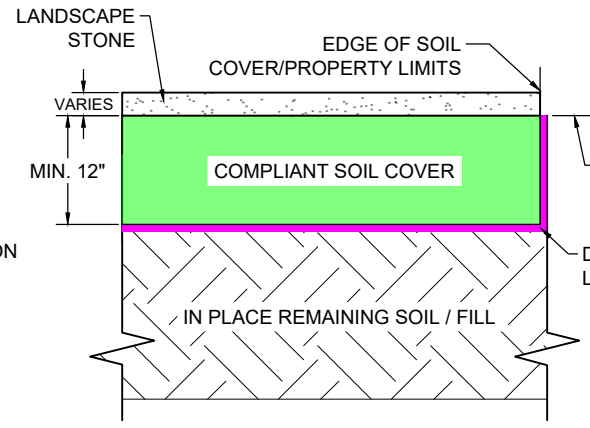

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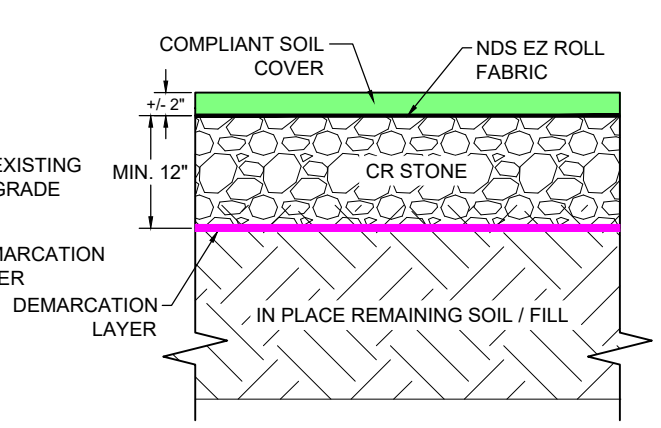

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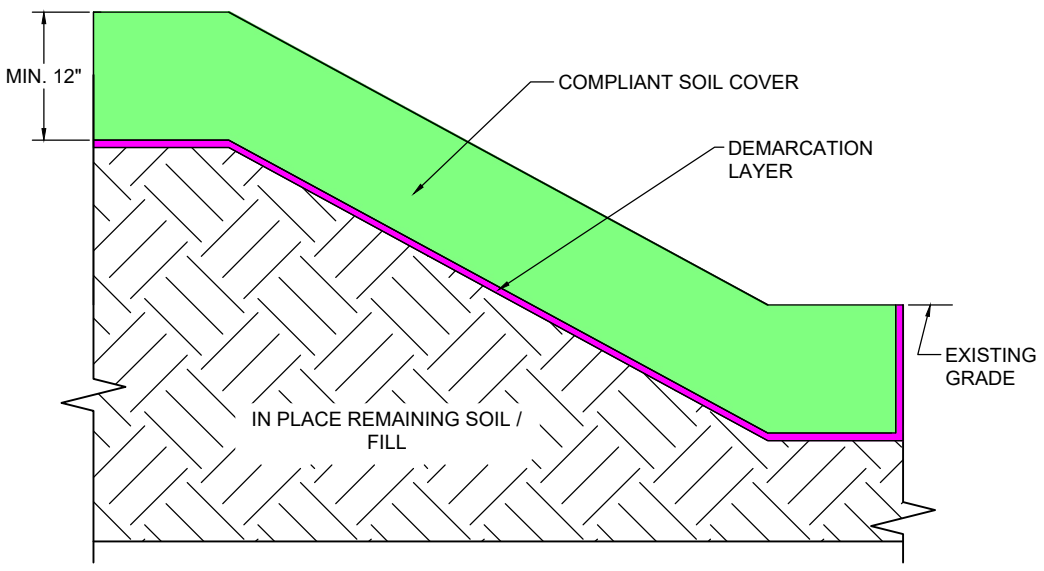
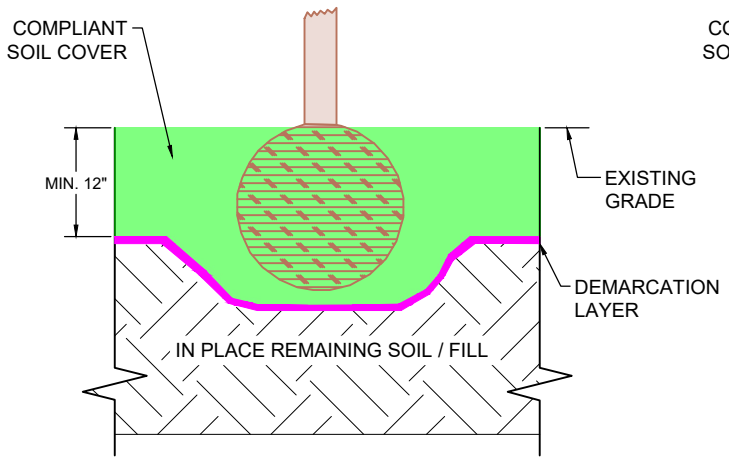
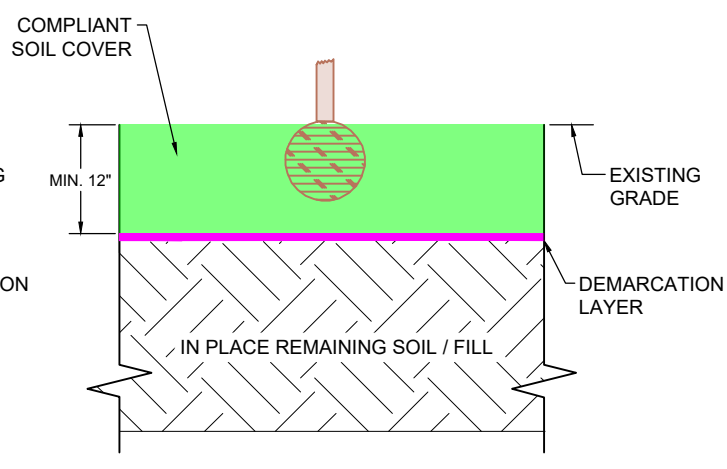


