Periodic Review Report

Henry Johnson Boulevard Properties

Albany, New York

Site No. E401049

May 2024

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1 Executive Summary

In accordance with the approved Site Management Plan (SMP), Arcadis of New York, Inc. (Arcadis, formerly Malcolm Pirnie, Inc.) has prepared this Periodic Review Report (PRR) on behalf of the City of Albany Community Development Agency (ACDA) for the Henry Johnson Boulevard Properties site (Site No. E401049) located in Albany, New York.

The ACDA entered into a State Assistance Contract (SAC) (#C302759) with the New York State Department of Environmental Conservation (NYSDEC), to investigate and remediate a 0.34-acre multi-parcel site that formerly contained a service station, laundry, and tailor shop located in the City of Albany, Albany County, New York. During/following a Remedial Investigation / Alternatives Analysis (RI/AA) and Interim Remedial Measure (IRM) conducted between 2006 and 2008, and the subsequent 2010 Record of Decision (ROD), the property was remediated to commercial use standards, but remains vacant as of the time of this report. The remedy generally consisted of excavation and disposal of chlorinated volatile organic compound (CVOC)-impacted soil, in-situ chemical oxidation (ISCO) using sodium permanganate, and implementing the SMP. Ongoing groundwater monitoring and Annual Monitoring/Certification Reports have detailed generally stable or decreasing concentrations of CVOCs in groundwater, down-gradient receptors have not been adversely affected, and institutional controls for the site are in place and effective. The remedy is compliant with the SMP and no changes to the PRR submittal frequency are recommended at this time. As detailed in the 2022 Certification Report, ongoing permanganate treatment using sustained release permanganate cylinders has been discontinued as this product is no longer commercially available and a suitable replacement cannot be identified at this time. In the absence of this treatment, it was agreed that the frequency of groundwater monitoring would be increased to annual. Based on discussions with the NYSDEC, the SMP was updated to reflect the increased sampling frequency and the potential for future groundwater treatment, if deemed necessary based on sampling results in consultation with NYSDEC.

2 Site Overview

2.1 Site History

Portions of the site formerly operated as a service station, laundry, and tailor shop on Henry Johnson Boulevard between Clinton Avenue and First Street in Albany, New York (**Figures 1** and **2**). These facilities may have operated as early as the 1930s and as recently as the 1980s. The site was abandoned and Albany County took possession of the site in lieu of back taxes, subsequently transferring ownership of the site to the ACDA. With the exception of the building at 339 Clinton Avenue, which was demolished in 2011, the site was vacant during the investigation. The ACDA conducted Phase I and II Environmental Site Assessments in 2003 and 2005 under the United States Environmental Protection Agency (USEPA) Brownfields Assessment Demonstration Pilot Program grant (Malcolm Pirnie, 2003 and Malcolm Pirnie, 2005, respectively). The ACDA subsequently conducted a RI/AA and IRM between 2006 and 2008 after being selected to receive an investigation grant under the 1996 Clean Water/Clean Air Bond Act Environmental Restoration Program (ERP) (Malcolm Pirnie, 2009).

2.2 Nature and Extent of Contamination Prior to Remediation

Based on the Phase I and II ESA and RI/AA findings, petroleum compounds and CVOCs were present in the subsurface soil and groundwater at the site. Soil samples collected contained several volatile organic compounds (VOCs) and metals at concentrations greater than the corresponding NYSDEC Technical and Administrative Guidance Memorandum (TAGM) Cleanup Objectives and/or NYCRR Part 375 Commercial Soil Cleanup Objectives (SCOs). Groundwater samples collected from the site contained VOCs at a concentration greater than the corresponding NYSDEC Class GA Standards.

2.3 Remedial Program

Based on the results of the IRM, the CVOC-impacted soils exceeding the NYCRR Part 375 Commercial SCOs which represented the contamination source at the site were removed. However, residual CVOCs remained present in groundwater at concentrations greater than the Class GA Standards beneath 124 Henry Johnson Boulevard and 339 Clinton Avenue. Due to the nature of the underlying soil (silt and clay), the CVOCs in groundwater have not migrated from the site. The NYSDEC selected ISCO as the groundwater remedy for the site as described in the Record of Decision (ROD) issued by the NYSDEC in March 2010. A full-scale sodium permanganate injection was conducted in 2011. Based on post-injection groundwater monitoring, residual CVOC-impacted groundwater remained at the site. To address these residual impacts, sustained release potassium permanganate/sodium persulfate cylinders were deployed in monitoring wells IW-1, MW-10R, and MW-22R in July 2015, at the request of the NYSDEC. The cylinders were replaced annually between 2015 and 2021, with sampling conducted immediately prior to cylinder replacement to minimize interferences with residual permanganate. As of 2022, ongoing permanganate treatment using sustained release cylinders was discontinued as this product was no longer commercially available and a suitable replacement cannot be identified at this time. In the absence of this treatment, and in light of stable/decreasing contaminant concentrations, the frequency of groundwater monitoring was increased to annual in 2023 and the SMP updated accordingly. Institutional Controls (ICs) implemented at the site require that (1) future exposure to remaining contamination be prevented by controlling disturbances of the subsurface contamination; (2) use of groundwater as a source of potable water be restricted without necessary water quality treatment as determined by NYSDOH; (3) monitoring, inspection, and reporting be performed as defined in the SMP; and (4) the use and development of the site be limited to commercial uses only.

3 Remedy Performance, Effectiveness and Protectiveness

It has been shown that following source removal in 2007 and initial permanganate injection in 2011, there was initial rebound of CVOCs compounds in groundwater; however, concentrations have generally stabilized since that time. Likewise, following the use of slow-release permanganate cylinders between 2015 and 2021, a steady permanganate presence in the groundwater was maintained, particularly down-gradient of the source area. As shown on **Figure 2** and in **Table 1**, concentrations of CVOCs in groundwater are generally stable and the most recent sampling event in 2023 showed significant reductions in CVOCs in samples from down-gradient monitoring wells MW-10R and MW-22R. As local residents use municipal water, the only exposure pathway to contaminated

groundwater would be via direct contact with subsurface soil/groundwater. The slow-release permanganate cylinders were maintained between 2015 and 2021, however, these products are no longer commercially available, and a suitable replacement product cannot be identified at this time, thus were not replaced in 2022. In light of this development, and the fact that CVOC concentrations continue to show stable or decreasing concentrations, with no completed exposure pathways and no off-site migration, permanganate treatment using sustained release permanganate cylinders was discontinued. In the absence of this treatment, the frequency of groundwater monitoring was increased to annual to better monitor conditions with respect to the Class GA Standards which serve as the closure criteria for the site. Further, the need for any potential future groundwater treatment will be evaluated going forward based on sampling results in consultation with NYSDEC. The SMP was updated in 2023 to incorporate these changes.

4 IC/EC Plan Compliance

ICs at the site include a land use restriction, to limit access, prevent excavation or other disturbance without prior notice to and approval from the NYSDEC, prevent residential use of the property, and prevent the use of groundwater at the site. The environmental easement for the site was executed by the NYSDEC on December 29, 2015, and filed with the Albany County Clerk on February 18, 2016. A copy of the easement is provided in **Appendix A**. The Certificate of Completion for the site was executed by the NYSDEC on March 30, 2016.

There are no ECs at the site.

Institutional Controls Certifications are provided in **Appendix B**.

5 Monitoring Plan Compliance

Components of the monitoring plan are shown in **Table 2** and consist of semi-annual water level and permanganate presence monitoring, and groundwater sampling conducted at least every three years. If permanganate is not present, groundwater monitoring wells MW-11R, IW-1, MW-4R, MW-10R, MW-22R, and MW-14 are sampled and samples are analyzed for VOCs by USEPA Method 8260.

Bentonite was observed within the casing of MW-13 during the May 2020 site inspection; closer inspection revealed irreparable damage to the monitoring well. Based on the lack of CVOCs at concentrations greater than applicable NYSDEC Class GA Groundwater Standards in historical samples from MW-13, and the fact that MW-14 is better positioned to monitor conditions down-gradient of the source area, the NYSDEC approved the removal of MW-13 from the monitoring plan and its decommissioning in September 2020. The well was abandoned in June 2021.

