



Period Review Report

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

April 2025 to April 2026 Certifying Period

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

May 2026

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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. 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 April 27, 2025 to April 27, 2026.

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). Prior to the Certificate of Completion, and BCA Agreement Amendment was approved on February 3, 2023 to address property transfer and a clerical item.

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, a 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 6NYCRR Part 375 Track 4 Commercial Use, for the redevelopment 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

An annual site inspection was completed on April 15, 2026, and 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

Based on the post-remedial monitoring and analytical results for the Site, the following recommendations are provided:

- Cessation of groundwater sampling requirements.

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. Based on the post-remedial groundwater analytical sampling results, it is recommended to discontinue future groundwater sampling requirements.

A Site inspection was completed on April 15th, 2026 and indicates that the controls are in-place and functioning as intended in accordance with the SMP.

June 2025 – Entrance Gate - Fence Repairs

As noted during the 2025 site inspection and PRR, the entrance gate fence along Niagara Street was damaged. In June 2025, the fence was repaired (see Photolog). The fence repairs did not require the export or import of cover materials. Field notes and CAMP graphs are provided in Attachment E.

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 SMP.

4.1.1 Institutional Controls

Institutional Controls as stated in section 3.2 of the SMP for this Site are as follows:

- 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.
- All ECs must be inspected at a frequency and in a manner defined in the SMP.
- Groundwater monitoring must be performed as defined in this 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
- Maintenance, monitoring, inspection, and reporting of any physical component of the remedy shall be performed as defined in this SMP.
- Vegetable gardens and farming on the site are prohibited

4.1.2 Engineering Controls

A summary of Engineering Controls as stated in section 3.3 of the SMP for this Site are as follows:

- All engineering controls must be maintained, and inspected as specified in the SMP;
- The integrated cover system comprised of;
 - The building footprint.
 - Concrete sidewalks/pads.
 - Asphalt parking areas.

- Approved soil with stone surface cover.
- Grass covered areas.
- Stabilized lawn area.

At the time of the site inspection, the Site was generally compliant with the engineering and institutional control requirements.

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. No groundwater change of use has occurred during this reporting period.

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 April 15th, 2026, and was generally compliant with the SMP. No observable indication of excavation or backfill activities were noted. No use of groundwater was noted, and the site complied with Commercial Use.

Minor surface disturbances related to seasonal changes and offsite roadways was noted, including:

- Perimeter fence damage was noted along West Ferry Street near the transformer pad, no observable damage to surrounding cover system. If fence requires repairs, it will be addressed in a similar manner as the gate repairs along Niagara Street.
- Stone landscaping along the southern parking lot has minor surface disturbance related to snow plowing and will be maintained during seasonal landscaping. No observable damage to underlying cover soils, demarcation layer, or exposure to remaining in place fill material.
- Seasonal maintenance of vegetation in the stone covered landscape areas will be completed during the 2026 season, as not completed yet at time of site inspection.

Copies of the inspection forms are provided in Appendix C.

June 2025 – Niagara Street Gate-Fence Repairs

Gate repairs along Niagara Street took place on June 3rd, 2025, and were performed by Capital Fence. The repairs required the removal of five damaged fence posts that were installed to a depth of approximately four feet below existing grade. Prior to post removal cover soils were cleared and placed away from the work area so to be placed back. Once posts were pulled, hand tools were used to clear any loose soil that fell back into the hole. The new fence posts were then placed into the annular space and backfilled with any disturbed site soils. Once all site soils were packed around the posts below the cover system, they were then concreted into place. After concrete was allowed to set, the separated cover system soils were then placed back around the fence posts. Damaged fence posts were then placed in a dumpster and disposed of, FADLs and CAMP data for the fence post repair can be found in Appendix E. Photographs of the work are in the photolog located in Appendix B.

4.2.2 Groundwater Sampling and Analysis

Groundwater sample was collected and analyzed from MW-4 for TCL VOCs via method 8260 and shipped under chain of custody command to Pace Analytical Services, located in Westborough, MA on November 11, 2025. 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.

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. A de minimum amount of water (e.g., purge and sampling water, if any) was discharged to ground next to the well location.

Laboratory analytical results indicate no elevated results above the GWQS, including Freon's dichlorodifluoromethane and trichlorofluoromethane. All VOC concentrations were reported below their respective GWQS or non-detect. It should be noted that acetone (a common

laboratory contaminant) was detected in the Trip Blank at a higher concentration than MW-4 and should be viewed as non-detect.

As noted above, based on the post-remedial groundwater analytical results, which are all below the GWQS, it is recommended to discontinue the annual groundwater sampling. If approved, the well will be decommissioned in accordance with CP-43 guidance, and an errata sheet will be prepared for the SMP during the next reporting period (2026-2027).

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. Landscaped areas consist of grass covered areas and landscape stone covered areas. Details of the various cover types are provided for reference on Figure 3B.

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.

Beyond the minor surface areas noted above, at the time of the Site inspection, the cover system was intact and functioning as intended. No evidence of excavation or disturbance was noted. 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.

June 2025 fence repair work was completed in general accordance with the EWP. No other intrusive activities were noted during this reporting period.

5. Conclusions and Recommendations

5.1 Conclusions

- The Site was in general compliance with the SMP. Minor surface areas will be maintained during seasonal landscape activities.
- Concentrations of Freon's dichlorodifluoromethane and trichlorofluoromethane at MW-4 were below GWQS or non-detect.

5.2 Recommendation

Based on the post-remedial monitoring and analytical results for the Site, the following recommendations are provided:

- Cessation of groundwater sampling requirements.

6. 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



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	11/11/2025
Volatile Organic Compounds (VOCs) - ug/L					
2-Butanone	50	ND	ND	3 J	ND
Acetone	50	6.5	3.2 J	5.1	1.9 J
Benzene	1	0.57	ND	0.17 J	ND
Bromomethane	5	ND	2.3 J	ND	ND
Cyclohexane	--	0.88 J	ND	ND	ND
Dichlorodifluoromethane	5	95	26	1.3 J	ND
Methylcyclohexane	--	0.65 J	ND	ND	ND
Toluene	5	0.94 J	ND	ND	ND
Trichloroethene	5	ND	ND	ND	ND
Trichlorofluoromethane	5	220	75	5	3

Notes:

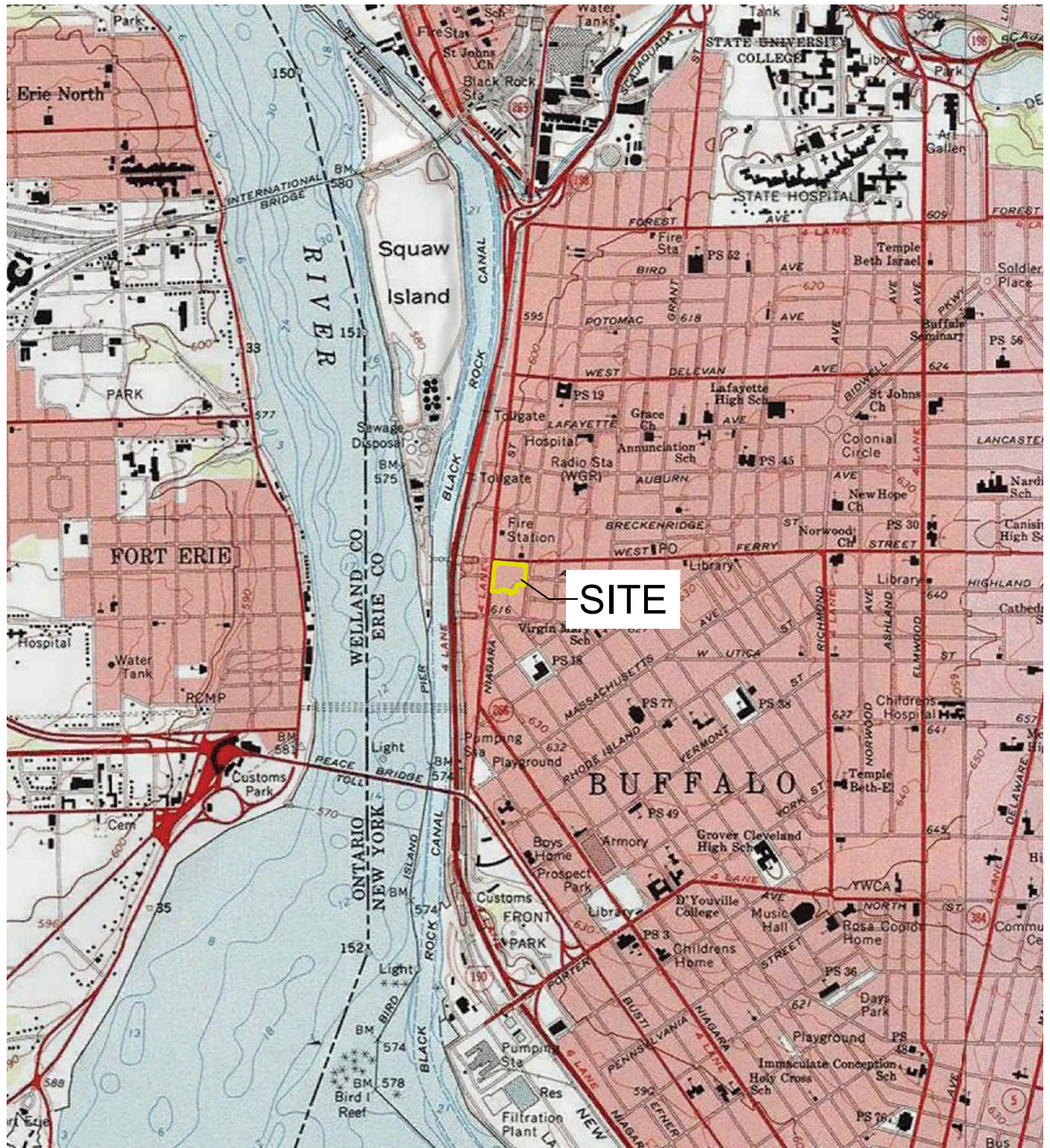
- Only parameters detected at a minimum of one sample location are presented in this table; all other compounds were reported as non-detect.
- Values per NYSDEC TOGS 1.1.1 Class GA Groundwater Quality Standards/Guidance Values (GWQS/GV).

Qualifiers:

- ND = Parameter not detected above laboratory detection limit.
J = Estimated Value - Below calibration range.

BOLD = Result exceeds GWQS/GV

FIGURES



LEGEND:

— PROPERTY BOUNDARY



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

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

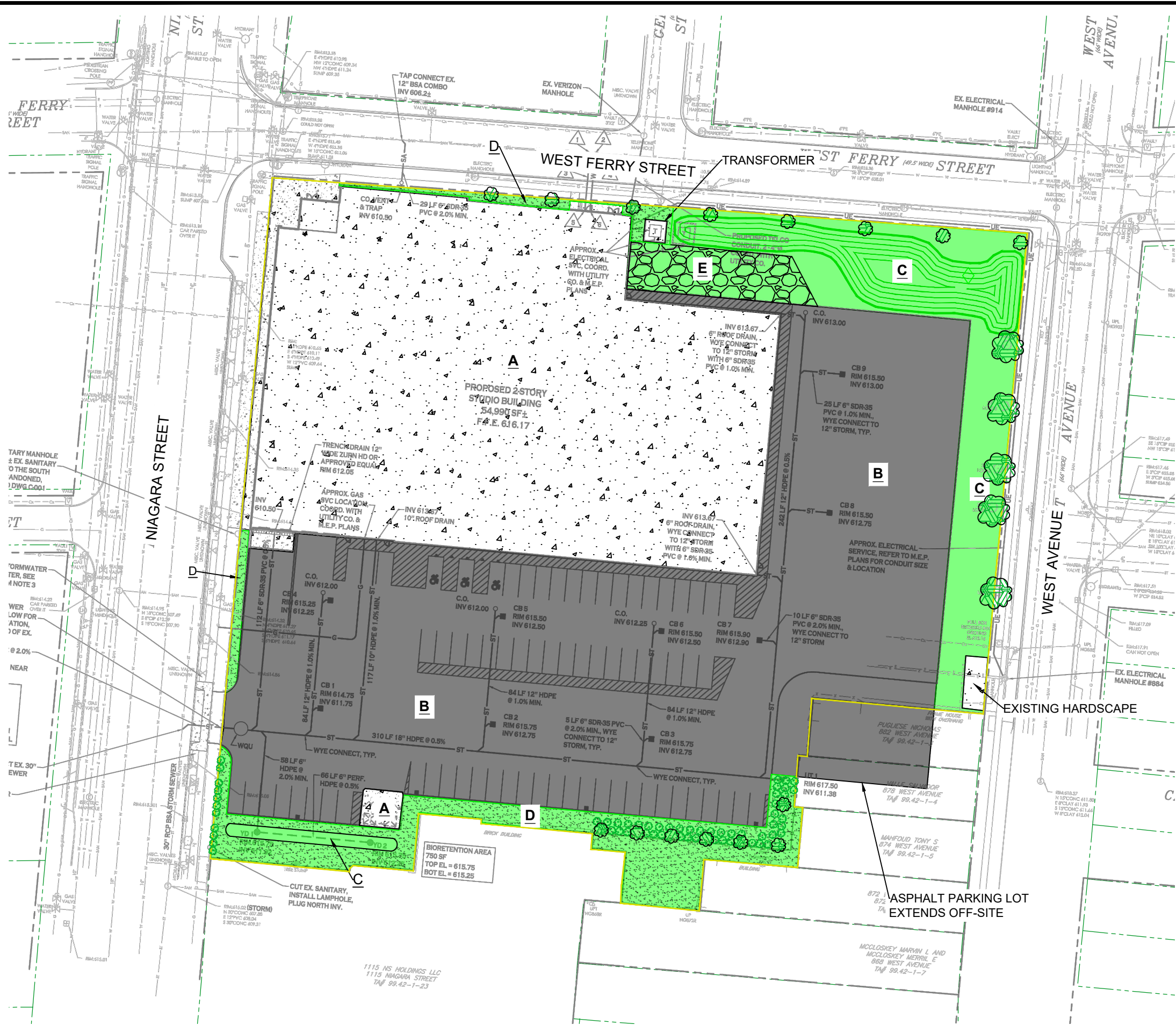


- LEGEND:**
- BCP SITE BOUNDARY
 - PARCEL BOUNDARY



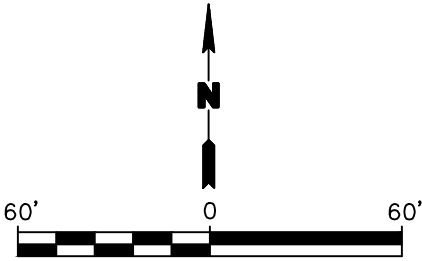
Title:		
SITE PLAN (AERIAL)		
1155 NIAGARA STREET SITE		
BCP SITE NO. C915367		
BUFFALO, NEW YORK		
PERIODIC REVIEW REPORT		
Prepared for:		
GREAT POINT STUDIO MANAGEMENT (B) QOZB, LLC		
		FIGURE
Compiled by: CMS	Date: MAY 2026	2
Prepared by: CMS	Scale: AS SHOWN	
Project Mgr: NTM	Project: 4341.0001B002	
File: FIGURE 2: SITE PLAN (AERIAL)_REV2.DWG		

F:\CAD\TURNKEY\GREAT POINT OPPORTUNITY FUND\PRR2025\FIGURE 3: COVER SYSTEM THICKNESS VERIFICATION LOCATIONS.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:

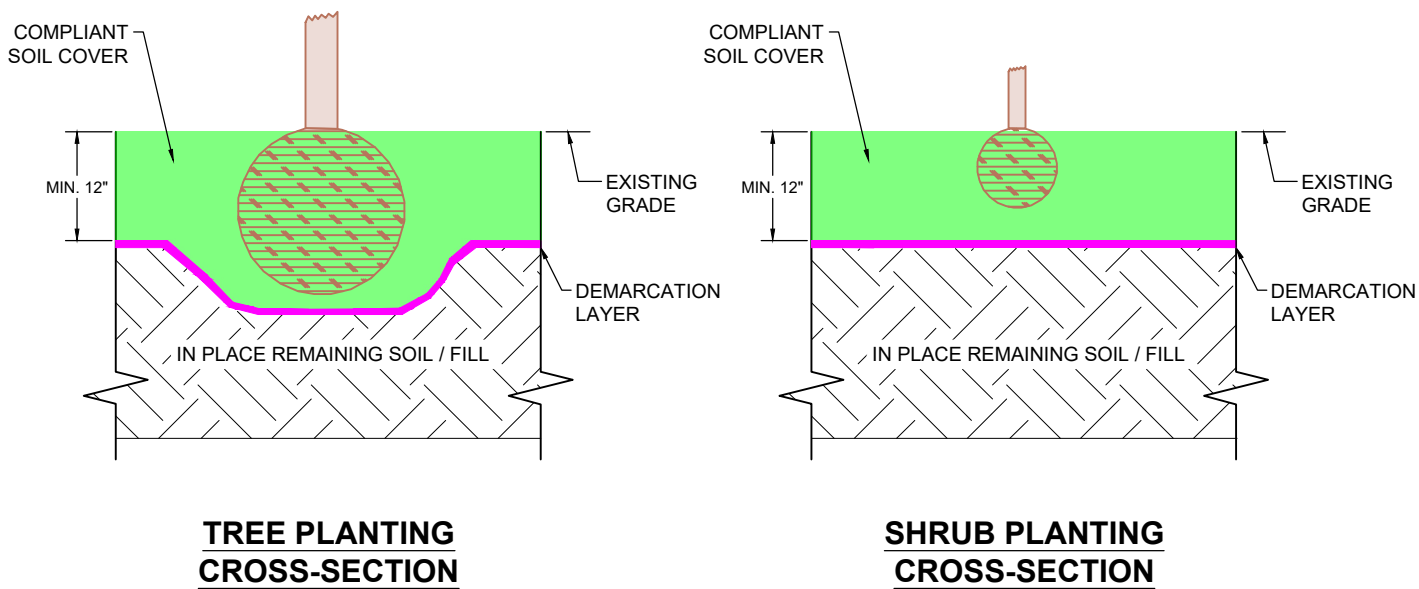
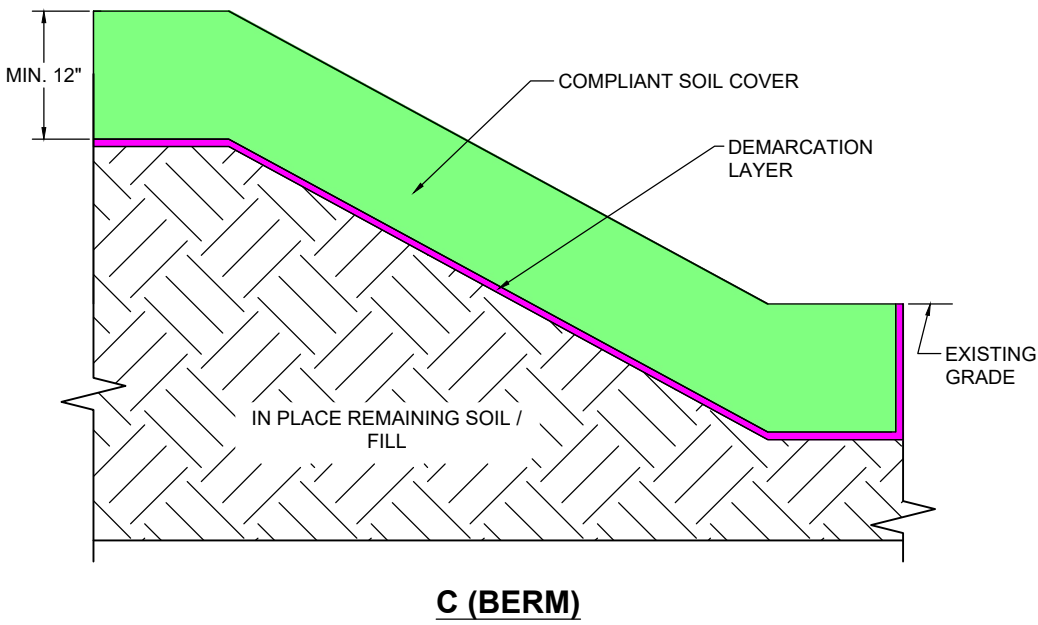
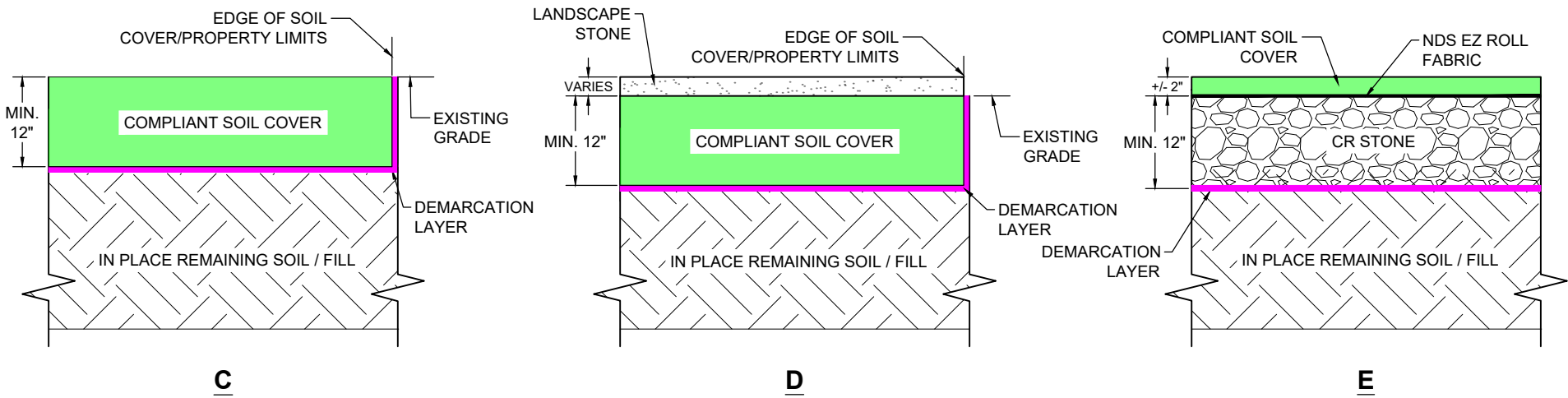
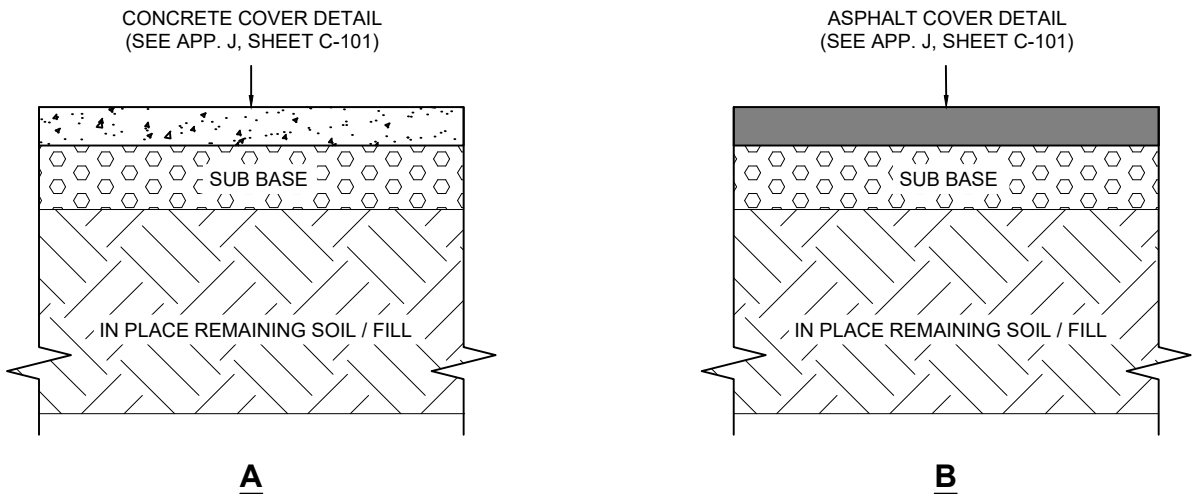
COVER SYSTEM LAYOUT
1155 NIAGARA STREET SITE
BCP SITE NO. C915367
BUFFALO, NEW YORK
PERIODIC REVIEW REPORT