C (BERM)



TREE PLANTING CROSS-SECTION



SHRUB PLANTING CROSS-SECTION

Title:

SITE COVER DETAILS

1155 NIAGARA STREET SITE
BCP SITE NO. C915367
BUFFALO, NEW YORK

PERIODIC REVIEW REPORT

Prepared for

GREAT POINT STUDIO MANAGEMENT (B) QOZB, LLC

ROUX

Compiled by: CMS	Date: APRIL 2025	FIGURE
Prepared by: CMS	Scale:	3B
Project Mgr: NTM	Project: 4341.0001B002	
File: FIGURE 3; COVER SYSTEM THICKNESS VERIFICATION LOCATIONS.DWG		

APPENDIX A

NYSDEC CERTIFICATION AND NOTIFICATION FORMS AND SITE INSPECTION 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. **C915367**

Site Name 1155 Niagara Street Site

Site Address: 1155 Niagara Street Zip Code: 14213
City/Town: Buffalo
County: Erie
Site Acreage: 3.640

Reporting Period: December 27, 2023 to April 27, 2025

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

Box 2

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

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?	☐	X

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

9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	X	☐

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. C915367 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
99.34-9-1.1	Great Point Studio Management (B) QOZB,	Site Management Plan IC/EC Plan Ground Water Use Restriction Ground Water Use Restriction Soil Management Plan Landuse Restriction Building Use Restriction Site Management Plan IC/EC Plan Soil Management Plan Building Use Restriction Landuse Restriction Monitoring Plan

- Prohibition against well installation (or use of gw without treatment)
- Compliance with the Site Management Plan
- Compliance with the Soils Management Plan
- Annual monitoring of groundwater
- Highest land use is restricted to commercial use

Box 4

Description of Engineering Controls

Parcel	Engineering Control
99.34-9-1.1	Cover System Cover System Monitoring Wells

- Cover consisting of hardscape or clean soil

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
X	☐

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
X	☐

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. C915367

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 Peter von Gal (COO) at 1155 Niagara Street,Buffalo, NY 14213,
print name print business address

am certifying as 0wner Representative (Owner or Remedial Party)

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

Peter von Gal
Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

5/28/2025
Date

EC CERTIFICATIONS

Box 7

Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Thomas Forbes at Rook 2558 Hamburg TPKE, Buffalo, NY 14218

print name print business address

am certifying as a Professional Engineer for the Owner

(Owner or Remedial Party)

Thomas Forbes

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

STATE OF NEW YORK THOMAS H. FORBES No. 70950-1 LICENSED PROFESSIONAL ENGINEER

Stamp (Required for PE)

Date

APPENDIX B

SITE PHOTOLOG

ROUX

Periodic Review Report
Annual Site Inspection

Property Name: 1155 Niagra St Project No.:

Client: Great Point Studio

Property Address: 1155 Niagra St Buffalo NY

BCP Site No.: C915367 PRR Due Date:

Preparer's Name: Date/Time: 11/11/24

CERTIFICATION

The results of this inspection were discussed with the Site Manager. Any corrective actions required have been identified and noted in this report, and a supplemental Corrective Action Form has been completed. Proper implementation of these corrective actions have been discussed with the Site Manager, agreed upon, and scheduled.

Preparer / Inspector: Tom Behrendt **Date:** 11/6/24

Signature:

Next Scheduled Site Inspection Date: April - 2025

Property Access

1. Is the access road in need of repair?	☐ yes	☒ no	☐ N/A
2. Sufficient signage posted (No Trespassing)?	☒ yes	☐ no	☐ N/A
3. Has there been any noted or reported trespassing?	☐ yes	☒ no	☐ N/A

Please note any irregularities/ changes in site access and security:

Final Surface Cover / Vegetation

The integrity of the vegetative soil cover or other surface coverage (e.g., asphalt, concrete) over the entire Site must be maintained. The following documents the condition of the above.

1. Final Cover is in Place and in good condition?	☒ yes	☐ no	☐ N/A
Cover consists of (mainly): Concrete Asphalt, Landscaped Soil			
2. Evidence of erosion?	☐ yes	☒ no	☐ N/A
3. Cracks visible in pavement?	☐ yes	☒ no	☐ N/A
4. Evidence of distressed vegetation/turf?	☐ yes	☒ no	☐ N/A
5. Evidence of unintended traffic and/or rutting?	☐ yes	☒ no	☐ N/A
6. Evidence of uneven settlement and/or ponding?	☐ yes	☒ no	☐ N/A

ROUX

Periodic Review Report
Annual Site Inspection

Final Surface Cover / Vegetation (continued)

7. Damage to any surface coverage? ☐ yes ☒ no ☐ N/A

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

Soil Vapor Extraction System (SVE)

Is the system(s) currently running? ☐ yes ☐ no ☒ N/A

Has regular maintenance and monitoring been documented and enclosed or referenced?
☐ yes ☐ no ☒ N/A

Active Sub-Slab Depressurization System (ASD)

Are there one or more ASD systems currently running at the Site? ☐ yes ☐ no ☒ N/A

System No. Reading:

System No. Reading:

Has regular maintenance and monitoring been documented and enclosed or referenced?
☐ yes ☐ no ☒ N/A

Groundwater Monitoring

Is there a plan in place and currently being followed? ☒ yes ☐ no ☐ N/A

Are the wells currently intact and operational? ☒ yes ☐ no ☐ N/A

When was the most recent sampling event report and submittal? Date: 11/11/24

When is the next projected sampling event? Date: 11 - 2025

ROUX

Periodic Review Report
Annual Site Inspection

Property Use Changes / Site Development

Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during the reporting period? ☐ yes ☒ no ☐ N/A

Has the property usage changed, or site been redeveloped since the last inspection? ☐ yes ☒ no ☐ N/A

If yes, please list with date:

New Information

Has any new information been brought to the owner/engineer's attention regarding any and/or all engineering and institutional controls and their operation and effectiveness? ☐ yes ☒ no ☐ N/A

Comments:

Notes and Comments:

Please attach the following, if applicable:

1. Site sketch
2. Photographs
3. Monitoring and maintenance records
4. Corrective Action Form

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Great Point Studio Management (E QOZB, LLC	1155 Niagara Street, Buffalo NY.	4341.0001B002

Photo No.	Date
1	11/11/24

Direction Photo Taken:
Interior (northeast).

