2026 Periodic Review Report

Location:

Remington Rand Building
184 Sweeney Street
North Tonawanda, New York
NYSDEC BCP Site #C932142

Prepared for:

Gold Wynn Residential, LLC
11 Summer Street
Buffalo, New York

LaBella Project No. 2191060

September 30, 2026

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1.0 EXECUTIVE SUMMARY

The Remington Rand Building is located at 184 Sweeney Street, City of North Tonawanda, Niagara County, New York and is identified as Block 1 and Lot 21 on the Niagara County Tax Map (SBL # 185.09-1-21), herein after referred to as the "Site." A Site Location Map is included as Figure 1. The Site is a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site (BCP Site #C932142) and was remediated in accordance with Brownfield Cleanup Agreement Index No. B9-0780-08-06. This Periodic Review Report (PRR) is a required element of the approved Site Management Plan (SMP) dated September 2010 and associated addendum dated January 31, 2020, for the Site. This PRR covers the reporting period from May 20, 2025, to July 1, 2026.

1.1 Site Summary

The Site is an approximately 1.8-acre area bounded by Tremont Street to the north, Sweeney Street to the south, New York Central Railroad property to the east, and Marion Street to the west. The boundaries of the Site are more fully described on the ALTA Survey map provided herein in Appendix 1. The 1.8-acre Site includes a slab-on-grade four-story concrete block and brick building. Also, a one-story slab-on-grade brick building adjoins the four-story building to the south. The remainder of the Site is occupied by asphalt/concrete and gravel parking areas with some green space. The Site Building area occupies approximately 1.2 acres of the 1.8-acre Site. A Site Base Map is included as Figure 2.

The following is a summary of the nature and extent of contamination from the Remedial Investigation (RI) and resulting remedial history:

Sub-Slab Vapor Investigation - The sub-slab vapor assessment program resulted in several volatile organic compounds (VOCs) detected in both the indoor/outdoor air samples and in the sub-slab vapor samples. To mitigate the sub-slab vapors in an area of elevated VOCs, a passive sub-slab depressurization system (SSDS) was installed under an Interim Remedial Measures (IRM) with provisions to make the system active (In-line fan installed).

Exterior Soils Investigation - Exterior surface and sub-surface soils exhibited elevated concentrations of polycyclic aromatic hydrocarbons (PAHs) and metals that exceeded NYSDEC Part 375 Residential and Restricted Residential Use soil cleanup objectives (SCOs). For the Site to meet Part 375 Restricted Residential Use SCOs, the top two feet of existing soil across the Site, exterior to the Site Building, was removed during the IRM and replaced with clean fill material. The removed soil was disposed off-site at a NYSDEC approved landfill. The majority of this open area was then covered with asphalt (driveways/parking), sidewalks, and minimal additional landscaping.

Sub-Slab Soils Investigation - Sub-slab soils exhibited only a few PAH and metal compounds that slightly exceeded Part 375 Residential and Restricted Residential Use SCOs. Based on the very low level of contamination detected and that the Site Building floor slab was to remain in place for the planned future development, no further remediation was recommended for this area.

Floor Drains/Pits Sediment Investigation – Sediment samples collected from the existing Site Building first floor drain/trench system and elevator pits exhibited concentrations of several metal compounds that exceeded Part 375 Residential and Restricted Residential Use SCOs. In addition, select sediment samples exhibited PAH compounds at concentrations exceeding Part 375 Residential and Restricted Residential Use SCOs. The sediments were removed from the drains/trenches and pits under an IRM and disposed off-site at an approved disposal facility.

Transformers - Transformer sampling conducted as part of the RI indicated that three of the ten existing transformers and both fluid reservoirs were absent of polychlorinated biphenyl (PCB) containing oil. Results from the remaining seven transformers indicated various concentrations of PCBs with the highest concentration detected at 250 parts per million (ppm). Some minor soil staining proximate specific transformers indicated elevated levels of PCBs in the surface-stained areas. Under an IRM, all transformers, contents and impacted soil were removed and disposed of properly.

Upon completion of the IRMs, remnant contamination remained in Site soil below the two-foot cover system. The final remedy for the Site included the establishment of an environmental easement that restricts future development to Restricted Residential Use and the establishment of engineering and institutional controls (IC/ECs) for the Site as stipulated in the SMP.

1.2 Effectiveness of Remedial Program

Based on a recent inspection of the Site the engineering and institutional controls are in place, are performing properly, and remain effective and protective of public health and the environment.

1.3 Non-Compliance

No areas of non-compliance regarding the major elements of the SMP were identified at the time of the preparation of this PRR.

1.4 Recommendations

Overall, the remedial program is viewed to be effective in achieving the remedial objectives for the Site. Based on the information available as of the date of this PRR, no changes to the SMP or the frequency of PRR submissions are recommended at this time.

2.0 SITE OVERVIEW

2.1 Nature and Extent of Contamination – RI Program

The Site Building sub-slab vapor assessment program resulted in several VOC compounds detected in both the indoor/outdoor air samples and in the sub-slab vapor samples. Based on the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in New York State, soil vapor mitigation was recommended proximate soil vapor samples RR-SA-03 and RR-SA-04 located within the Site Building parking garage.

The Site Building exterior surface and sub-surface soils analytical results confirmed the results of prior assessments completed on the Site which indicated elevated concentrations of PAHs and metals that exceeded Part 375 Restricted Residential SCOs. A compressive list of the analytes detected at the Site exceeding Part 375 Residential and Restricted Residential Use SOCs is included within the SMP.

The Site Building sub-slab soils assessment indicated only a few PAH and metal compounds that slightly exceeded Part 375 Restricted Residential SCOs. As the Site Building floor slab was to remain in place for the planned future development, no further remediation was recommended for this area.

Sediment samples collected from the existing Site Building first floor drain/trench system and elevator pits exhibited concentrations of several metal compounds that exceeded Part 375 Residential and Restricted Residential Use SOCs.

Groundwater assessment indicated that only two metal compounds were detected in two of the unfiltered samples which exceeded the NYSDEC Technical and Operational Guidance Series (TOGS)

1.1.1 Ambient Water Quality Standards (AWQS). No metal compounds were detected at concentrations exceeding AWQS in the filtered samples.

Since the Site is served by municipal water supply, and groundwater was not planned to be used for the new development, no further action related to groundwater was recommended.

Transformer sampling indicated that three of the ten existing transformers and both fluid reservoirs did not have PCB containing oil. Results from the remaining seven transformers indicated various concentrations of PCBs with the highest being 250 ppm. Some minor soil staining proximate specific transformers indicated elevated levels of PCBs in the surface-stained areas.

2.2 Remedial Program

The Site was remediated in accordance with the remedy selected by the NYSDEC in its decision document dated November 2010. The components of the selected remedy included implementation of IRMs with an Environmental Easement and IC/EC.

IRMs

Based on the findings of the RI program (see above), the following IRMs were completed:

- Installed a SSDS beneath a portion of the ground floor slab of the Site Building (June and August 2010).
- Removed the top two feet of impacted soil from outside the Site Building footprint from across the Site and replacement with two feet of clean fill and/or cement/asphalt paving sections (April and August 2010).
- Removed sediments and cleaned Site Building floor drains and elevator shafts (April and June 2010).
- Removed and disposed of PCB transformer fluids, transformers/enclosures, and any impacted soil/materials adjacent/below transformers (March 2010).

ICs/ECs

The final remedy for the Site was defined as performing no additional cleanup activities at the Site beyond that which was already performed as IRMs with implementation of ICs and ECs as follows:

- Execution and recording of an Environmental Easement to restrict land use to Restricted Residential Use per NYSDEC Part 375 regulations and prevent future exposure to any contamination remaining at the Site along with restricted use of groundwater.
- Development and implementation of a SMP for long term management of remaining contamination including operation, monitoring and maintenance of the SSDS as required by the Environmental Easement, which includes plans for IC/ECs.

There have been no changes to the selected remedy since remedy selection with the exception of the change of the passive SSDS to an active system in January 2019.

3.0 EFFECTIVENESS/COMPLIANCE OF THE REMEDIAL PROGRAM

There have been no changes or modifications to the implemented remedy (IRMs), with the exception of the activation of the SSDS as discussed above, based on the Site Wide Inspection completed under this PRR. The current Site use effectively meets, and is in compliance with, the ICs/ECs for the Site as discussed in Section 2.0.

4.0 IC/EC PLAN COMPLIANCE REPORT

4.1 Institutional Controls

The Site has a series of ICs in the form of Site restrictions. Adherence to these ICs is required by the Environmental Easement. Site restrictions that apply to the Controlled Property are:

- The Site may only be used for Restricted Residential Use provided that the long-term IC/ECs included in the SMP are employed;
- The Site may not be used for a higher level of use, such as Unrestricted Residential Use without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC;
- All future activities on the Site that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- The use of the groundwater underlying the Site is prohibited without testing and approval of the NYSDEC and NYSDOH; and,
- Vegetable gardens and farming on the Site are prohibited.