Prepared for:

GREAT POINT STUDIO MANAGEMENT (B) QOZB, LLC

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





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			
	Compiled by: CMS	Date: APRIL 2025	FIGURE 3B
	Prepared by: CMS	Scale:	
	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: April 27, 2025 to April 27, 2026

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? ☒ ☐
Commercial and Industrial

7. Are all ICs in place and functioning as designed? ☒ ☐

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

Box 2A

YES NO

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

☐ ☒

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

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

☒ ☐

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

SITE NO. C915367**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**99.34-9-1.1**

Great Point Studio Management (B) QOZB

Site Management Plan
IC/EC PlanGround Water Use Restriction
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**ParcelEngineering Control**99.34-9-1.1**Cover System
Monitoring Wells

- Cover consisting of hardscape or clean soil

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 complete.

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. 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 at 1155 Niagara Street, Buffalo, NY,
print name print business address

am certifying as Owner (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

5/20/2026
Date

EC CERTIFICATIONS

Site No. C915367

Box 7

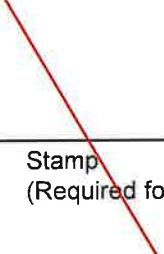
Qualified Environmental Professional Signature

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 Nathan Munley at 2558 Hamburg Turnpike
print name 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)

5/28/2026
Date

APPENDIX B

SITE INSPECTION REPORT & PHOTOLOG



Periodic Review Report Annual Site Inspection

Property Name: 1155 Niagara st Project No.: _____
Client: Great Point Studio
Property Address: 1155 Niagara st Buffalo NY
BCP Site No.: C915367 PRR Due Date: _____
Preparer's Name: _____ Date/Time: 4/15/20 6900

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 Behreault

Date: 4/15/20

Signature: [Signature]

Next Scheduled Site Inspection Date: _____

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 |



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.

Seasonal plowing has Damaged Land Scaping
Stone Near Retention pond Fence hit along
West Ferry street Near Truss farm

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:

11/11/25

When is the next projected sampling event?

Date:

11/11/26

**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:

Tall grass and loose Debris In Landscaping
should be maintained

Please attach the following, if applicable:

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



PHOTOGRAPHIC LOG

Client Name:

Great Point Studio Management (E
QOZB, LLC

Site Location:

1155 Niagara Street, Buffalo NY.

Project No.:

4341.0001B002

Photo No.

1

Date

06/03/25

Direction Photo Taken:

Niagara Street gate repair

Description:

Removal of three fence posts.

**Photo No.**

2

Date

06/03/25

Direction Photo Taken:

West.

Description:

Removing loose soils with post
hole digger.



Prepared By: TAB



PHOTOGRAPHIC LOG

Client Name: Great Point Studio Management (B QOZB, LLC		Site Location: 1155 Niagara Street, Buffalo NY.	Project No.: 4341.0001B002
Photo No. 3	Date 06/03/25		
Direction Photo Taken: West			
Description: Final cover after fence repairs.			