Description:
Concrete floor inside studios.

Photo No.	Date
2	11/11/24

Direction Photo Taken:
Norhtwest

Description:
Western asphalt parking lot.

Prepared By: TAB

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Great Point Studio Management (B QOZB, LLC	1155 Niagara Street, Buffalo NY.	4341.0001B002

Photo No.	Date
3	11/11/24

Direction Photo Taken:
North

Description:
Loading dock and landscaped cover system.

Photo No.	Date
4	11/11/24

Direction Photo Taken:
West

Description:
Southern retention basin.

Prepared By: TAB

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
QOZB, LLC	1155 Niagara Street, Buffalo NY.	4341.0001B002

Photo No.	Date
5	11/11/24

Direction Photo Taken:
Northwest.

Description:
Landscaped soil cover. Former TP-27 vicinty, south end of site.

Photo No.	Date
6	11/11/24

Direction Photo Taken:
East

Description:
Landscaped soil cover southern property line, former MW-5 vicinty.

Prepared By: TAB

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Great Point Studio Management (B QOZB, LLC	1155 Niagara Street, Buffalo NY.	4341.0001B002

Photo No.	Date
7	11/11/24

Direction Photo Taken:
South

Description:
Soil cover west of 874 West Ave.

Photo No.	Date
8	11/11/24

Direction Photo Taken:
South

Description:
Concrete apron to West Avenue with grass coversytem.

Prepared By: TAB

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Great Point Studio Management (B QOZB, LLC	1155 Niagara Street, Buffalo NY.	4341.0001B002

Photo No.	Date
9	11/11/24

Direction Photo Taken:
North

Description:
Grass cover system with asphalt parking lot.

Photo No.	Date
10	11/11/24

Direction Photo Taken:
West

Description:
reinforced grass parking system.

Prepared By: TAB

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Great Point Studio Management (B QOZB, LLC	1155 Niagara Street, Buffalo NY.	4341.0001B002

Photo No.	Date
11	11/11/24

Direction Photo Taken:
East

Description:
Landscaped northern property line.

Photo No.	Date
12	11/11/24

Direction Photo Taken:
Southeast

Description:
Main entrance.

Prepared By: TAB

ROUX

Periodic Review Report
Annual Site Inspection

Property Name: 1155 Niagara Project No.:

Client: Great Point Studio

Property Address: 1155 Niagara Buffalo NY

BCP Site No.: C915367 PRR Due Date: May 2025

Preparer's Name: Thomas A Bertrand Date/Time: 4/30/25

CERTIFICATION

The results of this inspection were discussed with the Site Manager. Any corrective actions required have been identified and noted in this report, and a supplemental Corrective Action Form has been completed. Proper implementation of these corrective actions have been discussed with the Site Manager, agreed upon, and scheduled.

Preparer / Inspector: Tom Bertrand **Date:** 4/30/25

Signature:

Next Scheduled Site Inspection Date: 4-2026

Property Access

1. Is the access road in need of repair?	☐ yes	☒ no	☐ N/A
2. Sufficient signage posted (No Trespassing)?	☒ yes	☐ no	☐ N/A
3. Has there been any noted or reported trespassing?	☐ yes	☒ no	☐ N/A

Please note any irregularities/ changes in site access and security:

Final Surface Cover / Vegetation

The integrity of the vegetative soil cover or other surface coverage (e.g., asphalt, concrete) over the entire Site must be maintained. The following documents the condition of the above.

1. Final Cover is in Place and in good condition?	☒ yes	☐ no	☐ N/A
Cover consists of (mainly): Concrete, Asphalt, soil			
2. Evidence of erosion?	☐ yes	☒ no	☐ N/A
3. Cracks visible in pavement?	☐ yes	☒ no	☐ N/A
4. Evidence of distressed vegetation/turf?	☐ yes	☒ no	☐ N/A
5. Evidence of unintended traffic and/or rutting?	☐ yes	☒ no	☐ N/A
6. Evidence of uneven settlement and/or ponding?	☐ yes	☒ no	☐ N/A

ROUX

Periodic Review Report
Annual Site Inspection

Final Surface Cover / Vegetation (continued)

7. Damage to any surface coverage? ☒ yes ☐ no ☐ N/A

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

Perimeter of Parking Lot, Due to plowing

Soil Vapor Extraction System (SVE)

Is the system(s) currently running? ☐ yes ☐ no ☒ N/A

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

☐ yes ☐ no ☒ N/A

Active Sub-Slab Depressurization System (ASD)

Are there one or more ASD systems currently running at the Site? ☐ yes ☐ no ☒ N/A

System No. Reading:

System No. Reading:

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

☐ yes ☐ no ☒ N/A

Groundwater Monitoring

Is there a plan in place and currently being followed? ☒ yes ☐ no ☐ N/A

Are the wells currently intact and operational? ☒ yes ☐ no ☐ N/A

When was the most recent sampling event report and submittal? Date: 11-2024

When is the next projected sampling event? Date: 11-2025

ROUX

Periodic Review Report
Annual Site Inspection

Property Use Changes / Site Development

Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during the reporting period? ☐ yes ☒ no ☐ N/A

Has the property usage changed, or site been redeveloped since the last inspection? ☐ yes ☒ no ☐ N/A

If yes, please list with date:

New Information

Has any new information been brought to the owner/engineer's attention regarding any and/or all engineering and institutional controls and their operation and effectiveness? ☐ yes ☒ no ☐ N/A

Comments:

Notes and Comments:

Please attach the following, if applicable:

1. Site sketch
2. Photographs
3. Monitoring and maintenance records
4. Corrective Action Form

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Great Point Studio Management (E QOZB, LLC	1155 Niagara Street, Buffalo NY.	4341.0001B002

Photo No.	Date
1	04/30/25

Direction Photo Taken:
Interior (east).