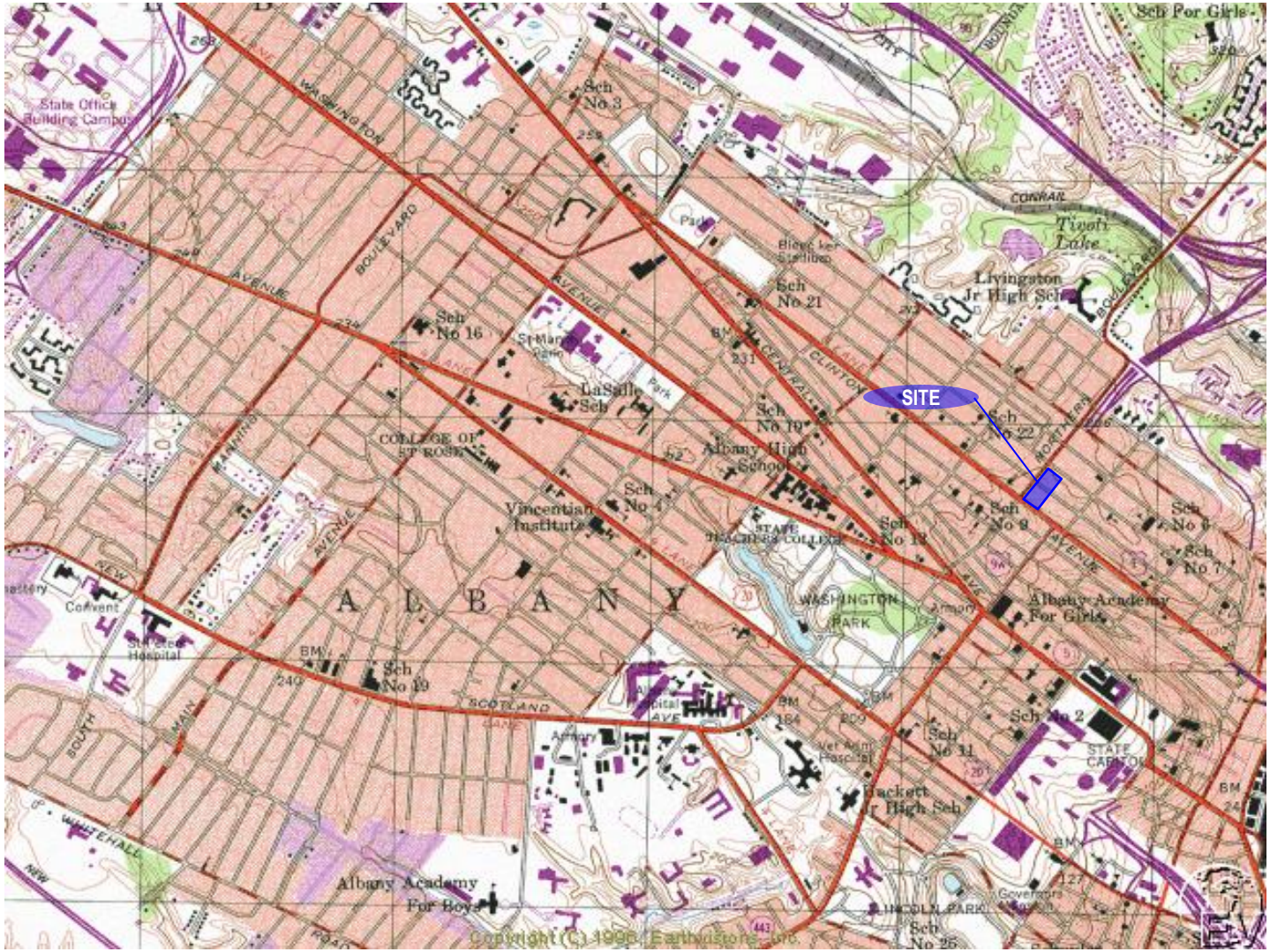
Cumulative results of groundwater sampling are shown on **Figure 2** and in **Table 1**. While CVOC concentrations remain greater than applicable NYSDEC Class GA Groundwater Standards, CVOC concentrations are generally stable or decreasing, groundwater flow patterns are consistent, and down-gradient receptors have not been adversely affected. Based on the discontinuation of sustained release permanganate treatment, the monitoring plan as updated to include annual groundwater sampling to better monitor CVOC conditions with respect to closure criteria.

6 Conclusions and Recommendations

The components of the SMP, ICs, and groundwater monitoring, were conducted as required during the reporting period. ICs are effective in preventing human contact with residual contamination. No changes to the proposed PRR submittal frequency are recommended.

Because the previously utilized sustained release permanganate cylinders are no longer commercially available, CVOC concentrations continue to show stable or decreasing concentrations, there is no completed exposure pathway, and no off-site migration, permanganate treatment using sustained release permanganate was discontinued. In the absence of this treatment, the frequency of groundwater monitoring was increased to annual to better monitor CVOC conditions with respect to Class GA Standard closure criteria. Based on discussions with the NYSDEC, the SMP was updated to reflect the increased sampling frequency and the potential for future groundwater treatment, if deemed necessary based on sampling results in consultation with NYSDEC. Semi-annual site inspections would continue in accordance with the SMP.

Figures



SOURCE: 7.5 MINUTE TOPOGRAPHIC MAP
ALBANY QUADRANGE, NEW YORK
UNITED STATES GEOLOGIC SURVEY 1980.

SCALE IN FEET

0 1000 2000 4000

ARCADIS	HENRY JOHNSON BOULEVARD PROPERTIES ALBANY, NEW YORK	SITE LOCATION	MAY 2023 FIGURE 1

HENRY JOHNSON BOULEVARD

(A.K.A. NORTHERN BOULEVARD)

ASPHALT PAVEMENT

SOIL REMOVAL AREA 2

NOTE: Groundwater VOC concentrations for detected compounds given in µg/L.

= Concentration exceeds corresponding NYSDEC Class GA Groundwater Standard.

J = Compound detected below the reporting limit or is estimated.

D = Concentration was obtained from a diluted analysis.

E - Concentration exceeded the calibration range.

*+ = LCS and/or LCSD is outside acceptance limits, high biased.

*- = LCS and/or LCSD is outside acceptance limits, low biased.

HJB-MW-10R Compound	Class GA Standard	Sep-11	Jul-12	Feb-13	Aug-13	Feb-14	Aug-14	Mar-15	Nov-15	Jun-17	May-20	Nov-22	Nov-23
cis-1,2-Dichloroethene	5	ND	ND	ND	1.2 BJ	ND	ND	ND	Not sampled, MnO4- present	Not sampled, MnO4- present	ND	2.6	ND
Tetrachloroethene	5	160	2,300 D	300 D	77	51	120	110			3,800	57 *+	6.2 *-
Trichloroethene	5	1.4 J	24	5.6 DJ	2.7 BJ	ND	1.7 J	1.5 J			130	6.3	0.56 J
Vinyl Chloride	2	ND	ND	ND	0.66 J	ND	ND	ND			220	ND	ND

HJB-MW-10 Compound	Class GA Standard	Jul-06	Oct-06	Jun-11
Tetrachloroethene	5	ND	ND	1.6 J

HJB-IW-1 Compound	Class GA Standard	Jun-11	Sep-11	Jul-12	Feb-13	Aug-13	Feb-14	Aug-14	Mar-15	Nov-15	Jun-17	May-20	Nov-22	Nov-23
cis-1,2-Dichloroethene	5	47	75	Not sampled, MnO4- present	Not sampled, MnO4- present	Not sampled, MnO4- present	Not sampled, MnO4- present	25	17	Not sampled, MnO4- present	Not sampled, MnO4- present	ND	Not sampled, MnO4- present	Not sampled, MnO4- present
Tetrachloroethene	5	100	140					90	110			30		
Trichloroethene	5	16	30					14	14			ND		
Vinyl Chloride	2	3.3 J	3.7					2.2 J	ND			ND		

HJB-MW-11/11R Compound	Class GA Standard	Jul-06	Oct-06	Jul-07	Jun-11	Sep-11	Jul-12	Feb-13	Aug-13	Feb-14	Aug-14	Mar-15	Nov-15	Jun-17	May-20	Nov-22	Nov-23
cis-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.41	ND	0.45 J	ND
Tetrachloroethene	5	ND	4 J	ND	ND	1.4 J	ND	ND	ND	ND	1.5 J	3.3 J	ND	0.95	ND	ND	ND