Photo No. 4	Date 04/15/25	
Direction Photo Taken: North		
Description: Lanscaping and fencing along western property line.		

Prepared By: TAB



PHOTOGRAPHIC LOG

Client Name: QOZB, LLC		Site Location: 1155 Niagara Street, Buffalo NY.	Project No.: 4341.0001B002
Photo No. 5	Date 11/11/24		
Direction Photo Taken: Southwest.			
Description: Landscaped soil cover. Former TP-27 vicinity, south end of site.			

Photo No. 6	Date 04/15/25	
Direction Photo Taken: East		
Description: Landscaped soil cover southern property line, former MW-5 vicinity.		

Prepared By: TAB



PHOTOGRAPHIC LOG

Client Name: Great Point Studio Management (B QOZB, LLC		Site Location: 1155 Niagara Street, Buffalo NY.	Project No.: 4341.0001B002
Photo No. 7	Date 11/15/25		
Direction Photo Taken: North			
Description: Soil cover west of 874 West Ave.			

Photo No. 8	Date 11/15/25	
Direction Photo Taken: South		
Description: Concrete apron to West Avenue with grass coversytem.		

Prepared By: TAB



PHOTOGRAPHIC LOG

Client Name: Great Point Studio Management (B QOZB, LLC		Site Location: 1155 Niagara Street, Buffalo NY.	Project No.: 4341.0001B002
Photo No. 9	Date 04/15/25		
Direction Photo Taken: North			
Description: Grass cover system with asphalt parking lot.			

Photo No. 10	Date 04/15/25	
Direction Photo Taken: West		
Description: reinforced grass parking system.		

Prepared By: TAB



PHOTOGRAPHIC LOG

Client Name: Great Point Studio Management (B QOZB, LLC		Site Location: 1155 Niagara Street, Buffalo NY.	Project No.: 4341.0001B002
Photo No. 11	Date 04/15/25		
Direction Photo Taken: West			
Description: Landscaped northern property line.			

Photo No. 12	Date 04/15/25	
Direction Photo Taken: Southeast		
Description: Main entrance.		

Prepared By: TAB



PHOTOGRAPHIC LOG

Client Name: Great Point Studio Management (B QOZB, LLC		Site Location: 1155 Niagara Street, Buffalo NY.	Project No.: 4341.0001B002
Photo No. 13	Date 04/15/25		
Direction Photo Taken: East			
Description: Damage from plowing in landscaped area.			

Photo No. 14	Date 04/15/25	
Direction Photo Taken: Southwest		
Description: Southern parking lot.		

Prepared By: TAB

APPENDIX C

GROUNDWATER SAMPLING LOGS

PROJECT INFORMATION:

Project Name: 1155 Niagara st

Project No.:

Client: Great Power Studios

Date: 11/11/25

Instrument Source: ☐ Roux ☐ Rental

METER TYPE	UNITS	TIME	MAKE/MODEL	SERIAL NUMBER	CAL. BY	STANDARD	POST CAL. READING	SETTINGS
☒ pH meter	units	860	Myron L Company Ultra Meter 6P	6243084 ☒ 6212375 ☐ 6223973 ☐	TAB	4.00 7.00 10.01	3.55 7.02 10.96	4 7 10
☐ Turbidity meter	NTU		Hach 2100P or 2100Q Turbidimeter	06120C020523 (P) ☐ 17110C062619 (Q) ☐		10 NTU verification <0.4 20 100 800		
☒ Turbidity Meter	NTU	860		LaMotte ☒	TAB	0 1 10	6.2 0.56 7.32	0 1 10
☐ Sp. Cond. meter	uS mS		Myron L Company Ultra Meter 6P	6243084 ☐ 6212375 ☐ 6223973 ☐		_____ mS @ 25 °C		
☐ PID	ppm		MinRAE 2000			open air zero _____ ppm Iso. Gas		MIBK response factor = 1.0
☒ Dissolved Oxygen	ppm	0800	HACH Model HQ30d	231041130043 ☒ 232721130003 ☐	TAB	100% Satuartion	✓	98% slope
☐ Particulate meter	mg/m ³					zero air		
☐ Radiation Meter	uR/H					background area		

ADDITIONAL REMARKS:

PREPARED BY: TAB

DATE: 11/11/25



GROUNDWATER FIELD FORM

Project Name:

Location:

Project No.:

Date:

Field Team:

11/11/25
TAB

Well No. MW-4			Diameter (inches): 2"			Sample Date / Time: 11/11/25			
Product Depth (ftTOR): —			Water Column (ft): 1.28			DTW when sampled: 4.51			
DTW (static) (ftTOR): 4.51			One Well Volume (gal): 0.20			Purpose: ☐ Development ☐ Sample ☒ Purge & Sample			
Total Depth (ftTOR): 6.09			Total Volume Purged (gal):			Purge Method: Back			
Time	Water Level (ftTOR)	Acc. Volume (gallons)	pH (units)	Temp. (deg. C)	SC (uS)	Turbidity (NTU)	DO (mg/L)	ORP (mV)	Appearance & Odor
1202	0 Initial	0.2	7.59	12.4	2504	71000	4.23	-41	
	1								
	2								
	3								
	4								
	5								
	6								
	7								
	8								
	9								
	10								
Sample Information:									
1234	S1 4.51	—	7.65	12.2	2555	71000	7.42	12	
	S2								

Well No.			Diameter (inches):			Sample Date / Time:			
Product Depth (ftTOR):			Water Column (ft):			DTW when sampled:			
DTW (static) (ftTOR):			One Well Volume (gal):			Purpose: ☐ Development ☐ Sample ☐ Purge & Sample			
Total Depth (ftTOR):			Total Volume Purged (gal):			Purge Method:			
Time	Water Level (ftTOR)	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:

TAB

APPENDIX D

LABORATORY ANALYTICAL DATA PACKAGES



ANALYTICAL REPORT

Lab Number:	L2571583
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:	11/18/25

The original project report/data package is held by Pace Analytical Services. This report/data package is paginated and should be reproduced only in its entirety. Pace Analytical Services holds no responsibility for results and/or data that are not consistent with the original.

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).