Description:
Concrete floor inside studios.

Photo No.	Date
2	04/30/25

Direction Photo Taken:
South

Description:
Western asphalt parking lot.

Prepared By: TAB

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Great Point Studio Management (B QOZB, LLC	1155 Niagara Street, Buffalo NY.	4341.0001B002

Photo No.	Date
3	04/30/25

Direction Photo Taken:
North

Description:
Loading dock and damaged fencing.

Photo No.	Date
4	04/30/25

Direction Photo Taken:
East

Description:
Southern retention basin.

Prepared By: TAB

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Great Point Studio Management (B QOZB, LLC	1155 Niagara Street, Buffalo NY.	4341.0001B002

Photo No.	Date
5	04/30/25

Direction Photo Taken:
Northwest.

Description:
Landscaped soil cover. Former TP-27 vicinty, south end of site.

Photo No.	Date
6	04/30/25

Direction Photo Taken:
East

Description:
Landscaped soil cover southern property line, former MW-5 vicinty.

Prepared By: TAB

ROUX

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Great Point Studio Management (B QOZB, LLC	1155 Niagara Street, Buffalo NY.	4341.0001B002

Photo No.	Date
7	04/30/25

Direction Photo Taken:
North

Description:
Soil cover west of 874 West Ave.

Photo No.	Date
8	04/30/25

Direction Photo Taken:
North

Description:
Concrete apron to West Avenue with grass coversytem.

Prepared By: TAB

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Great Point Studio Management (B QOZB, LLC	1155 Niagara Street, Buffalo NY.	4341.0001B002

Photo No.	Date
9	04/30/25

Direction Photo Taken:
South

Description:
Grass cover system with asphalt parking lot.

Photo No.	Date
10	04/30/25

Direction Photo Taken:
West

Description:
reinforced grass parking system.

Prepared By: TAB

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:
Great Point Studio Management (B QOZB, LLC	1155 Niagara Street, Buffalo NY.	4341.0001B002

Photo No.	Date
11	04/30/25

Direction Photo Taken:
West

Description:
Landscaped northern property line.

Photo No.	Date
12	04/30/25

Direction Photo Taken:
Southeast

Description:
Main entrance.

Prepared By: TAB

APPENDIX C

GROUNDWATER SAMPLING LOGS

ROUX

EQUIPMENT CALIBRATION LOG

PROJECT INFORMATION:
Project Name: Great Point Studios 1155 Niagra st
Project No.:
Client: Great Point Studious

Date: 11/11/24

Instrument Source: ☐ Roux ☐ Rental

METER TYPE	UNITS	TIME	MAKE/MODEL	SERIAL NUMBER	CAL. BY	STANDARD	POST CAL. READING	SETTINGS
☒ pH meter	units	0830	Myron L Company Ultra Meter 6P	6213516 ☐ 6243084 ☒ 6212375 ☐ 6243003 ☐ 6223973 ☐	TAB	4.00	3.99	4
						7.00	7.04	7
						10.01	10.01	10
☒ Turbidity meter	NTU	0830	Hach 2100P or 2100Q Turbidimeter	06120C020523 (P) ☒ 13120C030432 (Q) ☐ 17110C062619 (Q) ☐	TAB	10 NTU verification		
						<0.4	0.3	0.1
						20	21.2	20
						100	97.8	100
						800	792	800
☒ Sp. Cond. meter	uS mS	0830	Myron L Company Ultra Meter 6P	6213516 ☐ 6243084 ☒ 6212375 ☐ 6243003 ☐ 6223973 ☐	TAB	7.000 mS @ 25 °C	7.103	7.000
☐ PID	ppm		MinRAE 2000			open air zero		MIBK response factor = 1.0
						____ ppm Iso. Gas		
☐ Dissolved Oxygen	ppm	0830	HACH Model HQ30d	171932597009 ☐ 100500041867 ☒ 22293299821 ☐	TAB	100% Satuartion	✓	
☐ Particulate meter	mg/m³					zero air		
☐ Radiation Meter	uR/H					background area		

ADDITIONAL REMARKS:

PREPARED BY: TAB **DATE:** 11/11/24

ROUX

GROUNDWATER FIELD FORM

Project Name: 1155 Niagara St
Location: Buffalo
Project No.:
Date: 11/11/24
Field Team: DAD

Well No. MW-4			Diameter (inches): 2"			Sample Date / Time:			
Product Depth (fbTOR): -			Water Column (ft): 0.70			DTW when sampled:			
DTW (static) (fbTOR): 5.48			One Well Volume (gal): 0.11			Purpose: ☐ Development ☐ Sample ☐ Purge & Sample			
Total Depth (fbTOR): 6.18			Total Volume Purged (gal):			Purge Method:			
Time	Water Level (fbTOR)	Acc. Volume (gallons)	pH (units)	Temp. (deg. C)	SC (uS)	Turbidity (NTU)	DO (mg/L)	ORP (mV)	Appearance & Odor
1233	0 Initial	0	6.56	15.4	1067	290	3.77	175	
	1								
	2								
	3								
	4								
	5								
	6								
	7								
	8								
	9								
	10								
Sample Information:									
	S1								
	S2								