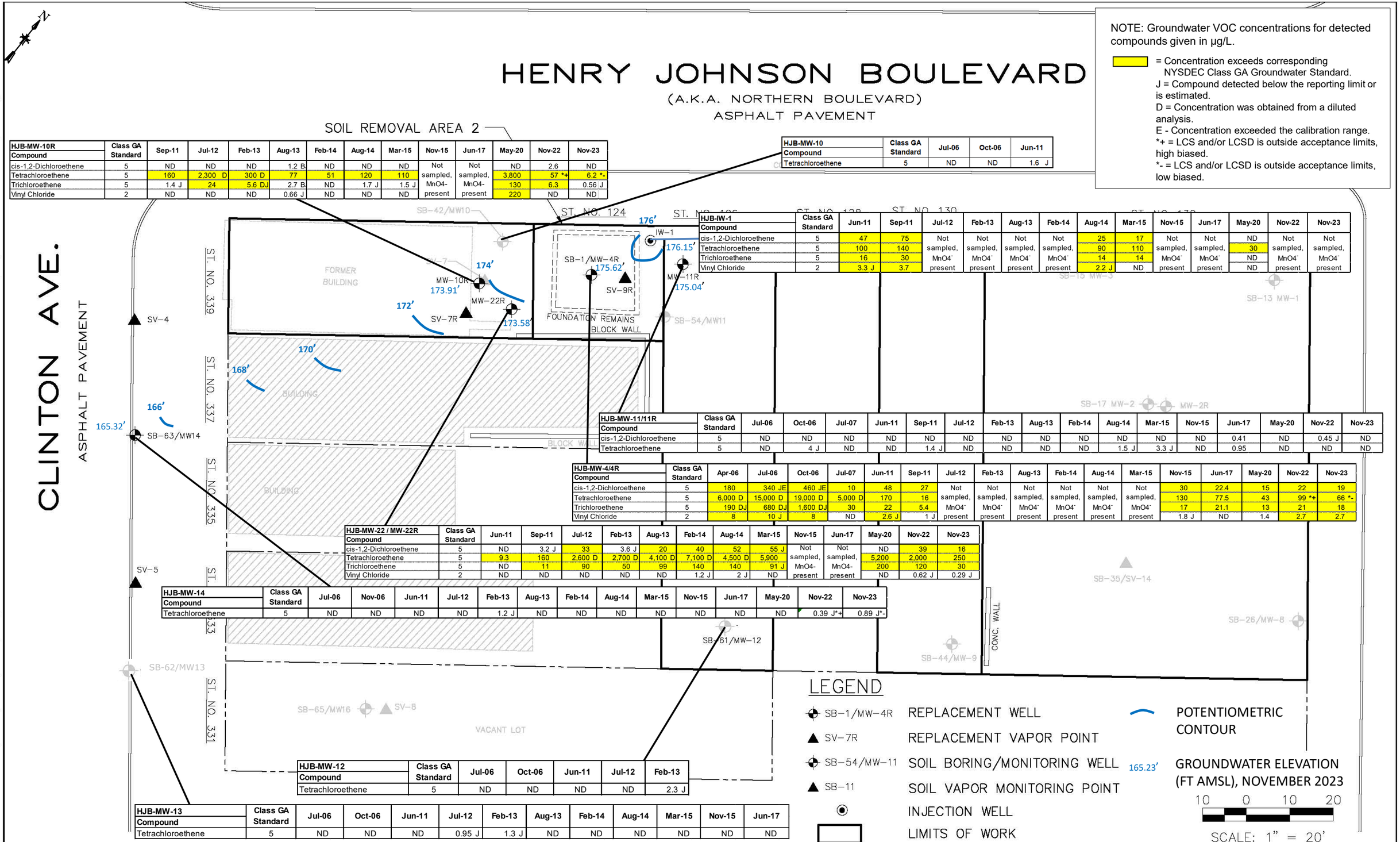
HJB-MW-4/4R Compound	Class GA Standard	Apr-06	Jul-06	Oct-06	Jul-07	Jun-11	Sep-11	Jul-12	Feb-13	Aug-13	Feb-14	Aug-14	Mar-15	Nov-15	Jun-17	May-20	Nov-22	Nov-23
cis-1,2-Dichloroethene	5	180	340 JE	460 JE	10	48	27	Not sampled, MnO4- present	Not sampled, MnO4- present	Not sampled, MnO4- present	Not sampled, MnO4- present	Not sampled, MnO4- present	Not sampled, MnO4- present	30	22.4	15	22	19
Tetrachloroethene	5	6,000 D	15,000 D	19,000 D	5,000 D	170	16							130	77.5	43	99 *+	66 *-
Trichloroethene	5	190 DJ	680 DJ	1,600 DJ	30	22	5.4							17	21.1	13	21	18
Vinyl Chloride	2	8	10 J	8	ND	2.6 J	1 J							1.8 J	ND	1.4	2.7	2.7

HJB-MW-22 / MW-22R Compound	Class GA Standard	Jun-11	Sep-11	Jul-12	Feb-13	Aug-13	Feb-14	Aug-14	Mar-15	Nov-15	Jun-17	May-20	Nov-22	Nov-23
cis-1,2-Dichloroethene	5	ND	3.2 J	33	3.6 J	20	40	52	55 J	Not sampled, MnO4- present	Not sampled, MnO4- present	ND	39	16
Tetrachloroethene	5	9.3	160	2,600 D	2,700 D	4,100 D	7,100 D	4,500 D	5,900			5,200	2,000	250
Trichloroethene	5	ND	11	90	50	99	140	140	91 J			200	120	30
Vinyl Chloride	2	ND	ND	ND	ND	ND	1.2 J	2 J	ND			ND	0.62 J	0.29 J

HJB-MW-14 Compound	Class GA Standard	Jul-06	Nov-06	Jun-11	Jul-12	Feb-13	Aug-13	Feb-14	Aug-14	Mar-15	Nov-15	Jun-17	May-20	Nov-22	Nov-23
Tetrachloroethene	5	ND	ND	ND	ND	1.2 J	ND	ND	ND	ND	ND	ND	ND	0.39 J*+	0.89 J*-

HJB-MW-12 Compound	Class GA Standard	Jul-06	Oct-06	Jun-11	Jul-12	Feb-13
Tetrachloroethene	5	ND	ND	ND	ND	2.3 J

HJB-MW-13 Compound	Class GA Standard	Jul-06	Oct-06	Jun-11	Jul-12	Feb-13	Aug-13	Feb-14	Aug-14	Mar-15	Nov-15	Jun-17
Tetrachloroethene	5	ND	ND	ND	0.95 J	1.3 J	ND	ND	ND	ND	ND	ND



LEGEND

- SB-1/MW-4R — REPLACEMENT WELL
- SV-7R — REPLACEMENT VAPOR POINT
- SB-54/MW-11 — SOIL BORING/MONITORING WELL
- SB-11 — SOIL VAPOR MONITORING POINT
- INJECTION WELL
- LIMITS OF WORK
- POTENTIOMETRIC CONTOUR
- 165.23' — GROUNDWATER ELEVATION (FT AMSL), NOVEMBER 2023

10 0 10 20

SCALE: 1" = 20'