The current Site use meets all the IC requirements. There are no recommendations for changes to the ICs.

4.2 Engineering Controls

The following Engineering Control systems were inspected for compliance to SMP requirements:

4.2.1 Soil Cover

Exposure to remaining contamination in soil/fill at the Site is prevented by a cover system placed over the Site. This cover system is comprised of a minimum of 24 inches of clean soil, asphalt/concrete pavement sections (12 inches minimum depth) and the existing concrete Site Building slab. Before placement of cover material, a geotextile fabric layer was placed as a demarcation between the clean fill and the existing soil. The Excavation Work Plan that appears in Appendix A of the SMP outlines the procedures required to be implemented in the event the cover system is breached, penetrated, or temporarily removed and any underlying remaining contamination is disturbed.

The cover system was inspected by LaBella's Abigail Beres on July 1, 2026, and is in place with no apparent disturbances since its initial placement and is in compliance with the requirements of the SMP. The Site Wide Inspection Form is included in Appendix 2. Photographs taken at the time of the inspection are included in Appendix 3.

4.2.2 Sub-Sab Vapor Depressurization System

A passive SSDS was installed below the first-floor slab in the rear northeast end of the center section of the Site Building, south of the courtyard area. The system was designed to allow for conversion to an active SSDS by activating an in-line fan installed during the IRM. The SSDS was converted to an active system in January 2019 and the in-line fan was confirmed operational by LaBella on July 1, 2025, and the associated caulk seams were observed to be in good condition. To evaluate the effectiveness of the SSDS, the SMP specifies sample collection from the vent stack and indoor air sampling of any unoccupied first-floor space that becomes occupied along with an ambient air sample. The air samples are to be analyzed for Target Compound List (TCL) VOCs by United States Environmental Protection Agency (USEPA) Method TO-15. Monitoring of the SSDS and associated air sampling is discussed further in Section 5.2.

4.3 IC/EC Certification

The IC/EC Certification Form was completed in its entirety as all ICs/ECs are in place for the Site per the SMP. Appendix 4 includes the signed NYSDEC Site Management Periodic Review Report Notice-Institutional and Engineering Controls Certification Form.

5.0 MONITORING PLAN COMPLIANCE REPORT

5.1 Soil Cover System Monitoring

The soil cover was inspected and appears to be in place with no disturbances since its initial placement and is in compliance with the requirements of the SMP. No information or visual evidence was obtained by LaBella suggesting that soil was imported to the Site, or that subsurface disturbance occurred during the reporting period.

5.2 Sub-Slab Depressurization System Monitoring

A passive SSDS was installed in the rear northeast end of the center section of the Site Building, south of the courtyard area. The system was made active in January 2019 by activating the in-line fan installed during the IRM. The in-line fan was confirmed operational by LaBella on July 1, 2025.

According to the January 31, 2020, SMP Addendum (update to the September 2010 SMP), annual PRRs must include at least one sample from the sub-slab depressurization system in order to confirm the effectiveness of the system, and one outdoor ambient air sample and indoor air sample from any tenant spaces which had become occupied during the applicable reporting period. During this reporting period, none of the empty tenant spaces had become occupied, therefore, no indoor or outdoor air samples were collected. As additional NYSDEC approved efforts are being coordinated to evaluate the effectiveness of the SSDS, and considering that collection of air samples directly from an SSDS is not consistent with currently recognized NYSDEC or NYSDOH soil vapor intrusion procedures, per correspondence with the NYSDEC in June 2026 contained within Appendix 4, no air samples were collected from the SSDS. Refer to the Sub-Slab Depressurization Evaluation Workplan dated July 24, 2026 for additional information regarding ongoing efforts to evaluate the SSDS at the Site.

5.3 Comparisons with Remedial Objectives

With exception to the lack of air samples collected directly from the SSDS as is detailed in Section 5.2 above, the Site cover system and SSDS monitoring was performed in accordance with the SMP and associated Addendum and included the annual visual inspection of the cover system components. As described in Section 4.2, the cover system was observed to be intact and functioning as intended, the SSDS is active and operating as intended, and the ECs are continuing to satisfy the remedial objectives for the Site.

5.4 Monitoring Deficiencies

No monitoring deficiencies were noted or experienced during the completion of the PRR.

5.5 Monitoring Conclusions and Recommendations

The procedures utilized to evaluate the performance and effectiveness of the ECs were conducted in accordance with the SMP and associated Addendum and verified that the cover system and SSDS are functioning as intended. No changes to the monitoring plan are recommended at this time.

6.0 OPERATION & MAINTENANCE COMPLIANCE REPORT

An in-line fan has been installed and activated as part of the SSDS in the vent stack near the ceiling of the first floor of the Site Building to draw a vacuum on the system. At the time of the annual inspection the fan was confirmed to be active and caulk seams were inspected and were deemed satisfactory. No operation and maintenance deficiencies were noted during the inspection.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Annual inspection of the Site was performed on July 1, 2025, by LaBella as prescribed in the SMP and associated Addendum. As a result of the inspection and sampling, LaBella has determined that the Site is in compliance with all elements of the SMP, including the Engineering & Institutional Control Plan, the Site Monitoring Plan, and the Operations & Maintenance Plan. No deficiencies or failures to satisfy the requirements of the SMP were identified.

As reflected by the signed Institutional and Engineering Controls Certification Form (Appendix 4), LaBella has concluded that:

- The required EC/ICs are in place, are performing properly, and remain effective;
- The Site Monitoring Plan is being implemented;
- Operation and Maintenance activities are being conducted properly; and,
- The remedy continues to be protective of public health and the environment and is performing as specified in the RAWP and Final Engineering Report.

Based on the information available as of the date of this PRR, no changes to the inspection, reporting or certification frequency prescribed in the SMP are recommended.

We appreciate the opportunity to serve your professional environmental engineering needs. If you have any questions, please do not hesitate to contact me at (716) 840-2548.

Respectfully submitted,

LaBella Associates, D.P.C.



Adam Zebrowski
Regional Manager
Vice President
Environmental Professional



Abigail Beres
Environmental Scientist

8.0 LIST OF ACRONYMS

AWQS	Ambient Water Quality Standards
BCP	Brownfield Cleanup Program
IC/EC	Institutional Control/Engineering Control
IRM	Interim Remedial Measure
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
ppm	Parts Per Million
PRR	Periodic Review Report
RI	Remedial Investigation
SCO	Soil Cleanup Objective
SMP	Site Management Plan
SSDS	Sub-Slab Depressurization System
SVOC	Semi-Volatile Organic Compound
TCL	Target Compound List
TOGS	Technical and Operational Guidance Series
USEPA	United States Environmental Protection Agency
VOC	Volatile Organic Compound

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FIGURES



Figure 1 Site Location Map

184 Sweeney Street
North Tonawanda, New York 14120
Project No. 2191060

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N

NOT TO SCALE

FIGURE 2

SITE BASE MAP

184 Sweeney Street

North Tonawanda, New York 14120

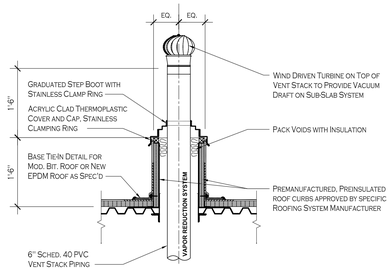
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PROJECT NO. 2191060

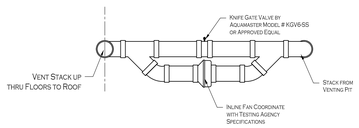
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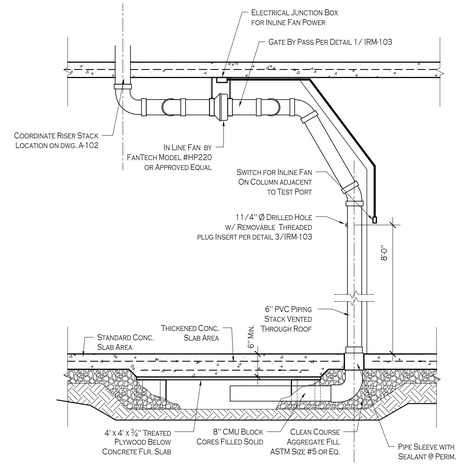
1 IRM-103 VENT STACK ROOF PENETRATION

3/4"=1'-0"



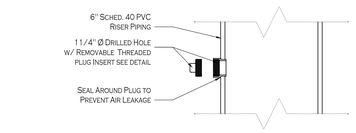
2 IRM-103 INLINE FAN BYPASS PLAN

1"=1'-0"



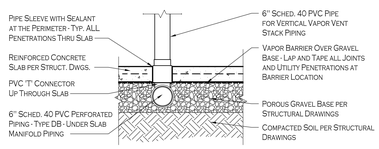
3 IRM-103 VAPOR VENTING PIT / RISER SECTION