Well No.			Diameter (inches):			Sample Date / Time:			
Product Depth (fbTOR):			Water Column (ft):			DTW when sampled:			
DTW (static) (fbTOR):			One Well Volume (gal):			Purpose: ☐ Development ☐ Sample ☐ Purge & Sample			
Total Depth (fbTOR):			Total Volume Purged (gal):			Purge Method:			
Time	Water Level (fbTOR)	Acc. Volume (gallons)	pH (units)	Temp. (deg. C)	SC (uS)	Turbidity (NTU)	DO (mg/L)	ORP (mV)	Appearance & Odor
	0 Initial								
	1								
	2								
	3								
	4								
	5								
	6								
	7								
	8								
	9								
	10								
Sample Information:									
	S1								
	S2								

REMARKS:

Note: All water level measurements are in feet, distance from top of riser.

Volume Calculation

Diam.	Vol. (g/ft)
1"	0.041
2"	0.163
4"	0.653
6"	1.469

Stabilization Criteria

Parameter	Criteria
pH	± 0.1 unit
SC	± 3%
Turbidity	± 10%
DO	± 0.3 mg/L
ORP	± 10 mV

PREPARED BY:

APPENDIX D

LABORATORY ANALYTICAL DATA PACKAGES

ANALYTICAL REPORT

Lab Number:	L2465958
Client:	Roux 2558 Hamburg Turnpike Suite 300 Buffalo, NY 14218
ATTN:	Nate Munley
Phone:	(716) 856-0599
Project Name:	1155 NIAGARA ST
Project Number:	1155 NIAGARA ST
Report Date:	11/18/24

Certifications & Approvals: MA (M-MA086), NH NELAP (2064), CT (PH-0826), IL (200077), IN (C-MA-03), KY (KY98045), ME (MA00086), MD (348), NJ (MA935), NY (11148), NC (25700/666), OR (MA-1316), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #525-23-122-91930A1).

Project Name: 1155 NIAGARA ST
Project Number: 1155 NIAGARA ST

Lab Number: L2465958
Report Date: 11/18/24

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2465958-01	MW-4	WATER	BUFFALO, NY	11/11/24 13:15	11/11/24
L2465958-02	TRIP BLANK	WATER	BUFFALO, NY	11/11/24 00:00	11/11/24

Project Name:	1155 NIAGARA ST	**Lab Number:**	L2465958
Project Number:	1155 NIAGARA ST	**Report Date:**	11/18/24

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments and solids are reported on a dry weight basis unless otherwise noted. Tissues are reported "as received" or on a wet weight basis, unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Alpha Project Manager and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name:	1155 NIAGARA ST	**Lab Number:**	L2465958
Project Number:	1155 NIAGARA ST	**Report Date:**	11/18/24

Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Caitlin Walukevich

Caitlin Walukevich

Title: Technical Director/Representative

Date: 11/18/24

ORGANICS

VOLATILES

Project Name: 1155 NIAGARA ST
Project Number: 1155 NIAGARA ST
Lab Number: L2465958
Report Date: 11/18/24

SAMPLE RESULTS

Lab ID: L2465958-01
Client ID: MW-4
Sample Location: BUFFALO, NY

Date Collected: 11/11/24 13:15
Date Received: 11/11/24
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 11/15/24 15:26
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	5.0		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	0.17	J	ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1

Project Name: 1155 NIAGARA ST
Project Number: 1155 NIAGARA ST
Lab Number: L2465958
Report Date: 11/18/24

SAMPLE RESULTS

Lab ID: L2465958-01
Client ID: MW-4
Sample Location: BUFFALO, NY
Date Collected: 11/11/24 13:15
Date Received: 11/11/24
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	1.3	J	ug/l	5.0	1.0	1
Acetone	5.1		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	3.0	J	ug/l	5.0	1.9	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl Acetate	ND		ug/l	2.0	0.23	1
Cyclohexane	ND		ug/l	10	0.27	1
1,4-Dioxane	ND		ug/l	250	61.	1
Freon-113	ND		ug/l	2.5	0.70	1
Methyl cyclohexane	ND		ug/l	10	0.40	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	111		70-130
Toluene-d8	97		70-130
4-Bromofluorobenzene	102		70-130
Dibromofluoromethane	116		70-130

Project Name: 1155 NIAGARA ST
Project Number: 1155 NIAGARA ST
Lab Number: L2465958
Report Date: 11/18/24

SAMPLE RESULTS

Lab ID: L2465958-02
Client ID: TRIP BLANK
Sample Location: BUFFALO, NY

Date Collected: 11/11/24 00:00
Date Received: 11/11/24
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 11/15/24 15:48
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1

Project Name: 1155 NIAGARA ST
Project Number: 1155 NIAGARA ST
Lab Number: L2465958
Report Date: 11/18/24

SAMPLE RESULTS

Lab ID: L2465958-02
Client ID: TRIP BLANK
Sample Location: BUFFALO, NY
Date Collected: 11/11/24 00:00
Date Received: 11/11/24
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl Acetate	ND		ug/l	2.0	0.23	1
Cyclohexane	ND		ug/l	10	0.27	1
1,4-Dioxane	ND		ug/l	250	61.	1
Freon-113	ND		ug/l	2.5	0.70	1
Methyl cyclohexane	ND		ug/l	10	0.40	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	115		70-130
Toluene-d8	98		70-130
4-Bromofluorobenzene	103		70-130
Dibromofluoromethane	117		70-130

Project Name: 1155 NIAGARA ST
Project Number: 1155 NIAGARA ST
Lab Number: L2465958
Report Date: 11/18/24