Eight Walkup Drive, Westborough, MA 01581-1019
508-898-9220 (Fax) 508-898-9193 800-624-9220 - www.alphalab.com



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

Lab Number: L2571583
Report Date: 11/18/25

Lab Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2571583-01	MW-4	WATER	BUFFALO, NY	11/11/25 12:34	11/11/25
L2571583-02	TRIP BLANK	WATER	BUFFALO, NY	11/11/25 00:00	11/11/25

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

Lab Number: L2571583
Report Date: 11/18/25

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 Pace 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, Pace'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 Pace Project Manager and made arrangements for Pace 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
Project Number: 1155 NIAGARA ST

Lab Number: L2571583
Report Date: 11/18/25

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

Title: Technical Director/Representative

Date: 11/18/25

ORGANICS

VOLATILES

Project Name: 1155 NIAGARA ST**Lab Number:** L2571583**Project Number:** 1155 NIAGARA ST**Report Date:** 11/18/25**SAMPLE RESULTS**

Lab ID: L2571583-01

Date Collected: 11/11/25 12:34

Client ID: MW-4

Date Received: 11/11/25

Sample Location: BUFFALO, NY

Field Prep: Not Specified

Sample Depth:

Matrix: Water

Analytical Method: 1,8260D

Analytical Date: 11/17/25 09:10

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	3.0		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	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

Lab Number: L2571583

Project Number: 1155 NIAGARA ST

Report Date: 11/18/25

SAMPLE RESULTS

Lab ID: L2571583-01

Date Collected: 11/11/25 12:34

Client ID: MW-4

Date Received: 11/11/25

Sample Location: BUFFALO, NY

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	1.9	J	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	103		70-130
Toluene-d8	103		70-130
4-Bromofluorobenzene	106		70-130
Dibromofluoromethane	109		70-130

Project Name: 1155 NIAGARA ST**Lab Number:** L2571583**Project Number:** 1155 NIAGARA ST**Report Date:** 11/18/25**SAMPLE RESULTS**

Lab ID: L2571583-02

Date Collected: 11/11/25 00:00

Client ID: TRIP BLANK

Date Received: 11/11/25

Sample Location: BUFFALO, NY

Field Prep: Not Specified

Sample Depth:

Matrix: Water

Analytical Method: 1,8260D

Analytical Date: 11/17/25 09:34

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

Lab Number: L2571583

Project Number: 1155 NIAGARA ST

Report Date: 11/18/25

SAMPLE RESULTS

Lab ID: L2571583-02

Date Collected: 11/11/25 00:00

Client ID: TRIP BLANK

Date Received: 11/11/25

Sample Location: BUFFALO, NY

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	2.0	J	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	106		70-130
Toluene-d8	102		70-130
4-Bromofluorobenzene	104		70-130
Dibromofluoromethane	109		70-130

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

Lab Number: L2571583
Report Date: 11/18/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 11/17/25 08:46
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-02 Batch: WG2143158-5					
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



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

Lab Number: L2571583
Report Date: 11/18/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 11/17/25 08:46
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-02 Batch: WG2143158-5					
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
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



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

Lab Number: L2571583
Report Date: 11/18/25

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 11/17/25 08:46
Analyst: PID

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-02 Batch: WG2143158-5					
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

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	109		70-130
Toluene-d8	103		70-130
4-Bromofluorobenzene	103		70-130
Dibromofluoromethane	109		70-130

Lab Control Sample Analysis **Batch Quality Control**

Project Name: 1155 NIAGARA ST

Lab Number: L2571583

Project Number: 1155 NIAGARA ST

Report Date: 11/18/25

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: WG2143158-3 WG2143158-4								
Methylene chloride	110		100		70-130	10		20
1,1-Dichloroethane	110		110		70-130	0		20
Chloroform	100		99		70-130	1		20
Carbon tetrachloride	90		86		63-132	5		20
1,2-Dichloropropane	93		99		70-130	6		20
Dibromochloromethane	81		83		63-130	2		20
1,1,2-Trichloroethane	84		94		70-130	11		20
Tetrachloroethene	84		87		70-130	4		20
Chlorobenzene	96		98		75-130	2		20
Trichlorofluoromethane	100		100		62-150	0		20
1,2-Dichloroethane	96		100		70-130	4		20
1,1,1-Trichloroethane	96		96		67-130	0		20
Bromodichloromethane	95		97		67-130	2		20
trans-1,3-Dichloropropene	80		85		70-130	6		20
cis-1,3-Dichloropropene	95		96		70-130	1		20
Bromoform	74		79		54-136	7		20
1,1,2,2-Tetrachloroethane	92		100		67-130	8		20
Benzene	99		97		70-130	2		20
Toluene	96		98		70-130	2		20

Lab Control Sample Analysis **Batch Quality Control**

Project Name: 1155 NIAGARA ST

Lab Number: L2571583

Project Number: 1155 NIAGARA ST

Report Date: 11/18/25

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: WG2143158-3 WG2143158-4								
Ethylbenzene	98		98		70-130	0		20
Chloromethane	110		110		64-130	0		20
Bromomethane	110		110		39-139	0		20
Vinyl chloride	120		110		55-140	9		20
Chloroethane	130		130		55-138	0		20
1,1-Dichloroethene	110		110		61-145	0		20
trans-1,2-Dichloroethene	100		98		70-130	2		20
Trichloroethene	92		90		70-130	2		20
1,2-Dichlorobenzene	95		95		70-130	0		20
1,3-Dichlorobenzene	97		94		70-130	3		20
1,4-Dichlorobenzene	95		94		70-130	1		20
Methyl tert butyl ether	80		85		63-130	6		20
p/m-Xylene	90		95		70-130	5		20
o-Xylene	95		90		70-130	5		20
cis-1,2-Dichloroethene	98		100		70-130	2		20
Styrene	90		90		70-130	0		20
Dichlorodifluoromethane	97		92		36-147	5		20
Acetone	87		98		58-148	12		20
Carbon disulfide	120		110		51-130	9		20

Lab Control Sample Analysis **Batch Quality Control**

Project Name: 1155 NIAGARA ST

Lab Number: L2571583

Project Number: 1155 NIAGARA ST

Report Date: 11/18/25

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: WG2143158-3 WG2143158-4								
2-Butanone	76		98		63-138	25	Q	20
4-Methyl-2-pentanone	78		92		59-130	16		20
2-Hexanone	82		96		57-130	16		20
Bromochloromethane	100		99		70-130	1		20
1,2-Dibromoethane	83		86		70-130	4		20
1,2-Dibromo-3-chloropropane	87		84		41-144	4		20
Isopropylbenzene	91		91		70-130	0		20
1,2,3-Trichlorobenzene	87		91		70-130	4		20
1,2,4-Trichlorobenzene	91		91		70-130	0		20
Methyl Acetate	94		100		70-130	6		20
Cyclohexane	86		86		70-130	0		20
1,4-Dioxane	90		96		56-162	6		20
Freon-113	86		95		70-130	10		20
Methyl cyclohexane	78		76		70-130	3		20

Lab Control Sample Analysis **Batch Quality Control**

Project Name: 1155 NIAGARA ST

Lab Number: L2571583

Project Number: 1155 NIAGARA ST

Report Date: 11/18/25

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: WG2143158-3 WG2143158-4								

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	104		109		70-130
Toluene-d8	102		102		70-130
4-Bromofluorobenzene	96		97		70-130
Dibromofluoromethane	102		108		70-130

Project Name: 1155 NIAGARA ST**Lab Number:** L2571583**Project Number:** 1155 NIAGARA ST**Report Date:** 11/18/25**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(*)
L2571583-01A	Vial HCl preserved	NA	NA			Y	Absent		NYTCL-8260-R2(14)
L2571583-01B	Vial HCl preserved	NA	NA			Y	Absent		NYTCL-8260-R2(14)
L2571583-01C	Vial HCl preserved	NA	NA			Y	Absent		NYTCL-8260-R2(14)
L2571583-02A	Vial HCl preserved	NA	NA			Y	Absent		NYTCL-8260-R2(14)

Project Name: 1155 NIAGARA ST
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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
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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 Identified Compounds (TICs). For calculated parameters, this represents that one or more values used in the calculation were

Report Format: DU Report with 'J' Qualifiers



Project Name: 1155 NIAGARA ST
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Data Qualifiers

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.)