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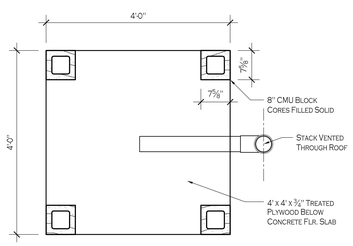
4 IRM-103 TEST PORTAL DETAIL

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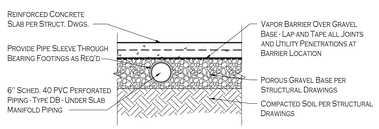
5 IRM-103 TYP. PIPE/CONDUIT PENETRATION

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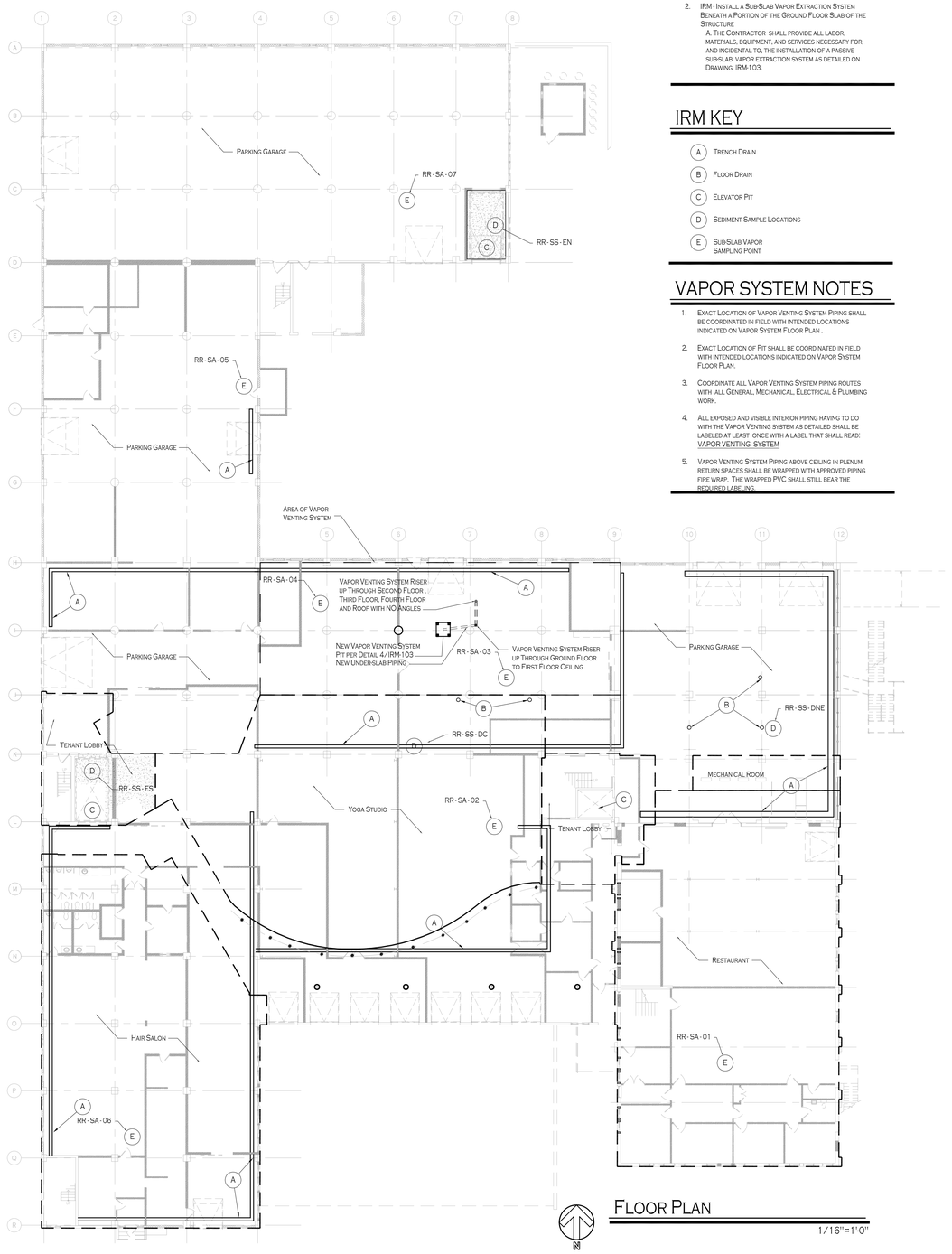
6 IRM-103 VAPOR VENTING PIT PLAN

3/4"=1'-0"



7 IRM-103 TYP. UNDERSLAB MANIFOLD PIPING

3/4"=1'-0"



FLOOR PLAN

1/16"=1'-0"

IRM GENERAL NOTES

1. IRM - REMOVE SEDIMENTS AND CLEAN BUILDING FLOOR DRAINS AND ELEVATOR SHAFT PITS.
   A. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR AND INCIDENTAL TO, THE CLEANING OF INTERIOR BUILDING FLOOR DRAINS/TRENCHES AND ELEVATOR SHAFT PITS AS DETAILED ON DRAWING IRM-100. THIS INCLUDES, BUT IS NOT LIMITED TO, REMOVING AND PROPERLY DISPOSING OF POTENTIALLY CONTAMINATED SEDIMENTS AND/OR SOILS AND THE ABANDONMENT OF EXISTING INLET OR OUTLET PIPES IN A ACCORDANCE WITH NYSDEC REQUIREMENTS. THIS INCLUDES PLUGGING INLET OR OUTLET PIPES WITH CEMENT GROUT.
2. IRM - INSTALL A SUB-SLAB VAPOR EXTRACTION SYSTEM BENEATH A PORTION OF THE GROUND FLOOR SLAB OF THE STRUCTURE
   A. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR, AND INCIDENTAL TO, THE INSTALLATION OF A PASSIVE SUB-SLAB VAPOR EXTRACTION SYSTEM AS DETAILED ON DRAWING IRM-103.

IRM KEY

- (A) TRENCH DRAIN
- (B) FLOOR DRAIN
- (C) ELEVATOR PIT
- (D) SEDIMENT SAMPLE LOCATIONS
- (E) SUB-SLAB VAPOR SAMPLING POINT

VAPOR SYSTEM NOTES

1. EXACT LOCATION OF VAPOR VENTING SYSTEM PIPING SHALL BE COORDINATED IN FIELD WITH INTENDED LOCATIONS INDICATED ON VAPOR SYSTEM FLOOR PLAN .
2. EXACT LOCATION OF PIT SHALL BE COORDINATED IN FIELD WITH INTENDED LOCATIONS INDICATED ON VAPOR SYSTEM FLOOR PLAN.
3. COORDINATE ALL VAPOR VENTING SYSTEM PIPING ROUTES WITH ALL GENERAL, MECHANICAL, ELECTRICAL & PLUMBING WORK.
4. ALL EXPOSED AND VISIBLE INTERIOR PIPING HAVING TO DO WITH THE VAPOR VENTING SYSTEM AS DETAILED SHALL BE LABELED AT LEAST ONCE WITH A LABEL THAT SHALL READ: VAPOR VENTING SYSTEM
5. VAPOR VENTING SYSTEM PIPING ABOVE CEILING IN PLENUM RETURN SPACES SHALL BE WRAPPED WITH APPROVED PIPING FIRE WRAP. THE WRAPPED PVC SHALL STILL BEAR THE REQUIRED LABELING.

Figure 4

ASBUILT CONDITIONS

Carmina Wood Morris PC
487 Main Street Suite 600
Buffalo, New York, 14203
P 716.842.3165
F 716.842.0263

REVISIONS:

No.	Description	Date
1	Addendum #1	02.01.2010

PROJECT NAME:
Renovation & New Construction
Remington Lofts on the Canal
184 Sweeney Street
North Tonawanda
New York, 14210

Issued for Construction:
Municiplity Submission:
Drawn by: P. Lang
Scale: As Noted

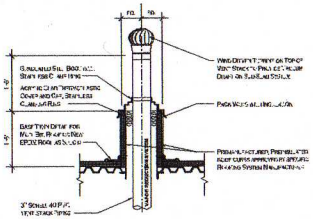
DRAWING NAME:
Vapor System / Drain Cleaning Plan & Details

DRAWING NO.
IRM-103

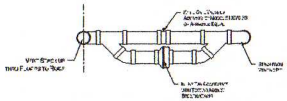
Project no.: 07.092

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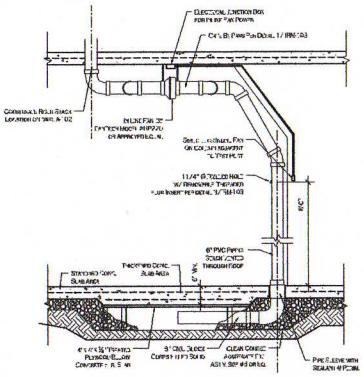
STATE OF NEW YORK
JOHN B. BERRY
No. 046600
LICENSED PROFESSIONAL ENGINEER