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 11/15/24 10:20
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-02 Batch: WG1998029-5					
Methylene chloride	ND		ug/l	2.5	0.70
1,1-Dichloroethane	ND		ug/l	2.5	0.70
Chloroform	ND		ug/l	2.5	0.70
Carbon tetrachloride	ND		ug/l	0.50	0.13
1,2-Dichloropropane	ND		ug/l	1.0	0.14
Dibromochloromethane	ND		ug/l	0.50	0.15
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50
Tetrachloroethene	ND		ug/l	0.50	0.18
Chlorobenzene	ND		ug/l	2.5	0.70
Trichlorofluoromethane	ND		ug/l	2.5	0.70
1,2-Dichloroethane	ND		ug/l	0.50	0.13
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70
Bromodichloromethane	ND		ug/l	0.50	0.19
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14
Bromoform	ND		ug/l	2.0	0.65
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17
Benzene	ND		ug/l	0.50	0.16
Toluene	ND		ug/l	2.5	0.70
Ethylbenzene	ND		ug/l	2.5	0.70
Chloromethane	ND		ug/l	2.5	0.70
Bromomethane	ND		ug/l	2.5	0.70
Vinyl chloride	ND		ug/l	1.0	0.07
Chloroethane	ND		ug/l	2.5	0.70
1,1-Dichloroethene	ND		ug/l	0.50	0.17
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Trichloroethene	ND		ug/l	0.50	0.18
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70

Project Name: 1155 NIAGARA ST
Project Number: 1155 NIAGARA ST
Lab Number: L2465958
Report Date: 11/18/24

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 11/15/24 10:20
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-02 Batch: WG1998029-5					
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70
Methyl tert butyl ether	ND		ug/l	2.5	0.17
p/m-Xylene	ND		ug/l	2.5	0.70
o-Xylene	ND		ug/l	2.5	0.70
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Styrene	ND		ug/l	2.5	0.70
Dichlorodifluoromethane	ND		ug/l	5.0	1.0
Acetone	ND		ug/l	5.0	1.5
Carbon disulfide	ND		ug/l	5.0	1.0
2-Butanone	ND		ug/l	5.0	1.9
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0
2-Hexanone	ND		ug/l	5.0	1.0
Bromochloromethane	ND		ug/l	2.5	0.70
1,2-Dibromoethane	ND		ug/l	2.0	0.65
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70
Isopropylbenzene	ND		ug/l	2.5	0.70
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70
Methyl Acetate	ND		ug/l	2.0	0.23
Cyclohexane	ND		ug/l	10	0.27
1,4-Dioxane	ND		ug/l	250	61.
Freon-113	ND		ug/l	2.5	0.70
Methyl cyclohexane	ND		ug/l	10	0.40

Project Name: 1155 NIAGARA ST
Project Number: 1155 NIAGARA ST
Lab Number: L2465958
Report Date: 11/18/24

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 11/15/24 10:20
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-02 Batch: WG1998029-5					

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	114		70-130
Toluene-d8	98		70-130
4-Bromofluorobenzene	105		70-130
Dibromofluoromethane	117		70-130

Lab Control Sample Analysis

Batch Quality Control

Project Name: 1155 NIAGARA ST

Project Number: 1155 NIAGARA ST

Lab Number: L2465958

Report Date: 11/18/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-02 Batch: WG1998029-3 WG1998029-4								
Methylene chloride	110		97		70-130	13		20
1,1-Dichloroethane	110		98		70-130	12		20
Chloroform	110		100		70-130	10		20
Carbon tetrachloride	89		77		63-132	14		20
1,2-Dichloropropane	89		79		70-130	12		20
Dibromochloromethane	83		74		63-130	11		20
1,1,2-Trichloroethane	89		81		70-130	9		20
Tetrachloroethene	97		79		70-130	20		20
Chlorobenzene	100		87		75-130	14		20
Trichlorofluoromethane	100		87		62-150	14		20
1,2-Dichloroethane	100		96		70-130	4		20
1,1,1-Trichloroethane	98		83		67-130	17		20
Bromodichloromethane	89		80		67-130	11		20
trans-1,3-Dichloropropene	85		76		70-130	11		20
cis-1,3-Dichloropropene	85		77		70-130	10		20
Bromoform	74		72		54-136	3		20
1,1,2,2-Tetrachloroethane	83		86		67-130	4		20
Benzene	99		86		70-130	14		20
Toluene	100		87		70-130	14		20
Ethylbenzene	100		90		70-130	11		20
Chloromethane	100		92		64-130	8		20
Bromomethane	88		78		39-139	12		20
Vinyl chloride	100		89		55-140	12		20

Lab Control Sample Analysis

Batch Quality Control

Project Name: 1155 NIAGARA ST

Project Number: 1155 NIAGARA ST

Lab Number: L2465958

Report Date: 11/18/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-02 Batch: WG1998029-3 WG1998029-4								
Chloroethane	110		95		55-138	15		20
1,1-Dichloroethene	100		90		61-145	11		20
trans-1,2-Dichloroethene	110		92		70-130	18		20
Trichloroethene	89		76		70-130	16		20
1,2-Dichlorobenzene	98		86		70-130	13		20
1,3-Dichlorobenzene	100		88		70-130	13		20
1,4-Dichlorobenzene	100		87		70-130	14		20
Methyl tert butyl ether	75		71		63-130	5		20
p/m-Xylene	110		90		70-130	20		20
o-Xylene	105		90		70-130	15		20
cis-1,2-Dichloroethene	110		95		70-130	15		20
Styrene	110		95		70-130	15		20
Dichlorodifluoromethane	89		78		36-147	13		20
Acetone	110		110		58-148	0		20
Carbon disulfide	110		92		51-130	18		20
2-Butanone	88		89		63-138	1		20
4-Methyl-2-pentanone	80		86		59-130	7		20
2-Hexanone	78		90		57-130	14		20
Bromochloromethane	100		95		70-130	5		20
1,2-Dibromoethane	89		83		70-130	7		20
1,2-Dibromo-3-chloropropane	89		90		41-144	1		20
Isopropylbenzene	100		85		70-130	16		20
1,2,3-Trichlorobenzene	98		84		70-130	15		20