ARCADIS

CITY OF ALBANY
ALBANY, NEW YORK
HENRY JOHNSON BOULEVARD ERP

SUMMARY OF GROUNDWATER CVOC SAMPLING RESULTS

ARCADIS–US
November 2023
FIGURE 2

Tables

TABLE 1
SUMMARY OF DETECTED VOCS IN GROUNDWATER
HENRY JOHNSON BOULEVARD PROPERTIES ERP
CITY OF ALBANY, NEW YORK

Well ID	NYSDEC	IW-1				
Sample ID	Class GA	HJB-IW-1	HJB-IW-1	HJB-IW-1	HJB-IW-1	HJB-IW-1
Duplicate	Standard or					
Sampling Date	Guidance Value	6/14/2011	9/13/2011	8/22/2014	3/5/2015	5/20/2020
Matrix		WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs						
1,1,1,2-Tetrachloroethane		5 U	5 U	5 U	5 U	1 U
1,1-Dichloroethane		5 U	5 U	5 U	5 U	1 U
1,1-Dichloroethene	5	5 U	5 U	5 U	5 U	1 U
Acetone	50	5 U	5 U	5 U	5 U	10 U
Benzene	1	5 U	5 U	5 U	5 U	1 U
Bromomethane	5	5 U	5 U	5 U	5 U	1 U
Carbon Disulfide		5 U	5 U	5 U	5 U	1 U
Carbon Tetrachloride	5	5 U	5 U	5 U	5 U	1 U
Chlorobenzene	5	5 U	5 U	5 U	5 U	1 U
Chloroethane	5	5 U	5 U	5 U	5 U	1 U
Chloroform	7	2.7 J	5 U	1.5 J	1.5 J	1 U
Chloromethane		5 U	5 U	5 U	5 U	1 U
cis-1,2-Dichloroethene	5	**47**	**75**	**25**	**17**	1 U
cis-1,3-Dichloropropene		5 U	5 U	5 U	5 U	1 U
Dibromochloromethane	50	5 U	5 U	5 U	5 U	1 U
Dibromomethane		5 U	5 U	5 U	5 U	1 U
Ethylbenzene	5	5 U	5 U	5 U	5 U	1 U
Hexachlorobutadiene		5 U	5 U	5 U	5 U	2 U
Iodomethane		5 U	5 U	5 U	5 U	1 U
Isopropylbenzene	5	5 U	5 U	5 U	5 U	1 U
m,p-Xylene	5	5 U	5 U	5 U	5 U	2 U
Methyl tert-butyl ether	10	5 U	5 U	5 U	5 U	1 U
Methylene Chloride	5	1.1 J	5 U	5 U	5 U	1 U
Naphthalene	10	5 U	5 U	5 U	5 U	1 U
n-Butylbenzene		5 U	5 U	5 U	5 U	U
n-Propylbenzene		5 U	5 U	5 U	5 U	U
o-Xylene		5 U	5 U	5 U	5 U	U
sec-Butylbenzene		5 U	5 U	5 U	5 U	U
Styrene		5 U	5 U	5 U	5 U	U
tert-Butylbenzene		5 U	5 U	5 U	5 U	U
Tetrachloroethene	5	**100**	**140**	**90**	**110**	**30**
Toluene	5	5 U	5 U	5 U	5 U	U
trans-1,2-Dichloroethene	5	5 U	5 U	5 U	5 U	1 U
trans-1,3-Dichloropropene		5 U	5 U	5 U	5 U	1 U
Trichloroethene	5	**16**	**30**	**14**	**14**	1 U
Trichlorofluoromethane	5	5 U	5 U	5 U	5 U	1 U
Vinyl Chloride	2	**3.3 J**	**3.7**	**2.2 J**	5 U	1 U

Notes

- Concentration exceeds NYSDEC Class GA Standard

U - The compound was not detected at the indicated concentration
J - Compound detected below the reporting limit or is estimated
*+ - LCS and/or LCSD is outside acceptance limits, high biased
*- - LCS and/or LCSD is outside acceptance limits, low biased
E - Concentration exceeded the calibration range.
N - Positively identified TICS.
B - The analyte was found in the method blank as well as sample.
D - Concentration was obtained from a diluted analysis.
NA - Not Analyzed.

TABLE 1
SUMMARY OF DETECTED VOCS IN GROUNDWATER
HENRY JOHNSON BOULEVARD PROPERTIES ERP
CITY OF ALBANY, NEW YORK

Well ID	NYSDEC	MW-4 / MW-4R														
Sample ID	Class GA	HJB-MW-4	HJB-MW-4	HJB-MW-4	HJB-MW-4R	HJB-MW-4R	HJB-MW-4R	MW-DUP-091311	HJB-MW-4R	DUP1-110515	HJB-MW-4R	DUP1-061317	HJB-MW-4R	HJB-MW-4R	HJB-MW-4R	DUP-20231108
Duplicate	Standard or															
Sampling Date	Guidance Value	4/12/2006	7/28/2006	10/31/2006	7/5/2007	6/14/2011	9/13/2011	9/13/2011	11/5/2015	11/5/2015	6/13/2017	6/13/2017	5/20/2020	11/17/2022	11/8/2023	11/8/2023
Matrix		WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs																
1,1,1,2-Tetrachloroethane		3 J	1 J	1 J	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U*-	1 U*-
1,1-Dichloroethane		5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U	1 U
1,1-Dichloroethene	5	5	**7 J**	**6**	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U	1 U
Acetone	50	7	5 UJ	8	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	10 U	10 U	10 U	10 U
Benzene	1	5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U	1 U
Bromomethane	5	5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U	2 U
Carbon Disulfide		5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U	2 U
Carbon Tetrachloride	5	5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U	1 U
Chlorobenzene	5	5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U*-	1 U*-	1 U*-
Chloroethane	5	5 U	1 J	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U	2 U
Chloroform	7	5 U	5 UJ	1 J	2 J	5 U	5 U	5 U	1.1 J	1.1 J	5 U	5 U	1 U	0.54 J	1 U	1 U
Chloromethane		5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U	2 U
cis-1,2-Dichloroethene	5	**180**	**340 JE**	**460 JE**	**10**	**48**	**27**	**53**	**30**	**30**	**22.4**	**23.6**	**15**	**22**	**19**	**21**
cis-1,3-Dichloropropene		5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	0.5 U	0.5 U	0.5 U
Dibromochloromethane	50	5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	0.5 U	0.5 U	0.5 U
Dibromomethane		5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U	1 U
Ethylbenzene	5	5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U*-	1 U*-
Hexachlorobutadiene		5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	2 U	1 U*+	1 U	1 U
Iodomethane		5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	5 U	NA	NA
Isopropylbenzene	5	5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U	1 U
m,p-Xylene	5	5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	2 U	1 U	1 U	1 U
Methyl tert-butyl ether	10	5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U	1 U
Methylene Chloride	5	5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U	2 U
Naphthalene	10	5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U*-	2 U*-
n-Butylbenzene		5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U*-	1 U*-
n-Propylbenzene		5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U	1 U
o-Xylene		5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U	1 U
sec-Butylbenzene		5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U	1 U
Styrene		5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U	1 U
tert-Butylbenzene		5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U	1 U
Tetrachloroethene	5	**6,000 D**	**15,000 D**	**19,000 D**	**5,000 D**	**170**	**16**	**140**	**130**	**130**	**77.5**	**80.8**	**43**	**99 *+**	**66 *-**	**70 *-**
Toluene	5	5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U*-	1 U*-
trans-1,2-Dichloroethene	5	5 U	2 J	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U*-	1 U
trans-1,3-Dichloropropene		5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	0.5 U	1 U*-	0.5 U
Trichloroethene	5	**190 DJ**	**680 DJ**	**1,600 DJ**	**30**	**22**	**5.4**	**20**	**17**	**16**	**21.1**	**22.8**	**13**	**21**	**18**	**19**
Trichlorofluoromethane	5	5 U	5 UJ	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U	1 U
Vinyl Chloride	2	**8**	**10 J**	**8**	5 U	**2.6 J**	1 J	**2.5 J**	1.8 J	1.8 J	5 U	**2.4**	1.4	**2.7**	**2.7**	**2.8**

Notes

- Concentration exceeds NYSDEC Class GA Standard

U - The compound was not detected at the indicated concentration
J - Compound detected below the reporting limit or is estimated
*+ - LCS and/or LCSD is outside acceptance limits, high biased
*- - LCS and/or LCSD is outside acceptance limits, low biased
E - Concentration exceeded the calibration range.
N - Positively identified TICS.
B - The analyte was found in the method blank as well as sample.
D - Concentration was obtained from a diluted analysis.
NA - Not Analyzed.