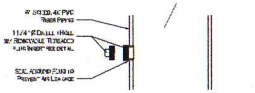
1 IRM-103 VENT STACK ROOF PENETRATION 3/4"=1'-0"



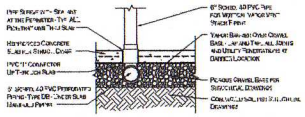
2 IRM-103 INLINE FAN BYPASS PLAN 1"=1'-0"



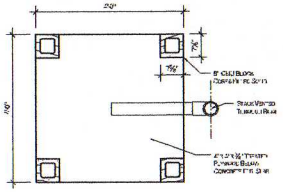
3 IRM-103 VAPOR VENTING PIT / RISER SECTION 3/4"=1'-0"



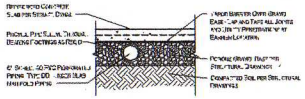
4 IRM-103 TEST PORTAL DETAIL 3"=1'-0"



5 IRM-103 TYP. PIPE/CONDUIT PENETRATION 3/4"=1'-0"



6 IRM-103 VAPOR VENTING PIT PLAN 3/4"=1'-0"



7 IRM-103 TYP. UNDERSLAB MANIFOLD PIPING 3/4"=1'-0"

IRM GENERAL NOTES

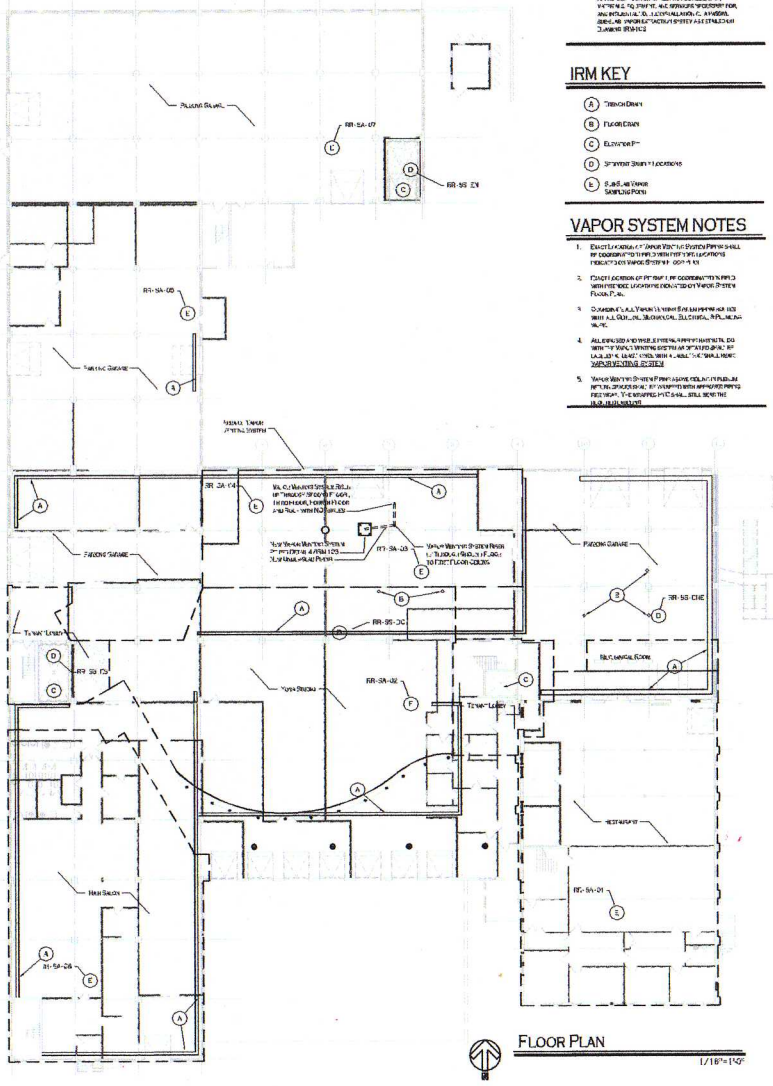
1. IRM - REMOVAL, HAULING AND CLEAN BUILDING FLOOR DRAINS AND CLEANING SUMPS:
   A. THE CONTRACTOR SHALL PROVIDE ALL LABOR, VACUUM TRUCKS, AND EQUIPMENT NECESSARY TO DEVELOP THE CLEANING OF INTERIOR BUILDING FLOOR DRAINS, TRENCH DRAINS AND ELEVATOR PIT. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIALS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO CLEAN AND DISPOSE OF ALL WASTE MATERIALS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO CLEAN AND DISPOSE OF ALL WASTE MATERIALS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO CLEAN AND DISPOSE OF ALL WASTE MATERIALS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO CLEAN AND DISPOSE OF ALL WASTE MATERIALS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND REQUIREMENTS.
2. IRM - INSTALLATION OF SUB-SLAB DEPRESSURIZATION SYSTEM:
   A. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR AND INCIDENTAL TO, THE INSTALLATION OF, AND SEALING AND PENETRATIONS NECESSARY FOR INSTALLATION OF SUB-SLAB DEPRESSURIZATION SYSTEM AS DETAILED ON DRAWING IRM-103.

IRM KEY

- (A) TRENCH DRAIN
- (B) FLOOR DRAIN
- (C) ELEVATOR PIT
- (D) SUMP/OIL SEPARATOR LOCATIONS
- (E) SUB-SLAB VAPOR SAMPLING POINT

VAPOR SYSTEM NOTES

1. EXACT LOCATION OF VAPOR VENTING PIPING SHALL BE COORDINATED WITH THE FINAL LOCATIONS INDICATED ON VAPOR SYSTEM DRAWING IRM-103.
2. EXACT LOCATION OF PIT SUMP TO BE COORDINATED WITH THE FINAL LOCATIONS INDICATED ON VAPOR SYSTEM FLOOR PLAN.
3. DURING INSTALLATION OF VENTING SYSTEM, ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, FEDERAL, STATE, AND ALL OTHER APPLICABLE CODES.
4. ALL EXPOSED AND VISIBLE PIPING, APPURTENANCES, AND WITHIN VENTING SYSTEM SHALL BE PAINTED TO MATCH ADJACENT SURFACES, OR AS DIRECTED BY THE ARCHITECT. REFER TO SPECIFICATION SECTION 09900 PAINTING FOR VAPOR VENTING SYSTEM.
5. VAPOR VENTING SYSTEM PIPING ABOVE GRADE TO BE IN NATURAL FINISH OR AS DIRECTED BY ARCHITECT. ALL PIPING PASSING THROUGH FLOOR SLABS SHALL BE SLEEVED AND FIRE STOPPED.



FLOOR PLAN 1/16"=1'-0"

ASBUILT CONDITIONS

Carmina Wood Morris PC
45 Main Street, Suite 500
Buffalo, New York 14203
P 716.849.8100
F 716.849.8200

REVISIONS:
No. Description Date
1 Addendum #1 12.01.2010

PROJECT NAME:
Renovation & New Construction
Remington Lofts on the Canal
184 Sweeney Street
North Tonawanda
New York, 14210

Issued for Construction
Municipality Submission
Drawn by: P. Lang
Scale: As Noted

DRAWING NAME:
Vapor System / Drain Cleaning Plan & Details

DRAWING NO.
IRM-103

Project no.: 07.092

APPENDIX 1

Boundary Survey

Legend of Symbols & Abbreviations

SM — SANITARY MANHOLE	— x — FENCE	CONC. — CONCRETE	
● — SANITARY CLEAN OUT	— SA — SANITARY SEWER LINE	REC. — RECORD	
SD — STORM MANHOLE	— G — GAS LINE	MEAS. — MEASURED	
▤ — STORM INLET	— W — WATER LINE	N. — NORTH	
▶◀ — WATER VALVE	— E — ELECTRIC WIRES	S. — SOUTH	
— FIRE HYDRANT	— OH — OVERHEAD UTILITY WIRES	E. — EAST	
— GAS VALVE	—→— GUY WIRE	W. — WEST	
— GAS REGULATOR		No. — NUMBER	
GM — GAS METER		L. — LIBER	
— UTILITY POLE		P. — PAGE	
E — ELECTRIC METER		SQ. FT. — SQUARE FEET	
T — TELEPHONE MANHOLE		° — DEGREES	
— MONITOR WELL		' — FEET OR MINUTES	
		" — INCHES OR SECONDS	

Soil and Pavement Sections Cover System

Miscellaneous Notes

(MN1) No observed evidence of the location of cemeteries or burial grounds.

(MN2) No designated parking spaces.

(MN3) Institutional and Engineering Controls provided by Panamerican Environmental, Inc.. Revised map on 8/11/10 to show Institutional and Engineering Controls. No field work was performed by James L. Shisler L.S., P.C. and James L. Shisler L.S., P.C. accepts no responsibility as to the accuracy of the statements in the Institutional and Engineering Controls section.

(MN4) Two block buildings and a retaining wall with fence removed 8/21/10. No field work was performed.