Project Name: 1155 NIAGARA ST
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REFERENCES

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

LIMITATION OF LIABILITIES

Pace Analytical Services 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 Pace Analytical Services shall be to re-perform the work at it's own expense. In no event shall Pace Analytical Services 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 Pace Analytical Services.

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.



Pace Analytical Services LLCFacility: **Northeast**Department: **Quality Assurance**Title: **Certificate/Approval Program Summary**ID No.: **17873**Revision **28**Published Date: **07/25/2025**Page **1** of **2****Certification Information**

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

Westborough Facility – 8 Walkup Dr. Westborough, MA 01581**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.**SM4500:** NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO₂, NO₃.**Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048****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.

MADEP-APH.**Nonpotable Water:** **EPA RSK-175 Dissolved Gases****Biological Tissue Matrix:** EPA 3050B**Mansfield Facility – 120 Forbes Blvd. Mansfield, MA 02048****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**

The following test method is not included in our New Jersey Secondary NELAP Scope of Accreditation:

Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048**Determination of Selected Perfluorinated Alkyl Substances by Solid Phase Extraction and Liquid Chromatography/Tandem Mass Spectrometry Isotope Dilution (via Alpha SOP 23528)**

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

Westborough Facility – 8 Walkup Dr. Westborough, MA 01581**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, SM4500CL-G, 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.****Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048****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, Ca, Cr, Cu, Fe, Pb, Mg, Mn, Ni, K, Se, Ag, Na, TL, Zn.**EPA 245.1:** Hg. **EPA 245.7:** Hg.**SM2340B**

Pace Analytical Services LLCID No.:**17873**Facility: **Northeast**

Revision 28

Department: **Quality Assurance**

Published Date: 07/25/2025

Title: **Certificate/Approval Program Summary**

Page 2 of 2

Certification IDs:**Westborough Facility – 8 Walkup Dr. Westborough, MA 01581**

CT PH-0826, IL 200077, IN C-MA-03, KY KY98045, ME MA00086, MD 348, MA M-MA086, NH 2064, NJ MA935, NY 11148, NC (DW) 25700, NC (NPW/SCM) 666, OR MA-1316, PA 68-03671, RI LAO00065, TX T104704476, VT VT-0935, VA 460195

Mansfield Facility – 320 Forbes Blvd. Mansfield, MA 02048

MA M-MA00030, CT PH-0825, ANAB/DoD L2474, IL 200081, IN C-MA-04, KY KY98046, LA 85084, ME MA00030, MI 9110, MN 025-999-495, NH 2062, NJ MA015, NY 11627, NC (NPW/SCM) 685, OR MA-0262, PA 68-02089, RI LAO00299, TX T-104704419, VT VT-0015, VA 460194, WA C954

Mansfield Facility – 120 Forbes Blvd. Mansfield, MA 02048

ANAB/DoD L2474, LA 245052, ME MA01156, MN 025-999-498, NH 2249, NJ MA025, NY 12191, OR 4203, TX T104704583, VA 460311, WA C1104.

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



Sample Delivery Group Summary

Pace Job Number : L2571583

Received : 11-NOV-2025

Reviewer : Julie Convery

Account Name : Roux

Project Number : 1155 NIAGARA ST

Project Name : 1155 NIAGARA ST

Delivery Information

Samples Delivered By : Pace Courier

Chain of Custody : Present

Cooler Information

Cooler	Seal/Seal#	Preservation	Temperature(°C)	Additional Information
A	Absent/	Ice	3.4	

Condition Information

- | | |
|--|-----|
| 1) All samples on COC received? | YES |
| 2) Extra samples received? | NO |
| 3) Are there any sample container discrepancies? | NO |
| 4) Are there any discrepancies between COC & sample labels? | NO |
| 5) Are samples in appropriate containers for requested analysis? | YES |
| 6) Are samples properly preserved for requested analysis? | YES |
| 7) Are samples within holding time for requested analysis? | YES |
| 8) All sampling equipment returned? | NA |

Volatile Organics/VPH

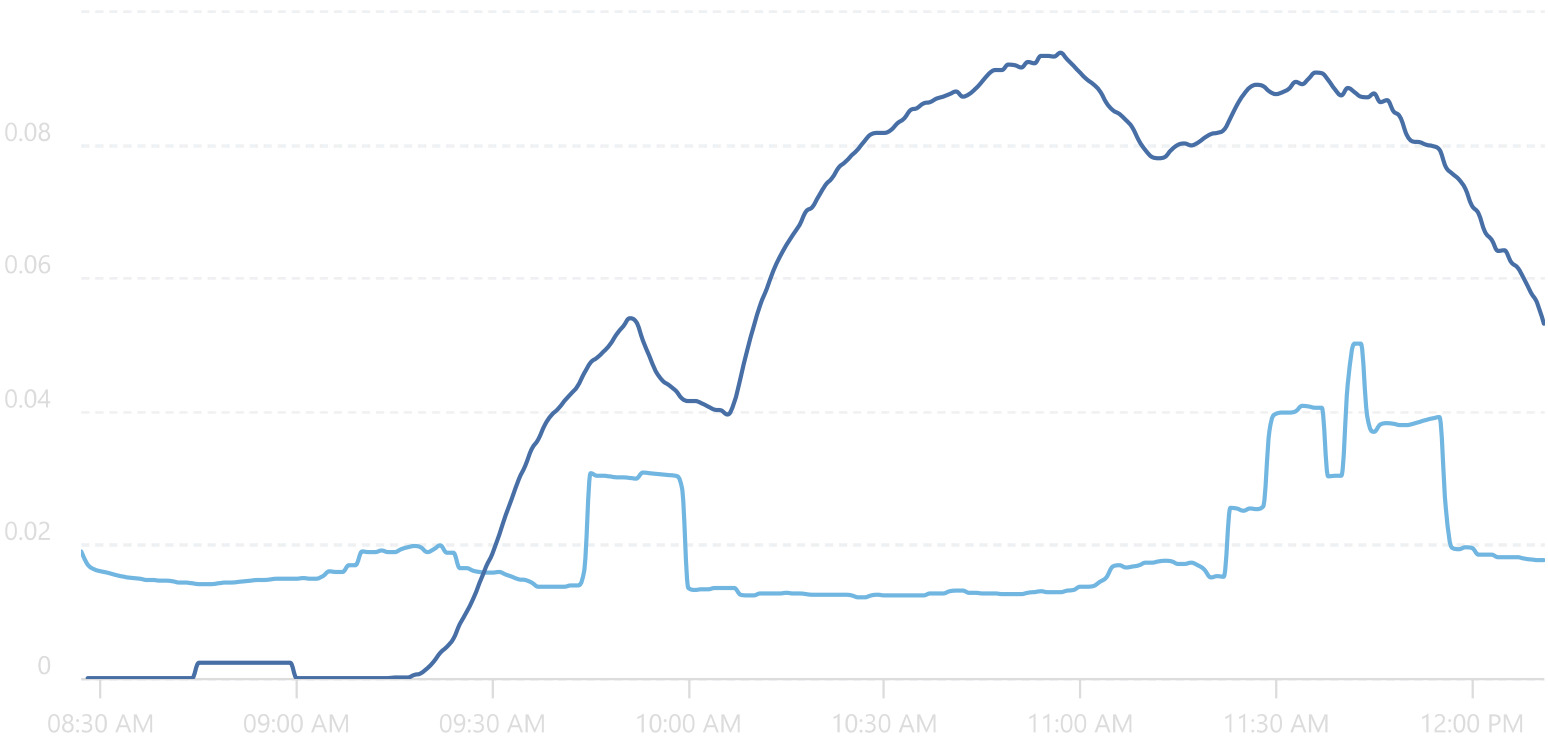
- | | |
|--|----|
| 1) Reagent Water Vials Frozen by Client? | NO |
|--|----|