TABLE 1
SUMMARY OF DETECTED VOCS IN GROUNDWATER
HENRY JOHNSON BOULEVARD PROPERTIES ERP
CITY OF ALBANY, NEW YORK

Well ID	NYSDEC	MW-10 / MW-10R														
Sample ID	Class GA	HJB-MW-10	HJB-MW-10	HJB-MW-10	HJB-MW-10R	HJB-MW-10R	HJB-MW-10R	HJB-MW-10R	DUP-082713	HJB-MW-10R	HJB-MW-10R	HJB-MW-10R	HJB-MW-10R	DUP-052020	HJB-MW-10R	HJB-MW-10R
Duplicate	Standard or															
Sampling Date	Guidance Value	7/27/2006	10/30/2006	6/14/2011	9/12/2011	7/18/2012	2/13/2013	8/27/2013	8/27/2013	2/11/2014	8/22/2014	3/5/2015	5/20/2020	5/20/2020	11/17/2022	11/8/2023
Matrix		WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs																
1,1,1,2-Tetrachloroethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	1 U	1 U*-
1,1-Dichloroethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	1 U	1 U
1,1-Dichloroethene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	1 U	1 U
Acetone	50	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	800 U	800 U	1.3 J	10 U
Benzene	1	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	1 U	1 U
Bromomethane	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	**190**	80 U	2 U	2 U
Carbon Disulfide		17	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	2 U	2 U
Carbon Tetrachloride	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	1 U	1 U
Chlorobenzene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	1 U*-	1 U*-
Chloroethane	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	**170**	80 U	2 U	2 U
Chloroform	7	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	1 U	1 U
Chloromethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	220	80 U	2 U	2 U
cis-1,2-Dichloroethene	5	5 U	5 U	5 U	5 U	1 J	5 U	1.2 BJ	1.3 BJ	5 U	5 U	5 U	80 U	80 U	2.6	1 U
cis-1,3-Dichloropropene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	0.5 U	0.5 U
Dibromochloromethane	50	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	0.5 U	0.5 U
Dibromomethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	1 U	1 U
Ethylbenzene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	1 U	1 U*-
Hexachlorobutadiene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	160 U	160 U	1 U*+	1 U
Iodomethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	5 U	NA
Isopropylbenzene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	1 U	1 U
m,p-Xylene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	160 U	160 U	1 U	1 U
Methyl tert-butyl ether	10	5 U	1 J	5 U	5 U	0.66 J	5 U	0.53 J	0.54 J	5 U	5 U	5 U	80 U	80 U	1 U	1 U
Methylene Chloride	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	2 U	2 U
Naphthalene	10	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	2 U	2 U*-
n-Butylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	U	U	1 U*-
n-Propylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	U	U	1 U
o-Xylene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	U	U	1 U
sec-Butylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	U	U	1 U
Styrene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	U	U	1 U
tert-Butylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	U	U	1 U
Tetrachloroethene	5	5 U	5 U	1.6 J	**160 D**	**2,300 D**	**300 D**	**77**	**76**	**51**	**120**	**110**	**3,800**	**3,200**	**57 *+**	**6.2 *-**
Toluene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	U	1 U	1 U*-
trans-1,2-Dichloroethene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	1 U	1 U
trans-1,3-Dichloropropene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	80 U	80 U	0.5 U	1 U
Trichloroethene	5	5 U	5 U	5 U	1.4 J	**24**	**5.6 DJ**	2.7 BJ	2.7 BJ	5 U	1.7 J	1.5 J	**130**	**130**	**6.3**	0.56 J
Trichlorofluoromethane	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	**200**	80 U	1 U	1 U
Vinyl Chloride	2	5 U	5 U	5 U	5 U	5 U	5 U	0.66 J	0.66 J	5 U	5 U	5 U	**220**	80 U	1 U	1 U

Notes

- Concentration exceeds NYSDEC Class GA Standard

U - The compound was not detected at the indicated concentration
J - Compound detected below the reporting limit or is estimated
*+ - LCS and/or LCSD is outside acceptance limits, high biased
*- - LCS and/or LCSD is outside acceptance limits, low biased
E - Concentration exceeded the calibration range.
N - Positively identified TICS.
B - The analyte was found in the method blank as well as sample.
D - Concentration was obtained from a diluted analysis.
NA - Not Analyzed.

TABLE 1
SUMMARY OF DETECTED VOCS IN GROUNDWATER
HENRY JOHNSON BOULEVARD PROPERTIES ERP
CITY OF ALBANY, NEW YORK

Well ID	NYSDEC	MW-11 / MW-11R															
Sample ID	Class GA	HJB-MW-11	HJB-MW-11	HJB-MW-11R	HJB-MW-11R	HJB-MW-11R	HJB-MW-11R	HJB-MW-11R	HJB-MW-11R	HJB-MW-11R	HJB-MW-11R	HJB-MW-11R	HJB-MW-11R	HJB-MW-11R	HJB-MW-11R	HJB-MW-11R	HJB-MW-11R
Duplicate	Standard or																
Sampling Date	Guidance Value	7/27/2006	10/30/2006	7/5/2007	6/14/2011	9/13/2011	7/18/2012	2/13/2013	8/27/2013	2/11/2014	8/22/2014	3/5/2015	11/5/2015	6/13/2017	5/20/2020	11/17/2022	11/8/2023
Matrix		WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs																	
1,1,1,2-Tetrachloroethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U*-
1,1-Dichloroethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
1,1-Dichloroethene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Acetone	50	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	10 U	10 U	10 U
Benzene	1	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Bromomethane	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U
Carbon Disulfide		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U
Carbon Tetrachloride	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Chlorobenzene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U*-	1 U*-
Chloroethane	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U
Chloroform	7	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Chloromethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1.87 J	1 U	2 U	2 U
cis-1,2-Dichloroethene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	0.41 J	1 U	0.45 J	1 U
cis-1,3-Dichloropropene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	0.5 U	0.5 U
Dibromochloromethane	50	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	0.5 U	0.5 U
Dibromomethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Ethylbenzene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U*-
Hexachlorobutadiene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	2 U	1 U*+	1 U
Iodomethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	5 U	NA
Isopropylbenzene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
m,p-Xylene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	2 U	1 U	1 U
Methyl tert-butyl ether	10	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Methylene Chloride	5	5 U	5 U	5 U	1.4 J	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U
Naphthalene	10	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U*-
n-Butylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U*-
n-Propylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U
o-Xylene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U
sec-Butylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U
Styrene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U
tert-Butylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U
Tetrachloroethene	5	5 U	4 J	5 U	5 U	1.4 J	5 U	5 U	5 U	5 U	1.5 J	3.3 J	5 U	0.95 J	1 U	1 U*+	1 U*-
Toluene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U*-
trans-1,2-Dichloroethene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
trans-1,3-Dichloropropene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	0.5 U	1 U
Trichloroethene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Trichlorofluoromethane	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Vinyl Chloride	2	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U

Notes

- Concentration exceeds NYSDEC Class GA Standard

U - The compound was not detected at the indicated concentration
J - Compound detected below the reporting limit or is estimated
*+ - LCS and/or LCSD is outside acceptance limits, high biased
*- - LCS and/or LCSD is outside acceptance limits, low biased
E - Concentration exceeded the calibration range.
N - Positively identified TICS.
B - The analyte was found in the method blank as well as sample.
D - Concentration was obtained from a diluted analysis.
NA - Not Analyzed.

TABLE 1
SUMMARY OF DETECTED VOCS IN GROUNDWATER
HENRY JOHNSON BOULEVARD PROPERTIES ERP
CITY OF ALBANY, NEW YORK

Well ID	NYSDEC	MW-12				
Sample ID	Class GA	HJB-MW-12	HJB-MW-12	HJB-MW-12	HJB-MW-12	HJB-MW-12
Duplicate	Standard or					
Sampling Date	Guidance Value	7/27/2006	10/30/2006	6/14/2011	7/18/2012	2/13/2013
Matrix		WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs						
1,1,1,2-Tetrachloroethane		5 U	5 U	5 U	5 U	5 U
1,1-Dichloroethane		5 U	5 U	5 U	5 U	5 U
1,1-Dichloroethene	5	5 U	5 U	5 U	5 U	5 U
Acetone	50	5 U	5 U	5.3	5 U	3.1 J
Benzene	1	5 U	5 U	5 U	5 U	5 U
Bromomethane	5	5 U	5 U	5 U	5 U	5 U
Carbon Disulfide		5 U	5 U	5 U	5 U	5 U
Carbon Tetrachloride	5	5 U	5 U	5 U	5 U	5 U
Chlorobenzene	5	5 U	5 U	5 U	5 U	5 U
Chloroethane	5	5 U	5 U	5 U	5 U	5 U
Chloroform	7	5 U	5 U	5 U	5 U	5 U
Chloromethane		5 U	5 U	5 U	5 U	5 U
cis-1,2-Dichloroethene	5	5 U	5 U	5 U	5 U	5 U
cis-1,3-Dichloropropene		5 U	5 U	5 U	5 U	5 U
Dibromochloromethane	50	5 U	5 U	5 U	5 U	5 U
Dibromomethane		5 U	5 U	5 U	5 U	5 U
Ethylbenzene	5	5 U	5 U	5 U	5 U	5 U
Hexachlorobutadiene		5 U	5 U	5 U	5 U	5 U
Iodomethane		5 U	5 U	5 U	5 U	5 U
Isopropylbenzene	5	5 U	5 U	5 U	5 U	5 U
m,p-Xylene	5	5 U	5 U	5 U	5 U	5 U
Methyl tert-butyl ether	10	5 U	5 U	5 U	5 U	5 U
Methylene Chloride	5	5 U	5 U	5 U	5 U	5 U
Naphthalene	10	5 U	5 U	3.4 J	5 U	5 U
n-Butylbenzene		5 U	5 U	5 U	5 U	5 U
n-Propylbenzene		5 U	5 U	5 U	5 U	5 U
o-Xylene		5 U	5 U	5 U	5 U	5 U
sec-Butylbenzene		5 U	5 U	5 U	5 U	5 U
Styrene		5 U	5 U	5 U	5 U	5 U
tert-Butylbenzene		5 U	5 U	5 U	5 U	5 U
Tetrachloroethene	5	5 U	5 U	5 U	5 U	2.3 J
Toluene	5	5 U	5 U	5 U	5 U	5 U
trans-1,2-Dichloroethene	5	5 U	5 U	5 U	5 U	5 U
trans-1,3-Dichloropropene		5 U	5 U	5 U	5 U	5 U
Trichloroethene	5	5 U	5 U	5 U	5 U	5 U
Trichlorofluoromethane	5	5 U	5 U	5 U	5 U	5 U
Vinyl Chloride	2	5 U	5 U	5 U	5 U	5 U

Notes

- Concentration exceeds NYSDEC Class GA Standard

U - The compound was not detected at the indicated concentration
J - Compound detected below the reporting limit or is estimated
*+ - LCS and/or LCSD is outside acceptance limits, high biased
*- - LCS and/or LCSD is outside acceptance limits, low biased
E - Concentration exceeded the calibration range.
N - Positively identified TICS.
B - The analyte was found in the method blank as well as sample.
D - Concentration was obtained from a diluted analysis.
NA - Not Analyzed.