(MN5) With the exception of the tower, preexisting site features have been removed as a result of remediation. No field work was performed. Map revised 8/27/10.

Utility Notes

(UN1) The locations of utilities shown hereon were determined from observation of ground appurtenances.

(UN2) The exact locations of utility lines (i.e. electric, telephone, gas, water, sanitary sewer and storm sewer) entering the subject property and the points of entry of such utilities into the subject property's building could not be determined.

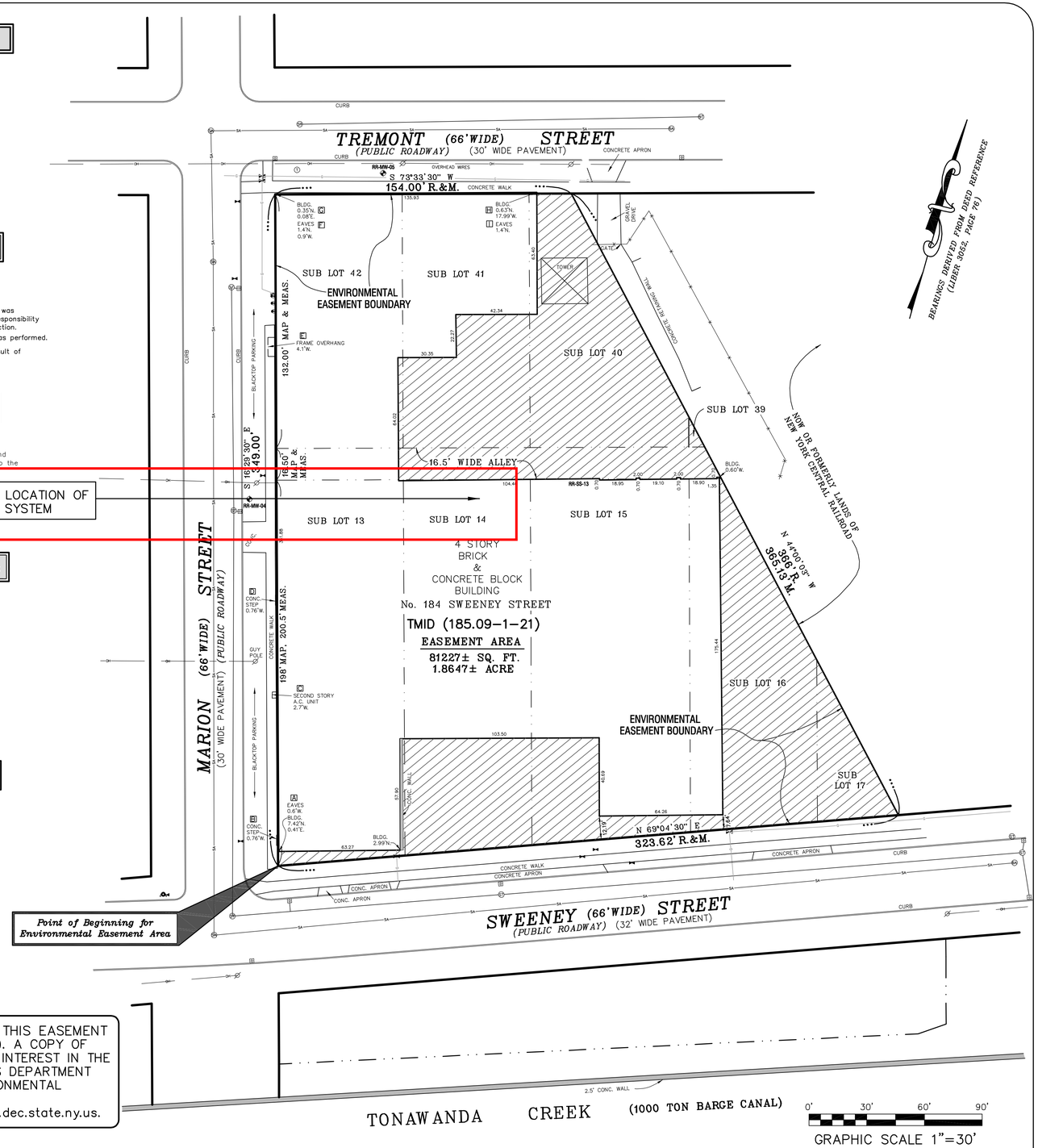
APPROXIMATE LOCATION OF SOIL VENTING SYSTEM

Statement of Possible Encroachments

[A] Subject property's eave encroaches up to 0.6'W.
[B] Subject property's concrete step encroaches up to 0.76'W.
[C] Subject property's second story air conditioning unit encroaches up to 2.7'W.
[D] Subject property's concrete step encroaches up to 0.76'W.
[E] Subject property's frame overhang encroaches up to 4.1'W.
[F] Subject property's eave encroaches up to 0.6'W. & 0.9'W.
[G] Subject property's building encroaches up to 0.35'N.
[H] Subject property's building encroaches up to 0.63'N.
[I] Subject property's eave encroaches up to 1.4'N.

Easements & Right of Ways

No Easements or Right of Ways appeared in Monroe Title Abstract No. 525799 dated December 4, 2009.



0' 30' 60' 90'
GRAPHIC SCALE 1"=30'

0M 10M 20M 30M
GRAPHIC SCALE (METERS)

THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION.
625 BROADWAY, ALBANY, NY 12233 OR AT derweb@gw.dec.state.ny.us.

ENVIRONMENTAL EASEMENT AREA ACCESS
THE DEC OR THEIR AGENT MAY ACCESS THE ENVIRONMENTAL EASEMENT AS SHOWN HEREON THROUGH ANY EXISTING STREET ACCESS OR BUILDING INGRESS/EGRESS ACCESS POINT

PART OF BOOK 17 OF MICROFILMED MAPS, PAGE 1687 & PAGE 1642
PART OF LOT NO. 81, MILE RESERVE
CITY OF NORTH TONAWANDA, COUNTY OF NIAGARA AND STATE OF NEW YORK

Legal Description

ENVIRONMENTAL EASEMENT AREA

All that tract or parcel of land, situate in the City of North Tonawanda, County of Niagara and State of New York, being part of Lot No. 81 of the Mile Reserve as shown on a map made by Peter Emslie and filed in the Niagara County Clerk's Office on February 10, 1849, now in Book 17 of Microfilmed Maps at page 1642 and also on a map made by B.F. Betts and filed in the Niagara County Clerk's Office on March 31, 1888, now in Book 17 of Microfilmed Maps at page 1687, bounded and described as follows:

Beginning at the point of intersection of the northerly line of Sweeney Street with the easterly line of Marion Street;

Thence N 69° 04' 30" E along the northerly line of Sweeney Street and along the southerly lines of Subdivision Lot Nos. 13, 14, 15, 16 and 17, a distance of 323.62 feet to the southwesterly line of lands now or formerly owned by the New York Central Railroad;

Thence N 44° 00' 03" W and through Subdivision Lot Nos. 17 and 16, a 16.5 foot alleyway and Subdivision Lot No. 40, a distance of 365.13 feet to the southerly line of Tremont Street;

Thence S 73° 33' 30" W along the southerly line of Tremont Street 154.00 feet to the easterly line of Marion Street;

Thence S 16° 29' 30" E along the easterly line of Marion Street 349.00 feet to the point or place of beginning, containing 1.8647 acres (81,227 square feet) of land more or less.

The above described is the same land as described in Monroe Title Abstract No. 525799, Parcel "A", dated December 4, 2009.

INSTITUTIONAL/ENGINEERING CONTROLS

INSTITUTIONAL CONTROLS

- The property may only be used for restricted residential use provided that the long-term Engineering and Institutional Controls included in this SMP are employed.
- The property may not be used for a higher level of use, such as unrestricted or residential use without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC.
- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with this SMP.
- The use of the groundwater underlying the property is prohibited without testing and approval of the NYSDEC and NYSDOH.
- Vegetable gardens and farming on the property are prohibited.

ENGINEERING CONTROLS

Soil and Pavement Sections Cover System – Removed the top two feet of existing site soil from all open green areas and a minimum of one foot of soil from areas to be covered with paving sections (roads, sidewalks, etc.). A minimum of two feet of approved clean fill was placed over all green space and a minimum of a one foot thick paving section (stone, concrete/asphalt) placed for roadways, sidewalks, etc. (see cross hatched area).

Sub-Slab Vapor Ventilation System – Venting system to be tested and a vapor and ambient air sample collected at 6 month intervals and results reviewed by NYSDEC.

Soil and Pavement Sections Cover System

ALTA/ACSM Land Title Survey

Remington Rand Site #C932142
184 Sweeney Street, North Tonawanda, N.Y.