APPENDIX E

JUNE 3RD 2025 FENCE REPAIR FADLS & CAMP

FIELD ACTIVITY DAILY LOG

PROJECT NAME: 1155 Niagara St		PROJECT NO.
PROJECT LOCATION: Buffalo NY		CLIENT: Great Point Studios
FIELD ACTIVITY: Fence Repair		
DESCRIPTION OF DAILY ACTIVITIES AND EVENTS:		
TIME	DESCRIPTION	
0810	on site set up CAMP #3 up #4 Down CAPITAL FENCE has to Remove 5 posts If soil can't Be Put Back In ground will be staged + covered on Poly. and left on site	
930-1030	Waiting for skid steer to show up and Pull fence posts	
1045	skid steer on site	
1110	Fence posts pulled and cover soils removed from Area	
1140	using Post-hole Digger to Remove loose Soil from Post hole	
1215	placed posts put 4 # gate site soil Back In around posts	
1240	put concrete in outcrop of site soils. Replaced some soils after concrete was Allowed to Set.	
VISITORS ON SITE:		CHANGES FROM PLANS AND SPECIFICATIONS, AND OTHER SPECIAL ORDERS AND IMPORTANT DECISIONS:
WEATHER CONDITIONS:		IMPORTANT TELEPHONE CALLS:
A.M.: Sunny upper 60's wind 5-10 SSW		
P.M.:		
PERSONNEL ON SITE:		
SIGNATURE TAB		DATE: 6/3/25

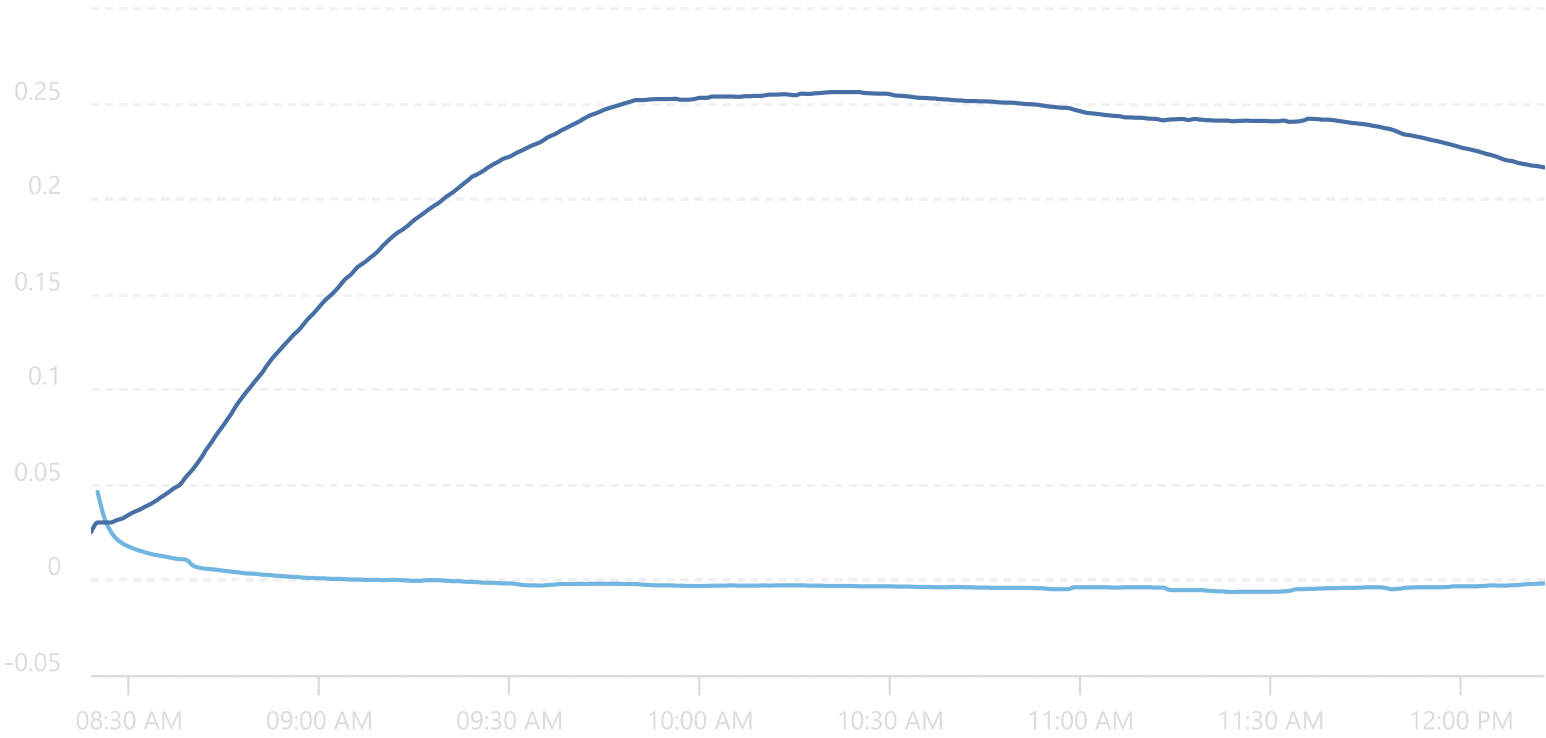


Avg(Mass Conc. Total, mg/m³, 15m)

MIN 0.012 AVG 0.019 MAX 0.05

Avg(VOC, ppm, 15m)

MIN 0 AVG 0.052 MAX 0.094



Avg(Mass Conc. Total, mg/m³, 15m)

MIN -0.006 AVG -0.001 MAX 0.046

Avg(VOC, ppm, 15m)

MIN 0.025 AVG 0.209 MAX 0.256