TABLE 1
SUMMARY OF DETECTED VOCS IN GROUNDWATER
HENRY JOHNSON BOULEVARD PROPERTIES ERP
CITY OF ALBANY, NEW YORK

Well ID	NYSDEC	MW-13										
Sample ID	Class GA	HJB-MW-13	HJB-MW-13	HJB-MW-13	HJB-MW-13	HJB-MW-13	HJB-MW-13	HJB-MW-13	HJB-MW-13	HJB-MW-13	HJB-MW-13	HJB-MW-13
Duplicate	Standard or											
Sampling Date	Guidance Value	7/28/2006	10/31/2006	6/14/2011	7/18/2012	2/13/2013	8/27/2013	2/11/2014	8/22/2014	3/5/2015	11/5/2015	6/13/2017
Matrix		WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs												
1,1,1,2-Tetrachloroethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
1,1-Dichloroethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
1,1-Dichloroethene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Acetone	50	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	9.54 J
Benzene	1	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Bromomethane	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Carbon Disulfide		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Carbon Tetrachloride	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Chlorobenzene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Chloroethane	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Chloroform	7	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Chloromethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	3.47 J
cis-1,2-Dichloroethene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
cis-1,3-Dichloropropene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Dibromochloromethane	50	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Dibromomethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Ethylbenzene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Hexachlorobutadiene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Iodomethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Isopropylbenzene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
m,p-Xylene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Methyl tert-butyl ether	10	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Methylene Chloride	5	5 U	5 U	5 U	5 U	5 U	1 J	5 U	5 U	5 U	5 U	5 U
Naphthalene	10	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
n-Butylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
n-Propylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
o-Xylene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
sec-Butylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Styrene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
tert-Butylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Tetrachloroethene	5	5 U	5 U	5 U	0.95 J	1.3 J	5 U	5 U	5 U	5 U	5 U	5 U
Toluene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
trans-1,2-Dichloroethene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
trans-1,3-Dichloropropene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Trichloroethene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Trichlorofluoromethane	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U
Vinyl Chloride	2	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U

Notes

- Concentration exceeds NYSDEC Class GA Standard

U - The compound was not detected at the indicated concentration
J - Compound detected below the reporting limit or is estimated
*+ - LCS and/or LCSD is outside acceptance limits, high biased
*- - LCS and/or LCSD is outside acceptance limits, low biased
E - Concentration exceeded the calibration range.
N - Positively identified TICS.
B - The analyte was found in the method blank as well as sample.
D - Concentration was obtained from a diluted analysis.
NA - Not Analyzed.

TABLE 1
SUMMARY OF DETECTED VOCS IN GROUNDWATER
HENRY JOHNSON BOULEVARD PROPERTIES ERP
CITY OF ALBANY, NEW YORK

Well ID	NYSDEC	MW-14													
Sample ID	Class GA	HJB-MW-14	HJB-MW-14	HJB-MW-14	HJB-MW-14	HJB-MW-14	HJB-MW-14	HJB-MW-14	HJB-MW-14	HJB-MW-14	HJB-MW-14	HJB-MW-14	HJB-MW-14	HJB-MW-14	HJB-MW-14
Duplicate	Standard or														
Sampling Date	Guidance Value	7/28/2006	11/1/2006	6/14/2011	7/18/2012	2/13/2013	8/27/2013	2/11/2014	8/22/2014	3/5/2015	11/5/2015	6/13/2017	5/20/2020	11/17/2022	11/8/2023
Matrix		WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs															
1,1,1,2-Tetrachloroethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U*-
1,1-Dichloroethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
1,1-Dichloroethene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Acetone	50	5 U	5 U	12	5 U	5 U	5 U	5 U	5 U	5 U	5 U	8.67 J	10 U	10 U	10 U
Benzene	1	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Bromomethane	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U
Carbon Disulfide		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U
Carbon Tetrachloride	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Chlorobenzene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U*-	1 U*-
Chloroethane	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U
Chloroform	7	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Chloromethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1.59 J	1 U	2 U	2 U
cis-1,2-Dichloroethene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
cis-1,3-Dichloropropene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	0.5 U	0.5 U
Dibromochloromethane	50	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	0.5 U	0.5 U
Dibromomethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Ethylbenzene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U*-
Hexachlorobutadiene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	2 U	1 U*+	1 U
Iodomethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	5 U	NA
Isopropylbenzene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
m,p-Xylene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	2 U	1 U	1 U
Methyl tert-butyl ether	10	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Methylene Chloride	5	5 U	5 U	5 U	5 U	5 U	0.62 J	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U
Naphthalene	10	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	2 U	2 U*-
n-Butylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U*-
n-Propylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U
o-Xylene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U
sec-Butylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U
Styrene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U
tert-Butylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U
Tetrachloroethene	5	5 U	5 U	5 U	5 U	1.2 J	5 U	5 U	5 U	5 U	5 U	5 U	1 U	0.39 J*+	0.89 J*-
Toluene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	U	1 U	1 U*-
trans-1,2-Dichloroethene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
trans-1,3-Dichloropropene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	0.5 U	1 U
Trichloroethene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Trichlorofluoromethane	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U
Vinyl Chloride	2	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	1 U	1 U	1 U

Notes

- Concentration exceeds NYSDEC Class GA Standard

U - The compound was not detected at the indicated concentration
J - Compound detected below the reporting limit or is estimated
*+ - LCS and/or LCSD is outside acceptance limits, high biased
*- - LCS and/or LCSD is outside acceptance limits, low biased
E - Concentration exceeded the calibration range.
N - Positively identified TICS.
B - The analyte was found in the method blank as well as sample.
D - Concentration was obtained from a diluted analysis.
NA - Not Analyzed.