JAMES L. SHISLER, L.S., P.C.
PROFESSIONAL LAND SURVEYORS

P.O. BOX 516
EAST AURORA, NEW YORK 14052-0516

Phone: 716-655-1058
Fax: 716-655-1964
Email: shisurv@gmail.com

Date of Survey: May 15, 2009
Date of Last Revision: August 27, 2010

Job No. 09177
Sheet No. E-2018

PDF created with pdfFactory trial version www.pdffactory.com

APPENDIX 2

Site Wide Inspection Form

LaBella Associates, D.P.C.
300 Pearl Street, Suite 130
Buffalo, New York 14202

SITE WIDE INSPECTION FORM

Date: July 1, 2026

Site Name: Remington Lofts – NYSDEC Site # C932142

Location:
184 Sweeney Street, North Tonawanda, New York

General Site Conditions:

Facilities and grounds are well-maintained

Weather Conditions: Partly Sunny, 90 Degrees F

Compliance/Evaluation ICs and ECs :

The property is in compliance with the ICs/ECs. The cover system is in-tact and well-maintained. No excavations into the cover system were observed. The vapor system is on and functioning.

Site management Activities (sampling, H & S Inspection, etc.):

Vapor system was on and functioning. The in-line fan in the vent stack near the ceiling of the first floor of the Site Building was observed to be active and drawing vacuum. Caulked seams were also inspected and deemed satisfactory.

Compliance with Permits and O & M Plan:

Site appears to be in compliance with O&M Plan

Records Compliance:

No issues have occurred that would require the need to generate any additional compliance records.

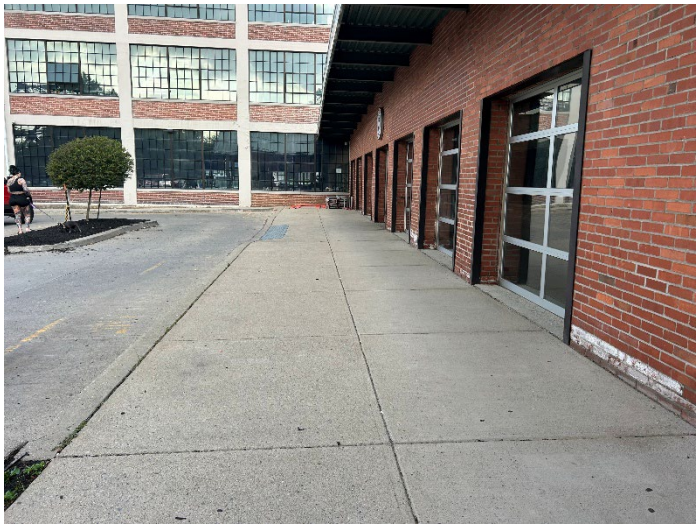
General Comments:

Property and compliance systems appear to be well maintained and functioning. No additional comments – refer to attached photographs.

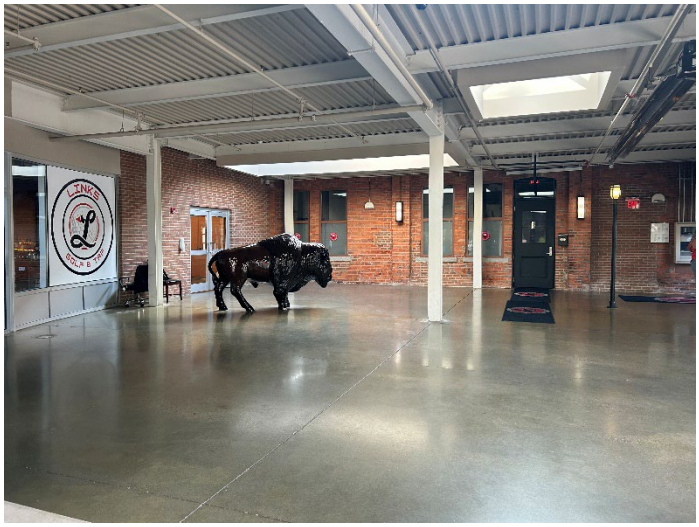
INSPECTOR'S NAME: Abigail Beres

APPENDIX 3

Photographs



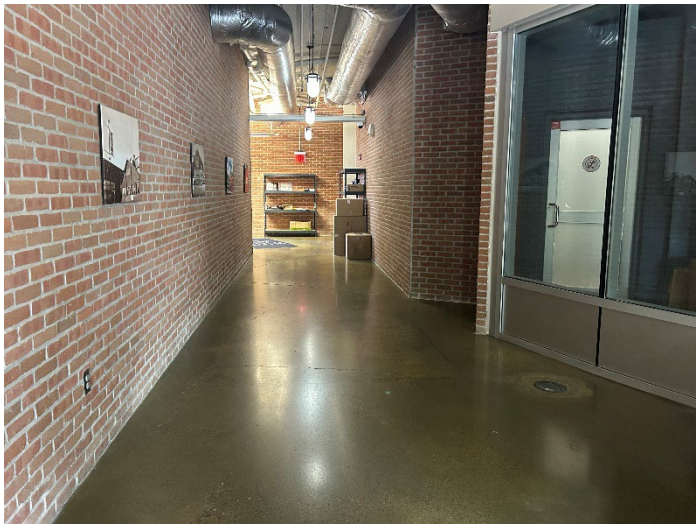
Main entrance – Typical asphalt/concrete cover system