Lab Control Sample Analysis

Batch Quality Control

Project Name: 1155 NIAGARA ST

Project Number: 1155 NIAGARA ST

Lab Number: L2465958

Report Date: 11/18/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-02 Batch: WG1998029-3 WG1998029-4								
1,2,4-Trichlorobenzene	95		83		70-130	13		20
Methyl Acetate	100		100		70-130	0		20
Cyclohexane	86		72		70-130	18		20
1,4-Dioxane	128		122		56-162	5		20
Freon-113	98		83		70-130	17		20
Methyl cyclohexane	93		77		70-130	19		20

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	107		115		70-130
Toluene-d8	103		100		70-130
4-Bromofluorobenzene	98		100		70-130
Dibromofluoromethane	105		108		70-130

Project Name: 1155 NIAGARA ST
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Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
A	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L2465958-01A	Vial HCl preserved	A	NA		2.1	Y	Absent		NYTCL-8260-R2(14)
L2465958-01B	Vial HCl preserved	A	NA		2.1	Y	Absent		NYTCL-8260-R2(14)
L2465958-01C	Vial HCl preserved	NA	NA			Y	Absent		NYTCL-8260-R2(14)
L2465958-02A	Vial HCl preserved	A	NA		2.1	Y	Absent		NYTCL-8260-R2(14)

*Values in parentheses indicate holding time in days

Project Name:	1155 NIAGARA ST	**Lab Number:**	L2465958
Project Number:	1155 NIAGARA ST	**Report Date:**	11/18/24

GLOSSARY

Acronyms

DL - Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

EDL - Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).

EMPC - Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.

EPA - Environmental Protection Agency.

LCS - Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LCSD - Laboratory Control Sample Duplicate: Refer to LCS.

LFB - Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LOD - Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

LOQ - Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

MDL - Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

MS - Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.

MSD - Matrix Spike Sample Duplicate: Refer to MS.

NA - Not Applicable.

NC - Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.

NDPA/DPA - N-Nitrosodiphenylamine/Diphenylamine.

NI - Not Ignitable.

NP - Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.

NR - No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.

RL - Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

RPD - Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.

SRM - Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.

STLP - Semi-dynamic Tank Leaching Procedure per EPA Method 1315.

TEF - Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.

TEQ - Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.

TIC - Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: DU Report with 'J' Qualifiers

Project Name:	1155 NIAGARA ST	**Lab Number:**	L2465958
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Footnotes

1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Chlordane: The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA,this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Gasoline Range Organics (GRO): Gasoline Range Organics (GRO) results include all chromatographic peaks eluting from Methyl tert butyl ether through Naphthalene, with the exception of GRO analysis in support of State of Ohio programs, which includes all chromatographic peaks eluting from Hexane through Dodecane.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenz(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. For MassDEP DW compliance analysis only, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL. Note: If a 'Total' result is requested, the results of its individual components will also be reported.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

F - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

J - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively

Report Format: DU Report with 'J' Qualifiers

Project Name:	1155 NIAGARA ST	**Lab Number:**	L2465958
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Data Qualifiers

Identified Compounds (TICs). For calculated parameters, this represents that one or more values used in the calculation were estimated.

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

ND - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

V - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Z - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Report Format: DU Report with 'J' Qualifiers

Project Name: 1155 NIAGARA ST
Project Number: 1155 NIAGARA ST
Lab Number: L2465958
Report Date: 11/18/24

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - VI, 2018.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624.1: m/p-xylene, o-xylene, Naphthalene
EPA 625.1: alpha-Terpineol
EPA 8260D: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270E: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine, alpha-Terpineol, Azobenzene; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine, 2,6-Dichlorophenol.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility
SM 2540D: TSS.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Nonpotable Water: EPA RSK-175 Dissolved Gases
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 524.2: THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N**, SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables).
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, EPA 1600, EPA 1603, SM9222D.**

Mansfield Facility:

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522, EPA 537.1.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb**,** As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

NEW YORK CHAIN OF CUSTODY

ALPHA

Service Centers
Mahwah, NJ 07430: 35 Whitney Rd, Suite 5
Albany, NY 12205: 14 Walker Way
Tonawanda, NY 14150: 275 Cooper Ave, Suite 105

Page 1 of 1

Date Rec'd in Lab: 11/12/24

ALPHA Job #: L2469958

Westborough, MA 01581
8 Walkup Dr.
TEL: 508-898-9220
FAX: 508-898-9193

Mansfield, MA 02048
320 Forbes Blvd
TEL: 508-822-9300
FAX: 508-822-3288

Project Information
Project Name: 1155 Niagara St
Project Location: Buffalo NY
Project #
(Use Project name as Project #) ☒
Project Manager: Nate Manley
ALPHAQuote #:

Turn-Around Time
Standard ☒ Due Date:
Rush (only if pre approved) ☐ # of Days:

Client Information
Client: Roux
Address: 2558 Hamburg Turnpike
Lackawanna NY 14218
Phone: (716) 856-4267
Fax:
Email: TBehrendt@Rouxinc.com

Deliverables
☐ ASP-A ☐ ASP-B
☐ EQuIS (1 File) ☐ EQuIS (4 File)
☐ Other

Billing Information
☐ Same as Client Info
PO #

Regulatory Requirement
☐ NY TOGS ☐ NY Part 375
☐ AWQ Standards ☐ NY CP-51
☐ NY Restricted Use ☐ Other
☐ NY Unrestricted Use
☐ NYC Sewer Discharge

Disposal Site Information
Please identify below location of applicable disposal facilities.
Disposal Facility:
☐ NJ ☐ NY
☐ Other:

These samples have been previously analyzed by Alpha ☐

Other project specific requirements/comments:

Please specify Metals or TAL.

ANALYSIS

Sample Filtration
☐ Done
☐ Lab to do
Preservation
☐ Lab to do
(Please Specify below)

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	TCL VOC 8260								Sample Specific Comments	Total Bottles
69958 01	MW-4	11/11/24	1315	Water	TAB	X								limited volume	3
02	Trip Blank			↓		X									1

Preservative Code:
A = None
B = HCl
C = HNO_3
D = H_2SO_4
E = NaOH
F = MeOH
G = $NaHSO_4$
H = $Na_2S_2O_3$
K/E = Zn Ac/NaOH
O = Other

Container Code
P = Plastic
A = Amber Glass
V = Vial
G = Glass
B = Bacteria Cup
C = Cube
O = Other
E = Encore
D = BOD Bottle

Westboro: Certification No: MA935
Mansfield: Certification No: MA015

Container Type: V
Preservative: B

Relinquished By:	Date/Time	Received By:	Date/Time
[signature]	11/11/24 1545	C. Quigley Pierce	11-11-24 1545
C. Quigley Pierce	11-11-24 1551	Buffalo SR	11-11-24 1551
Russell B. Bishop	11-11-24 1555		
	0050		11/12/24 0030

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. BY EXECUTING THIS COC, THE CLIENT HAS READ AND AGREES TO BE BOUND BY ALPHA'S TERMS & CONDITIONS. (See reverse side.)

Form No: 01-25 HC (rev. 30-Sept-2013)

APPENDIX E

DATA USABILITY SUMMARY REPORT (DUSR)

Data Validation Services

120 Cobble Creek Road P. O. Box 208
North Creek, NY 12853
Phone (518) 251-4429
harry@frontiernet.net

May 3, 2025

Heidi Higgins
Roux Environmental Engineering and Geology, D. P. C.
2558 Hamburg Turnpike Suite 300
Buffalo, NY 14218

RE: 1155 Niagara Street - Groundwater
Data Usability Summary Report (DUSR); Validation of Analytical Laboratory Data Packages
Pace/Alpha SDG No. L2465958

Dear Ms. Higgins:

Review has been completed for the data package generated by Pace/Alpha Analytical that pertains to samples collected 11/11/24 at the 1155 Niagara Street site. One aqueous sample and a trip blank were processed for TCL Volatile analytes by USEPA SW846 method 8260D.

The data packages submitted by the laboratory contain full deliverables for validation, and this usability report is generated from review of the QC summary form information, with full review of sample raw data and limited review of associated QC raw data. The reported QC summary forms and sample raw data have been reviewed for application of validation qualifiers, with guidance from the USEPA national and regional validation documents and the specific requirements of the analytical methodology. The following items were reviewed:

* Data Completeness
* Case Narrative
* Custody Documentation
* Holding Times
* Surrogate/Internal Standard Recoveries
* Preparation Blanks
* Laboratory Control Sample (LCS)
* Instrumental Tunes
* Initial and Continuing Calibration Standards
* Method Compliance
* Sample Result Verification

Those items listed above which show deficiencies are discussed within the text of this narrative. All of the other items were determined to be acceptable for the DUSR level review, as discussed in NYS DER-10 Appendix B Section 2.0 (c). Documentation of the outlying parameters cited in this report can be found in the laboratory data package.

In summary, the results for the samples are usable either as reported or with minor qualification, with the exception that the results for 1,4-dioxane are not usable due to the limitations of laboratory analytical methodology.

Data completeness, laboratory accuracy, representativeness, reproducibility, and comparability are acceptable. Matrix accuracy and precision were not evaluated with matrix spikes or field duplicates.

Validation data qualifier definitions and client sample identifications are attached to this text. Also included in this report is the laboratory EDD with recommended qualifiers applied in red.

Chain-of-Custody

Interim custody transfer receipt and subsequent relinquish date and/or time entries were omitted from the custody form.

TCL Volatile Analyses by EPA 8260D

Results for 1,4-dioxane are rejected in the samples due to low relative responses in the calibration standards. Other calibration standards show responses within validation action levels, with the exception of the response for bromoform (26%D). Results for that analyte have been qualified as estimated, with a low bias.

LCSs show recoveries and correlations within validation guidelines.

Holding times were met. Surrogate and internal standard recoveries are compliant. Blanks show no contamination.

Please do not hesitate to contact me if questions or comments arise during your review of this report.

Very truly yours,

Judy Harry

Judy Harry

Attachments: Validation Data Qualifier Definitions
Sample Identifications
Qualified Laboratory EQuIS EDD

VALIDATION DATA QUALIFIER DEFINITIONS

U	The analyte was analyzed for, but was not detected above the level of the associated reported quantitation limit.
J	The analyte was positively identified; the associated numerical value is an approximate concentration of the analyte in the sample.
J-	The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased low.
J+	The analyte was positively identified; the associated numerical value is an estimated quantity that may be biased high.
UJ	The analyte was analyzed for, but was not detected. The associated reported quantitation limit is approximate and may be inaccurate or imprecise.
NJ	The detection is tentative in identification and estimated in value. Although there is presumptive evidence of the analyte, the result should be used with caution as a potential false positive and/or elevated quantitative value.
R	The data are unusable. The sample results are rejected due to serious deficiencies in meeting Quality Control limits. The analyte may or may not be present.
EMPC	The results do not meet all criteria for a confirmed identification. The quantitative value represents the Estimated Maximum Possible Concentration of the analyte in the sample.

Sample Identification Summary

Project Name: 1155 NIAGARA ST
Project Number: 1155 NIAGARA ST

Lab Number: L2465958
Report Date: 11/18/24

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2465958-01	MW-4	WATER	BUFFALO, NY	11/11/24 13:15	11/11/24
L2465958-02	TRIP BLANK	WATER	BUFFALO, NY	11/11/24 00:00	11/11/24