TABLE 1
SUMMARY OF DETECTED VOCS IN GROUNDWATER
HENRY JOHNSON BOULEVARD PROPERTIES ERP
CITY OF ALBANY, NEW YORK

Well ID	NYSDEC	MW-22 / MW-22R															
Sample ID	Class GA	HJB-MW-22	HJB-MW-22R	HJB-MW-22R	DUP 071812	HJB-MW-22R	HJB-MW-22R	HJB-MW-22R	DUP 021114	HJB-MW-22R	DUP MW-X	HJB-MW-22R	DUP-01-030515	HJB-MW-22R	HJB-MW-22R	DUP-20221117	HJB-MW-22R
Duplicate	Standard or																
Sampling Date	Guidance Value	6/14/2011	9/12/2011	7/18/2012	7/18/2012	2/13/2013	8/27/2013	2/11/2014	2/11/2014	8/22/2014	8/22/2014	3/5/2015	3/5/2015	5/20/2020	11/17/2022	11/17/2022	11/8/2023
Matrix		WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER	WATER
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
VOCs																	
1,1,1,2-Tetrachloroethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U*-
1,1-Dichloroethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U
1,1-Dichloroethene	5	5 U	5 U	5 U	5 U	0.61 J	0.69 J	1.9 J	1.8 J	1.3 J	1.9 J	250 U	250 U	130 U	0.43 J	0.35 J	1 U
Acetone	50	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	1300 U	10 U	10 U	10 U
Benzene	1	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U
Bromomethane	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	2 U	2 U	2 U
Carbon Disulfide		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	2 U	2 U	2 U
Carbon Tetrachloride	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U
Chlorobenzene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U*-	1 U*-	1 U*-
Chloroethane	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	2 U	2 U	2 U
Chloroform	7	5 U	0.72 J	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U
Chloromethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	2 U	2 U	2 U
cis-1,2-Dichloroethene	5	5 U	3.2 J	**33**	**40**	3.6 J	**20**	**40**	**39**	**52**	**55**	**55 J**	250 U	130 U	39	**38**	**16**
cis-1,3-Dichloropropene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	0.5 U	0.5 U	0.5 U
Dibromochloromethane	50	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	0.5 U	0.5 U	0.5 U
Dibromomethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U
Ethylbenzene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U*-
Hexachlorobutadiene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	250 U	1 U*+	1 U*+	1 U
Iodomethane		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	5 U	5 U	NA
Isopropylbenzene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U
m,p-Xylene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	250 U	1 U	1 U	1 U
Methyl tert-butyl ether	10	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U
Methylene Chloride	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	2 U	2 U	2 U
Naphthalene	10	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	2 U	2 U	2 U*-
n-Butylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U*-
n-Propylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U
o-Xylene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U
sec-Butylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U
Styrene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U
tert-Butylbenzene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U
Tetrachloroethene	5	**9.3**	**160**	**2,600 D**	**3,100 D**	**2,700 D**	**4,100 D**	**7,100 D**	**7,000 D**	**4,500 D**	**4,800 D**	**5,900**	**6,100**	**5,200**	**2,000**	**2,000**	**250**
Toluene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U*-
trans-1,2-Dichloroethene	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	0.73 J	1.2	1 U
trans-1,3-Dichloropropene		5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	0.5 U	0.5 U	1 U
Trichloroethene	5	5 U	**11**	**90**	**110**	**50**	**99**	**140**	**140**	**140**	**150**	**91 J**	**85 J**	**200**	**120**	**120**	**30**
Trichlorofluoromethane	5	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	5 U	250 U	250 U	130 U	1 U	1 U	1 U
Vinyl Chloride	2	5 U	5 U	5 U	5 U	5 U	5 U	1.2 J	1.1 J	2 J	2 J	250 U	250 U	130 U	0.62 J	0.61 J	0.29 J

Notes

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U - The compound was not detected at the indicated concentration
J - Compound detected below the reporting limit or is estimated
*+ - LCS and/or LCSD is outside acceptance limits, high biased
*- - LCS and/or LCSD is outside acceptance limits, low biased
E - Concentration exceeded the calibration range.
N - Positively identified TICS.
B - The analyte was found in the method blank as well as sample.
D - Concentration was obtained from a diluted analysis.
NA - Not Analyzed.

TABLE 2
SUMMARY OF MONITORING PLAN
HENRY JOHNSON BOULEVARD PROPERTIES
ALBANY, NEW YORK

Monitoring Plan							
Component	**Locations**	**Media**	**Frequency**	**2020**	**2021**	**2022**	**2023**
Groundwater Monitoring *Water Levels & Permanganate Presence*	IW-1, MW-11R, MW-4R, MW-22R, MW-10R, MW-14	Groundwater	Semi-Annual	X	X	X	X
Groundwater Sampling *VOCs*	IW-1, MW-11R, MW-4R, MW-22R, MW-10R, MW-14	Groundwater	At Least Every Three Years	X		X	X

Note:
Sampling frequency changed to annual in 2023 in consultation with NYSDEC.

Appendix A

Environmental Easement

ALBANY COUNTY – STATE OF NEW YORK

BRUCE A. HIDLEY COUNTY CLERK
16 EAGLE STREET, ALBANY, NEW YORK 12207

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH

INSTRUMENT #: R2016-3696

Receipt#: 20160025123
Clerk: KMC
Rec Date: 02/18/2016 01:16:42 PM
Doc Grp: D
Descrip: DEED, EASEMENT
Num Pgs: 10
Rec'd Frm: NYSDEC

RECEIVED
FEB 22 2016
CORPORATION COUNSEL

Recording:

Cover Page	5.00
Recording Fee	65.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Sub Total:	95.00
Transfer Tax	
Transfer Tax - State	0.00
Sub Total:	0.00
Total:	95.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 4340
Transfer Tax
Consideration: 0.00

Total: 0.00

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Bruce A. Hidley
Albany County Clerk

Record and Return To:

ADRIANA BLAN ESQ
CITY OF ALBANY COPR COUNSEL RM 106
24 EAGLE ST
ALBANY NY 12207

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

THIS INDENTURE made this 29th day of December, 2015, between Owner(s) Albany Community Development Agency, having an office at 200 Henry Johnson Boulevard, Albany, New York 12210, County of Albany, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

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

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

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

WHEREAS, Grantor, is the owner of real property located at the address of 124, 126, 130 and 132 Henry Johnson Boulevard and 339 Clinton Avenue in the City of Albany, County of Albany and State of New York, known and designated on the tax map of the County Clerk of Albany as tax map parcel numbers: Section 65.64 Block 5 Lots 1, 2, 4, 5 and 23, being the same as that property conveyed to Grantor by deeds dated May 27, 1993, June 12, 1992, December 30, 1997 and January 15, 2003 and recorded in the Albany County Clerk's Office in Liber and Page 2486/14, 2592/491, 2600/1081 and 2729/225, respectively. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.344 +/- acres, and is hereinafter more fully described in the Land Title Survey dated January 12, 2012 and last revised February 9, 2012 prepared by Lynn T. Sipperly, NYSLLS of L. Sipperly & Associates, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

RR = Adrienne E. Blair, Esq., City of Albany, Corporation Counsel, Room 106 24 Eagle Street, Albany, NY 12207

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of State Assistance Contract Number: C302759 as amended October 24, 2012, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

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

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

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

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

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

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

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Albany County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

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

(6) Data and information pertinent to Site Management of the Controlled

Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

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

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

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

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

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

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

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

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

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

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

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

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

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

(i) are in-place;

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

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

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

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

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

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

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

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

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

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

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

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

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

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

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

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

Parties shall address correspondence to:

Site Number: E401049
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway

Albany, NY 12233

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

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

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

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

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

Remainder of Page Intentionally Left Blank

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

Albany Community Development Agency:

By: Faye C Andrews

Print Name: Faye C Andrews

Title: Director Date: 12/22/15

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF)

On the 22nd day of December, in the year 2015, before me, the undersigned, personally appeared Faye C Andrews, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Kristin A Cronin
Notary Public - State of New York

KRISTIN A. CRONIN
Commissioner of Deeds
City of Albany, NY
Commission Expires 12/31/16

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

By: _____
Robert W. Schick, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 29th day of December, in the year 2015, before me, the undersigned, personally appeared Robert W. Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public - State of New York

David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County
Commission Expires August 22, 2018

SCHEDULE "A" PROPERTY DESCRIPTION

ENVIRONMENTAL EASEMENT DESCRIPTION – ERP Site No. E401049

LEGAL DESCRIPTION

Street No. 339 Clinton Avenue and Nos. 124–126 Henry Johnson Boulevard, City of Albany, NY

All that piece or parcel of land situate, lying and being located in the City of Albany, County of Albany and State of New York, being more particularly bounded and described as follows:

Beginning at a point in the southeasterly line of Henry Johnson Boulevard at its intersection with the northeasterly line of Clinton Avenue; running thence northeasterly along the southeasterly line of Henry Johnson Boulevard for a distance of 125.00' to a point; thence southeasterly along a line forming an interior angle of 89°–57'–00" with the last course, 100.00' to a point; thence southwesterly along a line forming an interior angle of 90°–03'–00" with the last course, 25.00' to a point; thence northwesterly along a line forming an interior angle of 89°–57'–00" with the last course, 75.23' to a point; thence southwesterly along a line forming an interior angle of 270°–10'–00" with the last course, 100.00' to a point in the northeasterly line of Clinton Avenue; thence northwesterly along the northeasterly line line of Clinton Avenue forming an interior angle of 89°–50'–00" with the last course, 24.96' to the point or place of beginning, said last course forming an interior angle of 90°–03'–00" with the first herein described course, and containing 4,986± square feet or 0.114 Acres, more or less. Henry Johnson Boulevard referenced herein was formerly known as Northern Boulevard and also Knox Street.

Subject to all rights, easements, covenants and restrictions of record.