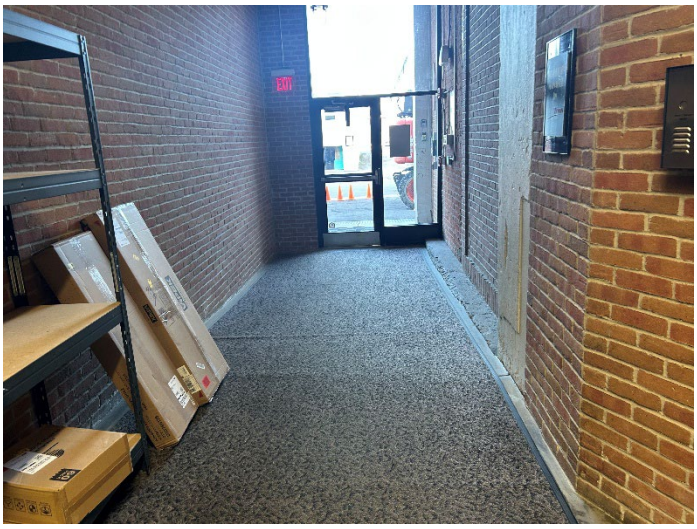
Eastern lobby



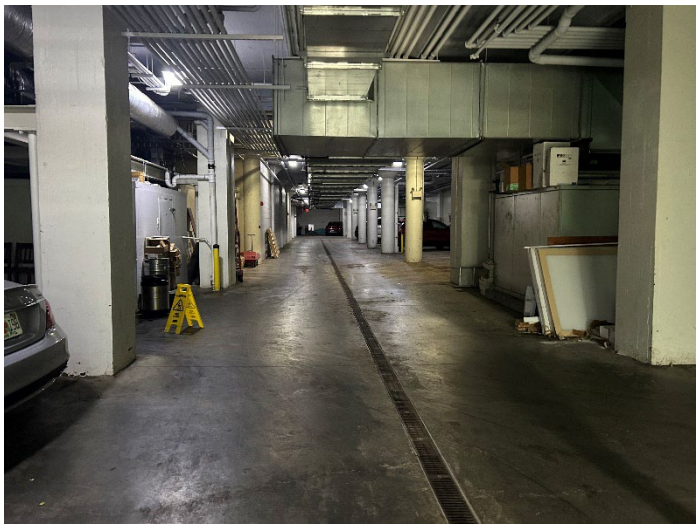
Southern lobby



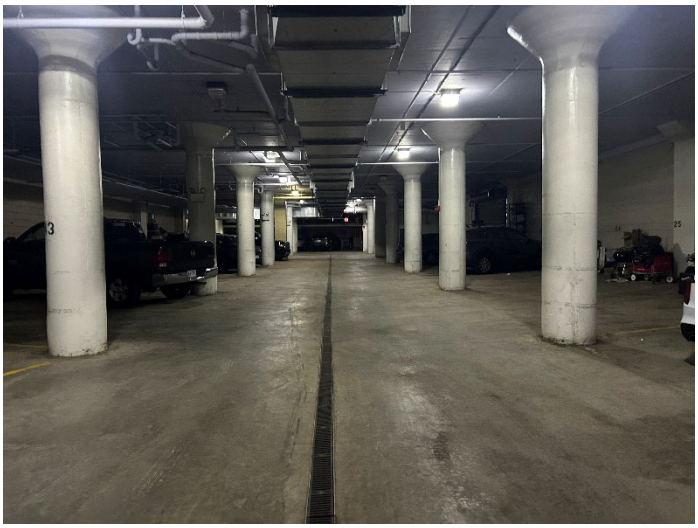
Lobby hallway



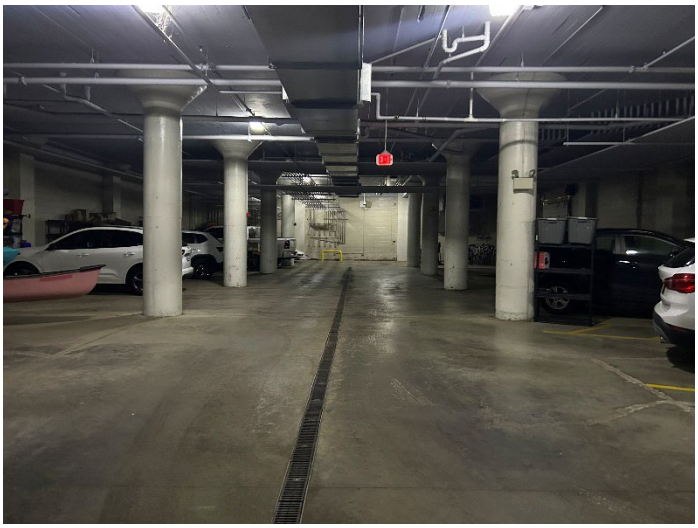
Western exit from lobby



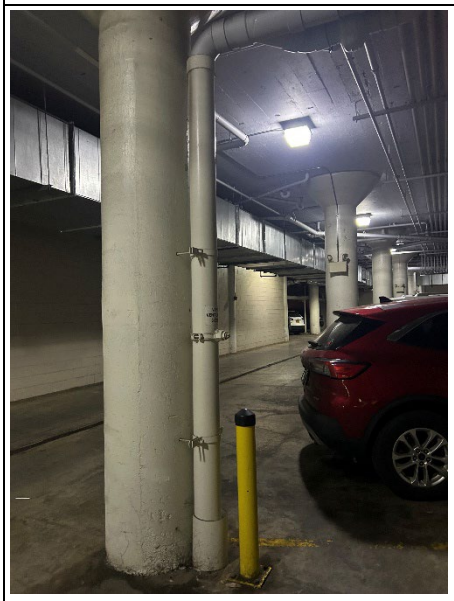
Eastern parking garage facing west



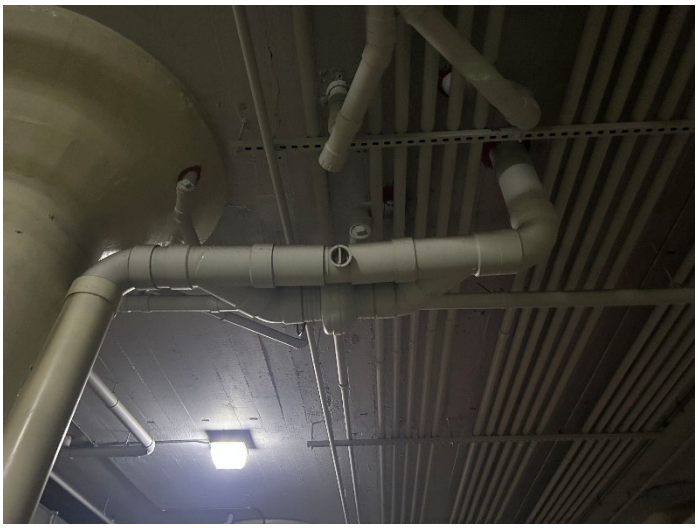
Western parking garage facing north



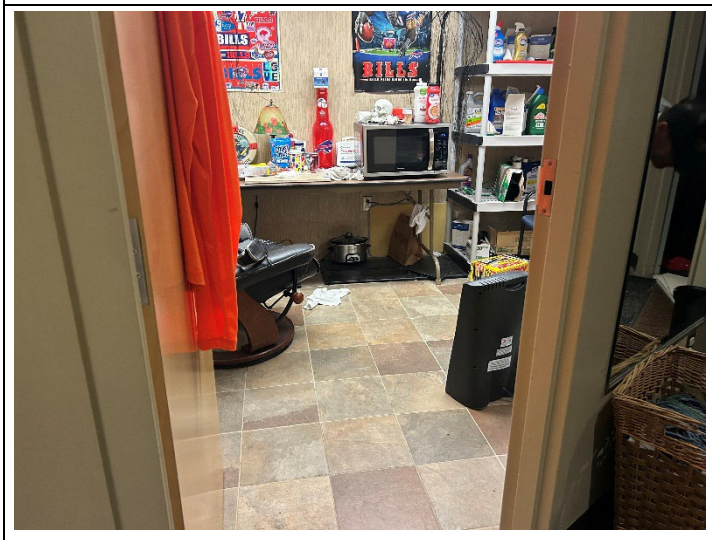
Northern parking garage facing east



SSDS Vent Port



Active SSDS fan system



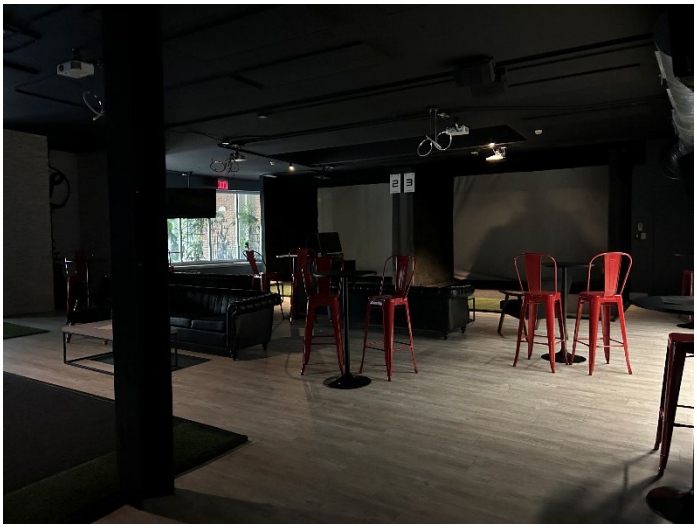
Janitors Closet



Back room of Golf simulator



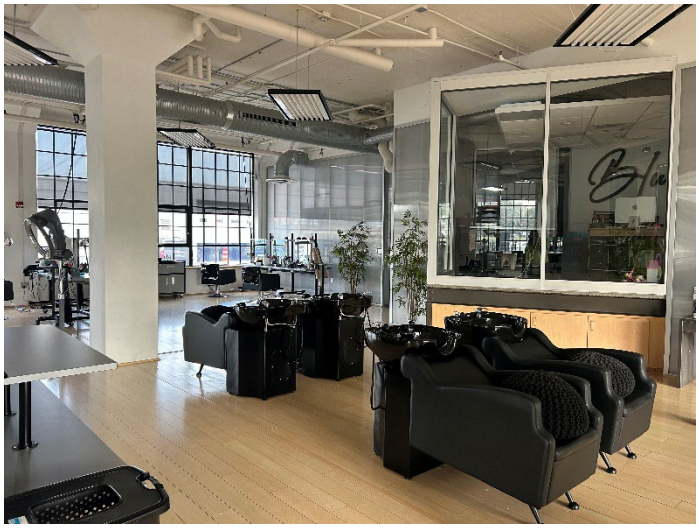
Bar in golf simulator



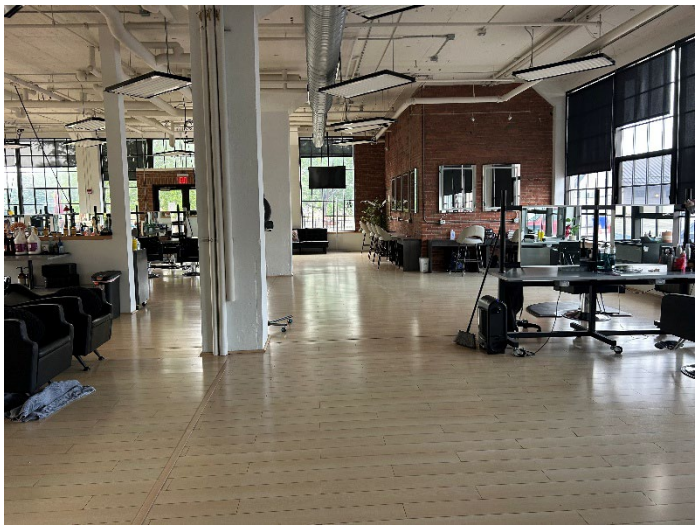
Golf simulators



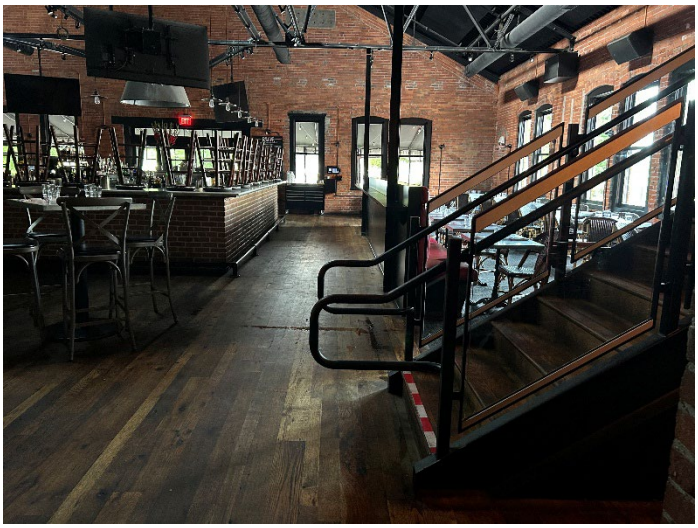
Lobby of salon



Salon workstation



Salon work station



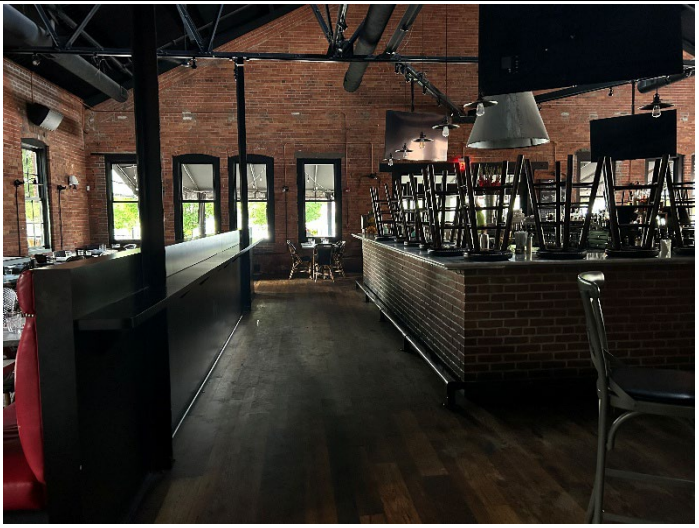
Entrance of tavern from lobby

184 Sweeney Street North
Tonawanda, New York 14120

LaBella
Powered by partnership.



Seating in western side of tavern



Bar area in eastern side of tavern



Banquet room in tavern



Kitchen in tavern



Sidewalk on eastern side of main entrance - Typical clean soil/asphalt/concrete cover system



Sidewalk in front of tavern - Typical clean soil/asphalt/concrete cover system



Eastern parking lot facing north - Typical asphalt/concrete cover system



Outside area on northside of building - Typical clean soil/asphalt/concrete cover system



Dog park and pavillion on northern side of building - Typical clean soil/asphalt/concrete cover system



Northern gate entrance/exit - Typical clean soil/asphalt/concrete cover system



Sidewalk in front of salon - Typical clean soil/asphalt/concrete cover system



Sidewalk on western side of the building - Typical clean soil/asphalt/concrete cover system

APPENDIX 4

Site Management Periodic Review Report Notice-Institutional and Engineering Controls Certification Form

Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. **C932142**

Site Name Remington Rand Building

Site Address: 184 Sweeney Street Zip Code: 14120
City/Town: North Tonawanda
County: Niagara
Site Acreage: 1.800

Reporting Period: May 20, 2025 to July 1, 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? Restricted-Residential, Commercial, and Industrial	☒	☐
7. Are all ICs in place and functioning as designed?	☒	☐

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

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

_____ _____
Signature of Owner, Remedial Party or Designated Representative Date

Box 2A

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

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

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. C932142 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
185.09-1-21	Gold Wynn Remington Lofts, LLC	Monitoring Plan O&M Plan Ground Water Use Restriction Landuse Restriction Site Management Plan IC/EC Plan

Environmental Easement;September 1,2010 - BCA Index No: B9-0780-08-06 as property control for Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv).

Box 4

Description of Engineering Controls

Parcel	Engineering Control
185.09-1-21	Vapor Mitigation Cover System

Soil cover and/or pavement placed over residual soil contamination. Sub-Slab passive depressurization system placed in a portion of the building to control potential vapor intrusion. Easement requires compliance with the Site Management Plan. Future intrusive activities and soil handling at the facility must be in accordance with the Excavation Work Plan found in the SMP.

Box 5

Periodic Review Report (PRR) Certification Statements

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

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

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

YES	NO
☒	☐

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

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

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

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

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

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

YES	NO
☒	☐

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

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

_____ _____

Signature of Owner, Remedial Party or Designated Representative — Date

IC CERTIFICATIONS
SITE NO. C932142

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 Ben Friedland (print name) at 11 Summer St, Buffalo, NY 14215 (print business address),