Subject to any state of facts an up to date Abstract of Title would disclose

Street Nos. 130–132 Henry Johnson Boulevard, City of Albany, NY

All that piece or parcel of land situate, lying and being located in the City of Albany, County of Albany and State of New York, being more particularly bounded and described as follows:

Beginning at a point in the southeasterly line of Henry Johnson Boulevard at its intersection with the southwesterly line of First Street; running thence southwesterly along the southeasterly line of Henry Johnson Boulevard for a distance of 100.00' to a point; thence southeasterly along a line forming an interior angle of 90°–03'–00" with the last course, 100.00' to a point; thence southwesterly along a line forming an interior angle of 89°–57'–00" with the last course, 100.00' to a point in the southwesterly line of First Street; thence northeasterly along the southwesterly line of First Street forming an interior angle of 90°–03'–00" with the last course, 100.00' to the point or place of beginning, said last courselost course forming an interior angle of 89°–57'–00" with the first herein described course, and containing 10,000± square feet or 0.230 Acres, more or less. Henry Johnson Boulevard referenced herein was formerly known as Northern Boulevard and also Knox Street.

Subject to all rights, easements, covenants and restrictions of record.

Subject to any state of facts an up to date Abstract of Title would disclose

TOTAL ENVIRONMENTAL EASEMENT AREA = 14,986± sq. ft. = 0.344± acres

Appendix B

Institutional and Engineering Controls and Certifications

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. **E401049**

Site Name Henry Johnson Boulevard Properties

Site Address: Clinton Ave, Henry Johnson Blvd and 1st St. Zip Code: 12210
City/Town: Albany
County: Albany
Site Acreage: 0.344

Reporting Period: June 30, 2020 to June 30, 2023

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

Box 2

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

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

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

Michael A Foley
Signature of Owner, Remedial Party or Designated Representative

07/06/2023
Date

SITE NO. E401049 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
65.64-5-1	Albany ~~County~~ Development Agency Community	Ground Water Use Restriction Landuse Restriction Site Management Plan Soil Management Plan Monitoring Plan IC/EC Plan

4. Imposition of an institutional control in the form of an environmental easement including both Areas 3 and 4 that will limit use to (a) commercial use of the property, which will also permit industrial use consistent with local zoning; (b) excavated soils will be tested, properly handled and managed in a manner acceptable to the Department; (c) compliance with the approved site management plan; (d) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; (e) the property owner to complete and submit to the Department a periodic certification of the institutional controls and (f) allowing the Department access to the site.
5. Development of a site management plan which will include the following institutional and engineering controls: (a) continued evaluation of the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified; (b) monitoring of groundwater; (c) identification of any use restrictions on the site; and (d) provisions for the continued proper operation and maintenance of the components of the remedy.
6. The property owner will provide a periodic certification of institutional and engineering controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed. This submittal will: (a) contain certification that the institutional controls and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that nothing has occurred that would impair the ability of the control to protect public health or the environment, or constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department.
7. The operation of the components of the remedy will continue until the remedial objectives have been achieved, or until the Department determines that continued operation is technically impracticable or not feasible.

65.64-5-2	Albany ~~County~~ Development Agency Community	Ground Water Use Restriction Landuse Restriction Site Management Plan Soil Management Plan Monitoring Plan IC/EC Plan

4. Imposition of an institutional control in the form of an environmental easement including both Areas 3 and 4 that will limit use to (a) commercial use of the property, which will also permit industrial use consistent with local zoning; (b) excavated soils will be tested, properly handled and managed in a manner acceptable to the Department; (c) compliance with the approved site management plan; (d) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; (e) the property owner to complete and submit to the Department a periodic certification of the institutional controls and (f) allowing the Department access to the site.
5. Development of a site management plan which will include the following institutional and engineering controls: (a) continued evaluation of the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified; (b) monitoring of groundwater; (c) identification of any use restrictions on the site; and (d) provisions for the continued proper operation and maintenance of the components of the remedy.
6. The property owner will provide a periodic certification of institutional and engineering controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this

certification is no longer needed. This submittal will: (a) contain certification that the institutional controls and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that nothing has occurred that would impair the ability of the control to protect public health or the environment, or constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department.
7. The operation of the components of the remedy will continue until the remedial objectives have been achieved, or until the Department determines that continued operation is technically impracticable or not feasible.

65.64-5-23 Albany ~~County~~ Development Agency
Community

Soil Management Plan
Monitoring Plan
IC/EC Plan
Ground Water Use Restriction
Landuse Restriction
Site Management Plan

4. Imposition of an institutional control in the form of an environmental easement including both Areas 3 and 4 that will limit use to (a) commercial use of the property, which will also permit industrial use consistent with local zoning; (b) excavated soils will be tested, properly handled and managed in a manner acceptable to the Department; (c) compliance with the approved site management plan; (d) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; (e) the property owner to complete and submit to the Department a periodic certification of the institutional controls and (f) allowing the Department access to the site.
5. Development of a site management plan which will include the following institutional and engineering controls: (a) continued evaluation of the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified; (b) monitoring of groundwater; (c) identification of any use restrictions on the site; and (d) provisions for the continued proper operation and maintenance of the components of the remedy.
6. The property owner will provide a periodic certification of institutional and engineering controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed. This submittal will: (a) contain certification that the institutional controls and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that nothing has occurred that would impair the ability of the control to protect public health or the environment, or constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department.
7. The operation of the components of the remedy will continue until the remedial objectives have been achieved, or until the Department determines that continued operation is technically impracticable or not feasible.

65.64-5-4 Albany ~~County~~ Development Agency
Community

Soil Management Plan
Monitoring Plan
IC/EC Plan
Ground Water Use Restriction
Landuse Restriction
Site Management Plan

4. Imposition of an institutional control in the form of an environmental easement including both Areas 3 and 4 that will limit use to (a) commercial use of the property, which will also permit industrial use consistent with local zoning; (b) excavated soils will be tested, properly handled and managed in a manner acceptable to the Department; (c) compliance with the approved site management plan; (d) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; (e) the property owner to complete and submit to the Department a periodic certification of the institutional controls and (f) allowing the Department access to the site.
5. Development of a site management plan which will include the following institutional and engineering controls: (a) continued evaluation of the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified; (b) monitoring of groundwater; (c) identification of any use restrictions on the site; and (d)

provisions for the continued proper operation and maintenance of the components of the remedy.
6. The property owner will provide a periodic certification of institutional and engineering controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed. This submittal will: (a) contain certification that the institutional controls and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that nothing has occurred that would impair the ability of the control to protect public health or the environment, or constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department.
7. The operation of the components of the remedy will continue until the remedial objectives have been achieved, or until the Department determines that continued operation is technically impracticable or not feasible.

65.64-5-5 Albany ~~County~~ Development Agency
Community

Ground Water Use Restriction
Landuse Restriction
Site Management Plan
Monitoring Plan
IC/EC Plan
Soil Management Plan

4. Imposition of an institutional control in the form of an environmental easement including both Areas 3 and 4 that will limit use to (a) commercial use of the property, which will also permit industrial use consistent with local zoning; (b) excavated soils will be tested, properly handled and managed in a manner acceptable to the Department; (c) compliance with the approved site management plan; (d) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; (e) the property owner to complete and submit to the Department a periodic certification of the institutional controls and (f) allowing the Department access to the site.
5. Development of a site management plan which will include the following institutional and engineering controls: (a) continued evaluation of the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified; (b) monitoring of groundwater; (c) identification of any use restrictions on the site; and (d) provisions for the continued proper operation and maintenance of the components of the remedy.
6. The property owner will provide a periodic certification of institutional and engineering controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed. This submittal will: (a) contain certification that the institutional controls and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that nothing has occurred that would impair the ability of the control to protect public health or the environment, or constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department.
7. The operation of the components of the remedy will continue until the remedial objectives have been achieved, or until the Department determines that continued operation is technically impracticable or not feasible.

Box 4

Description of Engineering Controls

None Required

Not Applicable/No EC's

Box 5

Periodic Review Report (PRR) Certification Statements

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

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

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

YES	NO
X	☐

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

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

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

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

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

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

YES	NO
X	☐

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

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

Michael A Foley — 07/06/2023

Signature of Owner, Remedial Party or Designated Representative — Date

IC CERTIFICATIONS
SITE NO. E401049

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 Michael Foley (print name) at 200 Henry Johnson Blvd. Albany, NY 12210 (print business address),

am certifying as Director, Albany Community Development Agency (Owner or Remedial Party)

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

Michael C. Foley
Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

07/06/2023
Date

Arcadis of New York, Inc.
201 Fuller Road, Suite 201
Albany
New York 12203
Phone: 518 250 7300
www.arcadis.com