am certifying as Gold Wynn Remington Lofts LLC (Owner or Remedial Party)

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



7/24/2026

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

EC CERTIFICATIONS

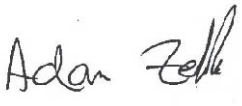
Box 7

Qualified Environmental Professional Signature

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

I Adam Zebrowski (print name) at LaBella Associates 300 Pearl Street, Buffalo, New York (print business address),

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



Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	7/20/2026 Date

APPENDIX 5

NYSDEC Coorispondence

Zebrowski, Adam

From: Kuczka, Megan E (DEC) <Megan.Kuczka@dec.ny.gov>
Sent: Tuesday, June 30, 2026 9:49 AM
To: Zebrowski, Adam
Cc: BEN@GOLDWYNN.COM; legal@goldwynn.com; Caligiuri, Benjamin (HEALTH); Beres, Abigail
Subject: RE: [Ext] Fw: Periodic Review Report Response Letter, Remington Rand building, 932142

Adam –

NYSDEC and NYSDOH have reviewed the revised Work Plan. Please finalize this report (remove draft watermark) and make sure the proposed field extension testing points are added to the Figure in Appendix A.

Additionally, NYSDEC and NYSDOH concur that vent port sampling is not needed at this time.

Sincerely,

Megan Kuczka *(she/her/hers)*
Environmental Program Specialist 2

New York State Department of Environmental Conservation
Division of Environmental Remediation
700 Delaware Avenue, Buffalo, NY 14209
(716) 851-7220 | megan.kuczka@dec.ny.gov
dec.ny.gov | | | | Podcast

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From: Kuczka, Megan E (DEC)
Sent: Tuesday, June 30, 2026 7:46 AM
To: 'Zebrowski, Adam' <AZebrowski@LaBellaPC.com>
Cc: BEN@GOLDWYNN.COM; legal@goldwynn.com; Caligiuri, Benjamin (HEALTH) <Benjamin.Caligiuri@health.ny.gov>; Beres, Abigail <aberes@LaBellaPC.com>
Subject: RE: [Ext] Fw: Periodic Review Report Response Letter, Remington Rand building, 932142

Adam –

Yes, please keep me informed of the site walkthrough time, as I'd like to attend. NYSDEC and NYSDOH will review the revised work plan and your request to cease vent port sampling and get back to you as soon as possible.

Sincerely,

Megan Kuczka *(she/her/hers)*
Environmental Program Specialist 2

New York State Department of Environmental Conservation
Division of Environmental Remediation

700 Delaware Avenue, Buffalo, NY 14209
(716) 851-7220 | megan.kuczka@dec.ny.gov
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From: Zebrowski, Adam <AZebrowski@LaBellaPC.com>
Sent: Monday, June 29, 2026 3:18 PM
To: Kuczka, Megan E (DEC) <Megan.Kuczka@dec.ny.gov>
Cc: BEN@GOLDWYNN.COM; legal@goldwynn.com; Caligiuri, Benjamin (HEALTH) <Benjamin.Caligiuri@health.ny.gov>; Beres, Abigail <aberes@LaBellaPC.com>
Subject: RE: [Ext] Fw: Periodic Review Report Response Letter, Remington Rand building, 932142

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Megan:

I hope you are well. Attached is the revised workplan which should address the comments provided on June 5. Please let me know if you have any comments or questions regarding this submission.

Per our previous correspondence, we are currently scheduled to conduct to PRR site inspection for this Site on Wednesday July 1; however, have not confirmed a time for the site walk. I will let you know as soon as I have a time confirmed to share with you.

Also, as you know, the current SMP includes annual TO-15 sampling of the SSDS vent port. Considering the scope of work contained within the attached workplan, and that TO-15 vent port sampling is not a recognized standard procedure for SSDS monitoring by the NYSDEC or NYSDOH, we would like to request that we forgo collection of the vent port sample for this PRR. It is our intention to comply with all other PRR requirements, including indoor air sampling as necessary in accordance with the SMP. If you have any questions or concerns, please let us know.

Thanks!

Adam Zebrowski
LaBella Associates | Regional Business Development Manager (GL)

+1 (716) 840-2548 direct
(716) 536-1753 mobile

From: Kuczka, Megan E (DEC) <Megan.Kuczka@dec.ny.gov>
Sent: Friday, June 5, 2026 12:42 PM
To: Zebrowski, Adam <AZebrowski@LaBellaPC.com>
Cc: BEN@GOLDWYNN.COM; legal@goldwynn.com; Caligiuri, Benjamin (HEALTH) <Benjamin.Caligiuri@health.ny.gov>
Subject: RE: [Ext] Fw: Periodic Review Report Response Letter, Remington Rand building, 932142

Adam –

NYSDEC and NYSDOH have completed their review of the revised Work Plan and have a few remaining comments. Please see below: